



Table of Uses Residential Development

This chart is intended as a reference guide. Refer to Land Development Code additional information.

Residential Uses (primary)		ZONING DISTRICT								
		Agricultural-Residential (AR)	Resort-Residential (RR)	Residential-Mobile Home Park (R-MHP)	Community Business (CB)	General Business (GB)	Office & Institutional (OI)	Interstate Highway Interchange (IHI)	Water Supply Watershed Protection (WSW)	Municipal Transition District (MTD)
1	Single Family Detached/ Modular Home with public water system	<u>Permitted</u> , limited to 1.5 du/ac density	<u>Permitted</u> , limited to ≥30,000sf lot size		<u>Permitted</u> , limited to 1.5 du/ac density				<u>Permitted</u> , limited to 2 du/ac density, if PUD w/ public sewer; 1 du/ac density, if AR	<u>Permitted</u> , limited to 2.5 du/ac or 4.0 du/ac density; based on road type category
2	Single Family Detached/ Modular Home with private well	<u>Permitted</u> , limited to 1.0 du/ac density	<u>Permitted</u> , limited to ≥40,000sf lot size		Permitted				<u>Permitted</u> , limited to 1.0 du/ac density	
3	Manufactured Mobile Home (single wide)	<u>Permitted</u> , limited to 1ac min. lot size		<u>Permitted</u> , limited to 4.0 du/ac density w/ public sewer; 3.0 du/ac density w/ Private septic					<u>Permitted</u> , limited to 1ac min. lot size	<u>Permitted</u> , limited to 1ac min. lot size

Residential Uses (primary)		ZONING DISTRICT								
		Agricultural-Residential (AR)	Resort-Residential (RR)	Residential-Mobile Home Park (R-MHP)	Community Business (CB)	General Business (GB)	Office & Institutional (OI)	Interstate Highway Interchange (IHI)	Water Supply Watershed Protection (WSW)	Municipal Transition District (MTD)
4	Manufactured Mobile Home (double wide)	<u>Permitted</u> , limited to 1.5 du/ac density		<u>Permitted</u> , limited to 4.0 du/ac density w/ public water; 3.0 du/ac density w/ Private well					<u>Permitted</u> , limited to 2 du/ac density, if PUD w/ public sewer; 1 du/ac density, if AR	<u>Permitted</u> , limited to 2.5 du/ac or 4.0 du/ac density; based on road type category
5	Duplex	<u>Permitted</u> , limited to 1.5 du/ac density; counted as 2 units							<u>Permitted</u> , limited to 2 du/ac density, if PUD w/ public sewer; 1 du/ac density, if AR	<u>Permitted</u> , limited to 2.5 du/ac or 4.0 du/ac density; based on road type category
6	Two Unit Townhouse	<u>Permitted</u> , limited to 1.5 du/ac density; counted as 2 units							<u>Permitted</u> , limited to 2 du/ac density, if PUD w/ public sewer; 1 du/ac density, if AR	<u>Permitted</u> , limited to 2.5 du/ac or 4.0 du/ac density; based on road type category
7	Townhouse	<u>Special Use</u> , Planned Development								

Residential Uses (primary)		ZONING DISTRICT								
		Agricultural-Residential (AR)	Resort-Residential (RR)	Residential-Mobile Home Park (R-MHP)	Community Business (CB)	General Business (GB)	Office & Institutional (OI)	Interstate Highway Interchange (IHI)	Water Supply Watershed Protection (WSW)	Municipal Transition District (MTD)
8	Multi-Family	Special Use, Planned Development			Permitted, limited to 2 du/ac density; within commercial building	Permitted, limited to 2 du/ac density; within commercial building	Permitted, limited to 2 du/ac density; within commercial building	Special Use, limited to 8 du/ac density		
9	RVs/Camper Trailers/ Tents		Permitted							
10	Planned Development – Housing (only)	Special Use, limited to 4 du/ac density								
11	Planned Development – Mixed Use	Special Use, limited to 6 du/ac density								

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Business, Commercial & Industrial Uses

This chart is intended as a reference guide. Refer to Land Development Code additional information.

