

*As presented at the July 21, 2021 joint meeting of
the Elkins council and planning commission*

City of Elkins Zoning Ordinance Draft Use Table

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

Uses	USES								
	Agriculture	Telecommunications Overlay	Single Family Residential	City Residential	Recreational	Central Business District	Commercial	Educational	Industrial
Adult Business									C
Agriculture	P								
Agritourism	P								
Amphitheater					P	P		P	
Animal Hospital/ Veterinary Office						P	P		P
Automobile Car Wash							P		P
Automobile Repair/Service							P		P
Bakery						P	P		
Bank/Financial Institution						P	P		
Bed and Breakfast Inn I	P		C	P		P			
Bed and Breakfast Inn II	P		C	P		P			
Boat and Marine Sales/Service							P		P
Brewery Pub	P					P	P		
Broadcasting Studio (radio/television)							P	P	
Building Material Facility							P		P
Bus/Transit Facilities							P		
Bus/Transit Shelter			P	P	P	P	P	P	P
Butcher Shop	P					P	P		P
Catering Business						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		

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Conversion of School/Church			C	C		C	C	C	C
Cultural Service						P	P	P	
Distillery	P					P	P		
Distribution Facility							P		P
Dog Day Care						C	P		P
Dry Cleaner							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	P	
Dwelling, Two-family				P		P	P	P	
Educational Institution						P	P	P	
Emergency Shelter				C		C	C		
Equipment Rental/Repair							P	P	
Essential Utilities and Equipment	P		P	P	P	P	P	P	P
Gathering Event, Special			P	C P	P P	P P	P P	P P	P P
Extractive Industry									C
Factory-Built Home	P			P					
Factory-Built Home Rental Community				P					
Farm/ Construction Equipment and Supply Sales							P		P
Farmer's Market	P				P	P			
Flea Market							C		
Freight Terminal									C
Funeral Home/Mortuary							P		
Garage, Public						C			
Garden Center							P		
Gas Station							C		P
Gas Station, Large							C		P

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Governmental Operations				C		P	P		P
Greenhouse, Commercial	P						P		
Greenhouse, Noncommercial	P		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		
Home-Based Business (Low Impact)	P		C	C		P	P	P	
Home-Based Business (No Impact)	P		P	P		P	P	P	P
Hospital							C	C	
Hotel/Motel						C	P		
Incinerator									C
Industrial Park									P
Kennel	C						C		
Laboratory							P	P	P
Laundromat						P	P		
Liquor Store							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	C								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
Park			P	P	P	P	P	P	
Parking Lot				C	C	C	C	P	P
Parking Structure						C	C	C	C

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Personal Service						P	P		
Pet Shop						P	P		
Pharmacy						P	P	P	
Photographic Studio						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		
Recreation, Commercial Outdoor						P	P		
Recreation, Municipal				C	P	P	P		
Recycling Facility							C		P
Research and Development									P
Restaurant						P	P	P	
Retail Store/Shop <7,000 square feet						P	P		
Retail Store/Shop 7,000 to 25,000 square feet						C	P		
Retail Store/Shop >25,000 square feet							C		
Roadside Vendor Stand	P					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	P
Solar Energy Facility, Large	P							P	P
Solid Waste Disposal Area/Facility, Private									P

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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	
Temporary Shelter								P	
Theater						P	P	P	
Theater, Drive-in							C		
Truck Terminal									C
Vehicle 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							P	
Winery	P					C	P		P
Wireless Telecommunications Facility, Small Cells*	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility*		P						P	P