

- (7) [The UMU zoning district may also be used in the unincorporated areas where](#) the availability of water, sewer, transportation routes and other services and utilities make [high density, mixed use development](#) possible.

3.4 LIST OF PERMITTED USES

- a. Principal and accessory uses that are permitted by right, permitted by right but with limitations, and uses permitted as special uses are shown on the following tables:
 - (1) Table 3-1 shows all such uses for the residential and agricultural districts.
 - (2) Table 3-2 lists all such uses for the districts that are primarily nonresidential in nature.
- b. In P-D Planned Development District uses that are permitted are specified as part of the zoning approval for each development.
- c. The following permitted uses herein identified and listed are not intended to be exhaustive, but only representative of those uses permitted in each Zoning District. It shall be the responsibility of the Planning Director and Chief Building Official to concur in any additional uses not herein specifically identified as permitted uses. Any use not shown in the following Table of Permitted Uses that cannot be concurred upon shall be brought before the Planning Commission for final resolution, and shall require a Special Use Permit. Uses that are specifically prohibited are listed in Article 4.

List of Permitted Principal and Accessory Uses Table 3-1. Residential and Agricultural Districts

Use is permitted by right.....● Use may be permitted as a Special Use.....○
 Use is permitted by right with limitations.....◆ Use is not permitted.....space is empty

PRINCIPAL USES		A-R	S-R	HT-R	LT-R	D-R	M-R	See Also	Parking - See under 6.86.
Agriculture and Related Business									
1	Agricultural Production - Crops	●	●						a
2	Agricultural Production - Livestock	●	○						a
2	Agricultural Production - Concentrated Animal Feeding Operations	◆	○◆					4.1.1	a
213	Agricultural Production - Hogs	○						4.1.1	a
	Riding Stable	◆	◆					4.1.1	a
	Farm Distillery or Brewery	○						4.2.16	
7	Agricultural Services (except veterinarian office)	●							a
8	Forestry	●	●				●		a
	Portable Sawmill - temporary	◆	◆					4.1.1	a
Residential									
	Site-Built Single-Family Detached Dwelling	●	●	●	●	●			a
	Site-Built Single Family Attached Dwelling		○	○	○	●		4.1.28	
	Mobile Home or Manufactured Home on individual lot	◆ ¹	◆ ²					4.1.12	a
	Two-Family Dwelling (Duplex)	○	○	○	○	●	●		a
	Manufactured Home Subdivision	◆	◆					4.1.12	a
	Zero-Lot Line Single-Family Detached Dwelling		●	●	●	●			a
	Multi-Family Dwelling						●		a
	Townhome or Three-Family Dwelling						◆	4.1.23	a
	Manufactured Home Park						◆	4.1.12	a
	Residential Cluster Development						○		
8052	Convalescent Home (1-4 persons)	○ ³ ◆	○◆	○◆	○◆		◆	4.1.18	a
8052	Convalescent Home (5-15 persons)	○ ³ ◆	○◆	○◆	○◆		◆	4.1.18	a
8052	Convalescent Home (16 or more persons)						◆	4.1.18	a
	Fraternity or Sorority Hall						◆	4.1.11	a
	Group Residence (1-4 persons)	○◆	○◆	○◆	○◆		◆	4.1.13	a
	Group Residence (5-15 persons)	○◆	○◆	○◆	○◆		◆	4.1.13	a
	Group Residence (16 or more persons)						◆	4.1.13	a
8051	Nursing Home (1-4 persons)	○◆	○◆	○◆	○◆			4.1.18	a
8051	Nursing Home (5-15 persons)	○◆	○◆	○◆	○◆			4.1.18	a
8051	Nursing Home (16 or more persons)						◆	4.1.18	a
	Personal Care Home, Individual or Family (1-4 persons)	◆	◆	◆	◆	◆		4.1.13	a
836	Personal Care Home, Group (5-15 persons)	○◆	○◆	○◆	○◆		◆	4.1.13	a
836	Personal Care Home, Congregate (16 or more persons)						◆	4.1.13	a
836	Retirement Community		○◆	○◆	○◆	○◆	○◆	4.1.18	a
702	Rooming or Boarding House (1-4 persons)	○◆	○◆	○◆			○◆	4.1.13	c
702	Rooming or Boarding House (5-15 persons)	○◆	○◆	○◆			○◆	4.1.13	c
702	Rooming or Boarding House (16 or more persons)						○◆	4.1.13	c

¹ Special use permit also required in the City

² Special use permit also required in the City, and a special use permit also required in the County within those portions of the County consisting of land development project in which two or more lots are created, along with the streets and utilities needed to support construction of buildings on the lots, except where such development is specifically designed for manufactured homes