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
1	Airport						Special Use	Permitted
2	Asphalt Plant							Permitted
3	Automobile Car Wash		<u>Permitted</u> , limited to ≤4 bay self wash or ≤2,500sf detail service	Permitted	Permitted			
4	Automotive Part Sales		<u>Permitted</u> , limited to ≤6,500sf	Permitted	Permitted			
5	Automotive Repair - Mechanical		<u>Permitted</u> , limited to ≤2,000sf, no more than 8 vehicles stored overnight	Permitted	Permitted		Permitted	Permitted
6	Automotive Repair - Paint/Body			Permitted	Permitted		Permitted	Permitted

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
7	Automotive Sales and Display		<u>Permitted</u> , limited to ≤35 vehicles per acre density, not to exceed 70 vehicles total	Permitted	Permitted		Permitted	Permitted
8	Automotive Service Station		<u>Permitted</u> , limited to ≤2,000sf, no more than 8 vehicles stored overnight	Permitted	Permitted		Permitted	Permitted
9	Bakery - Establishments Manufacturing Food Products						Permitted	Permitted
10	Bakery - Retail	<u>Permitted</u> , limited to ≤3,500sf	<u>Permitted</u> , limited to ≤5,000sf	Permitted	Permitted		Permitted	Permitted
11	Bank		<u>Permitted</u> , limited to ≤4,000sf	Permitted	Permitted	Permitted		
12	Bar/Club			<u>Permitted</u> , not to be considered Sexually- Oriented/A dult Business	<u>Permitted</u> , not to be considered Sexually- Oriented/A dult Business			

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
13	Barber/Beauty Shop to include Nail Salon	Permitted, limited to ≤500sf	Permitted, limited to ≤2,000sf	Permitted	Permitted	Permitted		
14	Bed & Breakfast accessory to dwelling	Permitted	Permitted		*See underlying Zoning District			
15	Bedding Manufacturing							Permitted
16	Boarding /Tourist House	Permitted	Permitted		*See underlying Zoning District			
17	Boat Manufacturing and Sales						Permitted	Permitted
18	Boat Sales and Repair			Permitted			Permitted	Permitted
19	Bottling Plant						Permitted	Permitted
20	Building Materials/Supplies - Lumberyards, Storage - Wholesale						Permitted	Permitted
21	Building Materials/Supplies - Retail Sales			Permitted	Permitted		Permitted	Permitted
22	Bus Repair and Storage Terminal/Facility							Permitted

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
23	Business - Convenience Store	<u>Permitted</u> , limited to ≤3,500sf and ≤6 fuel pumps	<u>Permitted</u> , limited to ≤5,000sf and ≤10 fuel pumps	Permitted	Permitted			
24	Business - Office	<u>Permitted</u> , limited to ≤3,500sf	<u>Permitted</u> , limited to ≤12,500sf	Permitted	Permitted	Permitted	Permitted	Permitted
25	Business - Retail	<u>Permitted</u> , limited to ≤3,500sf	<u>Permitted</u> , limited to ≤6,500sf	Permitted	Permitted			
26	Business - Wholesale			Permitted	Permitted		Permitted	Permitted
27	Cabinet/Woodworking Shop						Permitted	Permitted
28	Campgrounds - Travel Trailer Parks			<u>Permitted</u> , minimum of 2 acres				
29	Carnival/Circus (Temporary)			Special Use	Permitted		Permitted	Permitted
30	Carpet Cleaning/ Manufacturing							Permitted
31	Cemetery - Commercial		Special Use	Special Use	Permitted	Special Use		
32	Cemetery accessory to Place of Worship	Permitted	Permitted	Permitted	Permitted	Permitted		
33	Chemical Manufacturing - Household/Industrial							Permitted

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
34	Civic/Fraternal/Social Clubs & Organizations	Permitted	Permitted	Permitted	Permitted	Permitted		
35	Clothing/Textile Manufacturing						Permitted	Permitted
36	Crematorium Facility						Permitted	Permitted
37	Coal/Wood/Fuel Yards, Pole Treating Plants							Permitted
38	Concrete Plant - Manufacturing							Permitted
39	Contractors office w/Storage Yard			Permitted	Permitted		Permitted	Permitted
40	Cotton Gin - Cotton Waste Processing							Permitted
41	Dairy Products - Processing/Distributio n						Permitted	Permitted
42	Dance Studio/Gymnastics	<u>Permitted</u> , limited to ≤3,500sf	Permitted	Permitted	Permitted	Permitted		
43	Day Care Facility - Adult	<u>Permitted</u> , limited to the care of ≤6 adults	<u>Permitted</u> , limited to the care of ≤12 adults	Permitted	Permitted	Permitted		
44	Day Care Facility - Child	<u>Permitted</u> , limited to ≤2,500sf	<u>Permitted</u> , limited to ≤5,000sf	Permitted	Permitted	Permitted		

