

**APPENDIX B:
USE TABLE**

City of Elkins Zoning Ordinance Use Table

P = Permitted ("By- Right"); C = Conditional (Board of Zoning Appeals)

Uses	USES							
	Telecommunications Overlay	Single Family Residential	City Residential	Recreational	Central Business District	Commercial	Educational	Industrial
Adult Business								C
Amphitheater				P	P		P	
Animal Hospital/ Veterinary Office					P	P		P
Automobile Car Wash						P		P
Automobile Repair/Service						P		P
Bakery			C		P	P		P
Bank/Financial Institution					P	P		P
Bed and Breakfast Inn I		C	P		P	P		
Bed and Breakfast Inn II		C	P		P	P	P	
Bed and Breakfast Inn III					P	P		
Boat and Marine Sales/Service						P		P
Brewery Pub			C		P	P		P
Broadcasting Studio (radio/television)						P	P	P
Building Material Facility						P		P
Bus/Transit Facilities						P		P
Bus/Transit Shelter		P	P	P	P	P	P	P
Butcher Shop					P	P		P
Catering Business					P	P	P	
Child Day Care Facility, Class 1					P	P		
Child Day Care Facility, Class 2					P	P		
Child Day Care Facility, Class 3			P		P	P		
Child Day Care Facility, Class 4		P	P		P	P		
Clinic					P	P	P	
Community Facility			C		P	P		
Continuing Care Facility						P		
Convenience Store					P	P		P

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Uses	USES							
	Telecommunications Overlay	Single Family Residential	City Residential	Recreational	Central Business District	Commercial	Educational	Industrial
Conversion of School/Church		C	C		C	C	C	C
Cultural Service					P	P	P	
Distillery					P	P		P
Distribution Facility						P		P
Dock		P	P	P	P	P	P	P
Dog Day Care					C	P		P
Dry Cleaner						P		P
Dwelling, Accessory		C	P		P			
Dwelling, Conversion Apartment			C		C			
Dwelling, Mixed Use					P	P		
Dwelling, Multi-family			C		P	P		
Dwelling, Single-family		P	P		P	P	P	
Dwelling, Two-family			P		P	P	P	
Educational Institution					P	P	P	
Emergency Shelter			C		C	C		
Equipment Rental/Repair						P	P	P
Essential Utilities and Equipment		P	P	P	P	P	P	P
Event, Mass Gathering			C	P	P	P	P	P
Event, Special		P	P	P	P	P	P	P
Extractive Industry								C
Factory-Built Home			P					
Factory-Built Home Rental Community			P					
Farm/ Construction Equipment and Supply Sales						P		P
Farmer's Market				P	P	P		P
Flea Market						C		
Freight Terminal								C
Funeral Home/Mortuary						P		
Garage, Public					C			
Garden Center						P		P

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Uses	USES							
	Telecommunications Overlay	Single Family Residential	City Residential	Recreational	Central Business District	Commercial	Educational	Industrial
Gas Station					C	C		P
Gas Station, Large						C		P
Governmental Operations			C		P	P		P
Greenhouse, Commercial						P		P
Greenhouse, Noncommercial		P	P	P	P	P	P	P
Group Residential Facility		P	P	P	P	P	P	P
Group Residential Home		P	P	P	P	P	P	P
Health Club					P	P	P	
Home-Based Business (Low Impact)		C	C		P	P	P	
Home-Based Business (No Impact)		P	P		P	P	P	P
Hospital						C	C	
Hotel/Motel					C	P	P	
Incinerator								C
Industrial Park								P
Kennel						C		
Laboratory						P	P	P
Laundromat					P	P		
Liquor Store					P	P		
Lumberyard								C
Manufacturing (Heavy)								C
Manufacturing (Light)						C		P
Medical Adult Day Care Center					C	P		
Medical Cannabis Dispensary					P	P		P
Medical Cannabis Growing Facility								P
Medical Cannabis Organization, Health Care					P	P		
Medical Cannabis Processing Facility								P
Night Club					C	C		
Office Supply Establishment					P	P		
Parcel Delivery Facility						C		P

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Uses	USES							
	Telecommunications Overlay	Single Family Residential	City Residential	Recreational	Central Business District	Commercial	Educational	Industrial
Park		P	P	P	P	P	P	
Parking Lot			C	C	C	C	P	P
Parking Structure					C	C	C	C
Personal Service					P	P		
Pet Shop					P	P		
Pharmacy					P	P	P	
Photographic Studio					P	P		P
Places of Worship / Religious Institution			C		P	P	P	P
Private Club					C	P		
Professional Services					P	P		
Reception Facility		C	C	P	P	P	P	P
Recreation, Commercial Indoor					P	P	P	P
Recreation, Commercial Outdoor					P	P		P
Recreation, Municipal		C	C	P	P	P	P	P
Recycling Facility						C		P
Research and Development								P
Restaurant					P	P	P	P
Retail Store/Shop <7,000 square feet					P	P		P
Retail Store/Shop 7,000 to 25,000 square feet					C	P		P
Retail Store/Shop >25,000 square feet						C		C
Roadside Vendor Stand					C	C		
Salvage Yard								C
School, Commercial					C	P		P
School, PreK-12			C			P	P	
Self-storage Facility								P
Senior Independent Housing			C		P	P		
Shopping Center					C	P		
Solar Energy Facility, Small		P	P	P	P	P	P	P
Solar Energy Facility, Large							P	P

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USES								
Uses	<i>Telecommunications Overlay</i>	<i>Single Family Residential</i>	<i>City Residential</i>	<i>Recreational</i>	<i>Central Business District</i>	<i>Commercial</i>	<i>Educational</i>	<i>Industrial</i>
Solid Waste Disposal Area/Facility, Private								P
Solid Waste Disposal Area/Facility, Public		P	P					P
Sports Arena				C	C	C	P	
Studio, Dancing, Music, or Art					P	P	P	
Tattoo Parlor/Body Piercing Studio					P	P		
Tavern/Drinking Establishment					P	P	P	P
Temporary Shelter							P	
Theater					P	P	P	
Theater, Drive-in						C		
Truck Terminal								C
Vehicles Sales/Rental and Service						P		
Video Gaming or Lottery Establishment						P		
Warehouse								P
Water Treatment Plant			P					
Wholesale Establishment								P
Wind Energy Facility, Small							P	
Winery					C	P		P
Wireless Telecommunications Facility, Small Cells	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility	P						P	P