³ Where served by sanitary sewer

PRINCIPAL USES		A-R	S-R	HT-R	LT-R	D-R	M-R	See Also	Parking See under 6.86.
Offices									
	Temporary Sales Office for a Subdivision	◆	◆	◆	◆			4.1.22	b
741	Veterinary, Large Animal	◆						4.1.25	b
742	Veterinary, Small Animal	◆	◆					4.1.25	b
Retail Services									
701	Bed and Breakfast Inn - (1-10 rooms)	○	◆ ⁴	◆ ⁴	◆ ⁴		◆	4.1.11	c
	Cemetery, Commercial	●	○	○	○		●		
	Communication Tower	○	○					4.1.5	
835	Day Care, Group Home (7-18 persons)	○	○	○					c
7992	Golf Course - (Commercial)	◆	○					4.1.16	c
7997	Golf, Tennis, Yacht or Country Club, Private	○	○	○	○			4.1.16	c
	Golf, Tennis, Yacht or Country Club, Commercial	○	○	○	○			4.1.16	c
	Fishing Lake, Commercial	●	○	○	○				
752	Kennel, Pet Grooming or Training	◆	◆					4.1.25	c
	Kennel, Boarding and Breeding	◆	◆					4.1.25	c
782	Lawn and Garden Services	●	○						c
	Recreational Facility - Commercial						◆	4.1.16	
	Recreational Vehicle Park or Campsite	○	○				●		
	Recreational Vehicle Park of Campground (City Only)	○	○				○	4.1.33	
702	Rooming or Boarding House	○	○	○			○		c
7032	Sporting or Recreational Camp or Farm Retreat, Commercial	○	○						
Retail Sales									
	Agricultural Produce grown on the premises	●	● ⁵						
	Feed and Tack and Saddles	●	○						
	General Store - 2500 square feet or less	○	○						
Semi-Public Uses and Utilities									
	Athletic Playfields	◆	○	○	○		◆	4.1.16	d
	Carnival, Fairgrounds, Rodeo, Horse Show, Shooting and Special Events of Community Interest	◆	◆					4.1.16	d
	Cemetery, Non-Profit	●	●	○	○		●		
866	Churches or Places of Worship	◆	◆	○	○		◆	4.1.3	d
864	Civic Clubs, Veterans or other Social Organizations	◆	○	○	○		◆	4.1.4	d
	Communication Tower	○◆	○◆					4.1.5	d
	Community Garden (County Only)	●	●	●	●	●	●		
	Community Garden (City Only)	○	○	○	○	○	○		
	Community Recreation Facility	○	○	○	○		◆	4.1.16	d
	Neighborhood Recreation Center or Swimming Pool	○	○	○	○	○	◆	4.1.16	d
	Outdoor Special Events Venue (City Only)	○◆	○◆					4.1.16	
	Park, Passive	●	●	●	●		●		d
821	School, Kindergarten, Elementary and Secondary	○	○	○	○		●		d
	Solar Farm	●	○					4.2.17	
491-493	Utility Company Substation	○	○	○	○		○		
	Wedding Chapels & Indoor Special Events Venue (City	○◆	○◆					4.1.16	

⁴ Permitted only in federally designated National Historic Register districts and the A-R District as a Special Use

⁵ Special use permit required in the City

Only)								
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ACCESSORY USES		A-R	S-R	HT-R	LT-R	D-R	M-R	See Also	Parking See under 6.86.
	Accessory Apartment	○◆	○◆	○◆	○◆			4.1.29	
	Accessory Uses Normally Incidental to Principal Use	◆	◆	◆	◆	◆	◆	4.2	
	Agricultural Production - Private Gardens	●	●	●	●	●	●		
	Community Gardens (County only)	●	●	●	●	●	●		
	Community Gardens (City only)	○	○	○	○	○	○		
	Customary Accessory Uses to a Dwelling	◆	◆	◆	◆	◆	◆	4.2.3	
835	Day Care, Family Home (6 or less persons)	●	●	●	●		●		
	Guest House	◆	◆	◆	◆		◆	4.2.3	
	Home Office	◆	◆	◆	◆	◆	◆	4.2.3	
	Keeping Chickens within the City Limits of Rome	○	○	○	○			4.2.3.0	
	Kennel, Non-commercial	◆	◆	◆	◆			4.2.3	
	Residential Business	◆	◆	◆	◆	◆	◆	4.2.3	
	Personal Horse Stable	◆	◆					4.2.3	
	Private Recreational Facility	◆	◆	◆	◆		◆	4.2.3	
	Private Use Airport	◆	○					4.2.10	
	Private Use Heliport	◆	○				○	4.2.10	
	Solar Panel Array	●						4.2.17	
	Solar Panel Installation	●	●	●	●	●	●	4.2.17	