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
45	Day Care, Home - Child	Permitted, limited to 15 Children	Permitted, limited to 15 Children	Permitted, limited to 15 Children	*See underlying Zoning District			
46	Dry Cleaning /Laundry Plants						Permitted	Permitted
47	Dry Cleaning Establishment		Permitted, limited to ≤6,500sf	Permitted	Permitted			
48	Electrical/Electronics Manufacturing/Assemb ly						Permitted	Permitted
49	Extraction of Earth Products							Special Use
50	Farm Machinery Assembly						Permitted	Permitted
51	Farmers Market not considered Flea Market	Permitted, limited to ≤3 ac including parking	Permitted, limited to ≤10ac including parking	Permitted	Permitted			
52	Feed & Seed Sales		Permitted, limited to ≤6,500sf	Permitted	Permitted		Permitted	Permitted
53	Feed/Seed/Flour Mill/Manufacturing							Permitted
54	Fertilizing Manufacturing							Permitted
55	Flea Market			Special Use	Special Use			

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
56	Funeral Home			Permitted	Permitted	Permitted		
57	Foundries Producing Iron, Steel, Copper, Brass, Aluminum Products							Permitted
58	Furniture Manufacturing						Permitted	Permitted
59	Glass Manufacturing							Permitted
60	Glass/Mirror/Window Blind/Awning/Tile Shop & Similar Specialties						Permitted	Permitted
61	Government Use Facility	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
62	Group Care Facility	Permitted, limited to the care of ≤6 persons	Permitted, limited to the care of ≤12 persons	Permitted	Permitted	Permitted		
63	Heating and Air Conditioning Shop			Permitted	Permitted		Permitted	Permitted
64	Home Occupation accessory to dwelling	Permitted	Permitted	Permitted	*See underlying Zoning District			
65	Hospital			Permitted	Permitted	Permitted		
66	Hotel			Permitted	Permitted			
67	Ice Plant/Storage, Freezer Lockers						Permitted	Permitted

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
68	Industrial Supplies/Equipment Sales/Service						Permitted	Permitted
69	Junkyard/Salvage Yards							Special Use
70	Kennel	Special Use	Special Use	Permitted	Permitted			
71	Landfills							Special Use
72	Landscaping/Nursery Stock Sales		Permitted	Permitted	Permitted		Permitted	Permitted
73	Leather Products - Luggage Manufacturing						Permitted	Permitted
74	Leather/Hide Tanning Operations							Special Use
75	Libraries/Museums/Art Galleries		Permitted, limited to ≤12,500sf	Permitted	Permitted	Permitted		
76	Livestock Sales							Permitted
77	Lumber Yard not considered sawmill			Permitted	Permitted		Permitted	Permitted
78	Machine Shop						Permitted	Permitted
79	Machine/Tool Manufacturing							Permitted
80	Manufacturing Uses - Operations						Permitted	Permitted

Business/Commercial/ Industrial Uses		ZONING DISTRICT						Industrial-2 (I-2)
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	
81	Masonry Brick/Tile/Pottery Manufacturing/Sales							Permitted
82	Masonry Product Sales			Permitted	Permitted		Permitted	Permitted
83	Meat Packing Plant							Permitted
84	Medical Clinic		Permitted, limited to ≤12,500sf	Permitted	Permitted	Permitted		
85	Metal Fabrication Plants Including Boiler & Tank Works							Permitted
86	Mining/Quarry Operation							Special Use
87	Mini-Storage			Permitted	Permitted		Permitted	Permitted
88	Mobile/Modular Home Sales			Permitted	Permitted			
89	Monument Sales/Works							Permitted
90	Nursing Home		Permitted, limited to the care of ≤18 persons	Permitted	Permitted	Permitted		
91	Open Storage	Special Use, accessory use only	Special Use, accessory use only	Permitted	Permitted		Permitted	Permitted
92	Paper goods - Manufacturing/ Distribution						Permitted	Permitted

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
93	Parcel Post Shipping/ Receiving	Permitted, limited to ≤2,000sf	Permitted, limited to ≤5,000sf	Permitted	Permitted	Permitted		
94	Pawn Shop			Permitted	Permitted			
95	Pharmaceutical - Manufacturing/ Distribution				Permitted		Permitted	Permitted
96	Pharmacies		Permitted, limited to ≤6500sf	Permitted	Permitted	Permitted		
97	Physical Fitness Center	Permitted, limited to ≤3,500sf	Permitted, limited to ≤12,500sf	Permitted	Permitted	Permitted		
98	Place of Worship	Permitted	Permitted	Permitted	Permitted	Permitted		
99	Plastics Manufacturing - Rubber Products						Permitted	Permitted
100	Plumbing - Heating Supply Offices/Storage Area			Permitted	Permitted		Permitted	Permitted
101	Poultry Processing Plant							Permitted
102	Printing/Reproduction/ Publishing		Permitted, limited to ≤5,000sf	Permitted	Permitted	Permitted		
103	Public/Private Utility Facilities	Special Use	Special Use	Special Use	Special Use	Special Use	Special Use	Special Use
104	Public/Private Utility Stations	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
105	Recreation - Indoor		Permitted, limited to ≤12,500sf	Permitted	Permitted			
106	Recreation - Outdoor	Permitted, limited to ≤2 acres	Permitted, limited to ≤10 acres	Permitted	Permitted		Permitted Accessory Use	Permitted Accessory Use
107	Research/Development Facility				Permitted		Permitted	Permitted
108	Restaurant	Permitted, limited to ≤1,250sf, no drive-up window allowed	Permitted, limited to ≤3,500sf, no drive up window allowed	Permitted, drive-up window permitted	Permitted, drive-up window permitted	Permitted Accessory Use	Permitted Accessory Use	Permitted Accessory Use
108	Retail Center	Permitted, limited to ≤3,500sf	Permitted, limited to ≤6,500sf	Permitted	Permitted			
109	Riding Stables	Permitted, limited to ≤3 acres	Permitted, limited to ≤5 acres	Permitted	Permitted			
110	Rifle, Skeet & Trap			Permitted				
111	Roofing Material Manufacturing							Permitted
112	Sawmills, Planing Mills & Wooden Box Factories							Permitted
113	School - Montessori and other Educational	Permitted, limited to ≤2,250sf	Permitted, limited to ≤8,000sf	Permitted	Permitted	Permitted		

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
114	School - Public/Private (K-12), University	Permitted	Permitted	Permitted	Permitted	Permitted	Special Use	Special Use
115	Sexually-Oriented/Adult Business			Special Use	Special Use			
116	Shopping Center			Special Use	Permitted			
117	Sign Fabricating Shop						Permitted	Permitted
118	Spa - Day		<u>Permitted</u> , limited to ≤12,500sf	Permitted	Permitted	Permitted		
119	Spa - Medical		<u>Permitted</u> , limited to ≤12,500sf	Permitted	Permitted	Permitted		
120	Sporting Goods	<u>Permitted</u> , limited to ≤3,500sf	<u>Permitted</u> , limited to ≤6,500sf	Permitted	Permitted			
121	Storage of Explosives							Special Use
122	Tanning Salon	<u>Permitted</u> , limited to ≤500sf	<u>Permitted</u> , limited to ≤2,000sf	Permitted	Permitted	Permitted		
123	Theater			Permitted	Permitted			
124	Thrift Store - Apparel/Household	<u>Permitted</u> , limited to ≤3,500sf	<u>Permitted</u> , limited to ≤6,500sf	Permitted	Permitted			
125	Tire Recapping						Special Use	Special Use
126	Tire Sales - Non- Distributing		<u>Permitted</u> , limited to ≤6,500sf	Permitted	Permitted			

Business/Commercial/ Industrial Uses		ZONING DISTRICT						
		Neighborhood Business (NB)	Community Business (CB)	General Business (GB)	Interstate Highway Interchange (IHI)	Office & Institutional (OI)	Industrial-1 (I-1)	Industrial-2 (I-2)
127	Trucking Terminals - Transfer Companies				Special Use		Special Use	Special Use
128	Upholstery Shop						Permitted	Permitted
129	Vending Companies						Permitted	Permitted
130	Vendor Sales - Temporary	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
131	Veterinary Clinic		<u>Permitted</u> , limited to ≤12,500sf; Special Use w/Kennel	Permitted	Permitted			
132	Warehouse Facility/Wholesale Establishment			<u>Permitted</u> , limited to ≤30,000sf	Permitted		Permitted	Permitted
133	Warehousing			<u>Permitted</u> , limited to ≤30,000sf	Permitted		Permitted	Permitted
134	Welding Shop						Permitted	Permitted
135	Wholesale Gasoline Storage Facility						Special Use	Special Use
136	Wireless Communication Receiving/ Transmitting Tower and Facilities	Special Use	Special Use	Special Use	Special Use	Special Use	Special Use	Special Use

Zoning District Descriptions

- (1) **Agricultural-Residential District (AR)**. The Agricultural-Residential District is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that are consonant with the suitability of land, availability of public services, accessibility to major activity centers, and transportation systems, and that are compatible with surrounding development, will occur at appropriate density to provide a healthful environment.
- (2) **Resort-Residential District (RR)**. The Resort Residential District is intended to provide for specific residential needs as well as to ensure that specific residential development of appropriate intensities consonant with the suitability of land and transportation systems, and that are compatible with surrounding development, will occur at sufficient density to provide a healthful environment.
- (3) **Residential-Mobile Home Park District (R-MHP)**. The Residential-Mobile Home Park District is intended to provide for affordable residential development that addresses residential needs as well as to ensure that specific residential development of appropriate intensities consonant with the suitability of land and transportation systems, and that are compatible with surrounding development, will occur at sufficient density to provide a healthful environment.
- (4) **Office/Institutional District (OI)**. The Office and Institutional District is intended to provide for office, institutional, educational, research, public service uses and their necessary support functions, while minimizing conflicts with adjoining land uses.
- (5) **Neighborhood Business District (NB)**. The Neighborhood Business District is intended to provide for the development of commercial and service centers that serve the daily commercial needs, are accessible by residents from the immediate neighborhood, and are of such a nature so as to minimize conflicts with surrounding residential areas.
- (6) **Community Business District (CB)**. The Community Business District is intended to provide for the development of commercial and service centers that serve communities' commercial needs, are accessible by residents from the community and surrounding neighborhoods, and are of such a nature so as to minimize conflicts with surrounding residential areas.
- (7) **General Business District (GB)**. The General Business District is intended to provide for the development of commercial and service centers that serve community, countywide, or regional commercial needs, are accessible by residents from surrounding neighborhoods, and are of such a nature so as to minimize conflicts with surrounding residential areas.
- (8) **Industrial-1 District (I-1)**. The Industrial-1 District is intended to provide public and private uses of a wholesale, distribution, warehousing, fabrication, and processing of a light industrial production nature.
- (9) **Industrial-2 District (I-2)**. The Industrial-2 District is intended to provide public and private uses of a wholesale, distribution, warehousing, fabrication, and processing of a heavy industrial production nature.
- (10) **Overlaying Districts**. It is the intent of this Chapter to provide for an Airport Height Hazard District (AHH), an Environmentally Sensitive Area District (ES), an Interstate Highway Interchange District (IHI), a Water Supply Watershed Protection District (WSW), Municipal Transition District (MTD), and other districts which shall overlay the zoning districts enumerated in subsections (1) through (9) of this section, and which shall provide for special review of development with such overlay districts in accordance with the intents, procedures, and standards established for the zoning district.
- (11) **Special Use Districts (SUD)**. For the zoning districts described in this section there are established parallel Special Use Districts, pursuant to G.S. 153A-340. Under each Special Use District, all uses allowed as a permitted use or special use by this chapter for the parallel general use district are permitted only after issuance of a Special Use Permit by the Board of Commissioners pursuant to Article IV of this Chapter. Uses other than those of the parallel general use district may be allowed, subject to special conditions designed to ensure compatibility with the parallel general use district.