

## ARTICLE 8. ZONING DISTRICTS AND TABLE OF USES

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#### 8.1. PURPOSE AND BOUNDARIES.

8.1.1. In order to regulate and limit the height and size of buildings, to regulate and limit the intensity of the use of lot areas; to regulate and determine the areas of open spaces surrounding buildings; to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses of the Town of Clarkton, the Town of Clarkton is hereby divided into zones of which there shall be seven known as:

- A. RA Rural Residential-Agricultural District
- B. R-15 Residential District.
- C. R-10 Residential District
- D. R-85 Residential District.
- E. R-6 Residential District.
- F. General Business District.
- G. Industrial District.

*(Ord. 11/8/2013, Section 3(A))*

- 8.1.2. *Uniformity Within Districts.* Except as authorized by the foregoing, all regulations shall be uniform for each class or kind of building throughout each district, but the regulations in one district may differ from those in other districts.

***Statutory Authority – NCGS Chapter 160D-703(c)***

- 8.1.3. *Standards Applicable Regardless of District.* This zoning ordinance also includes development standards that apply uniformly jurisdiction-wide rather than being applicable only in particular zoning districts.

***Statutory Authority – NCGS Chapter 160D-703(d)***

- 8.1.4. *Boundaries.* The boundaries of the zones are shown upon the map accompanying this ordinance and made a part hereof, entitled “Official Zoning Map, Clarkton, N.C.” and **October 2022** The zoning map and all the notations, references and all amendments thereto and other information shown thereon is hereby made a part of this ordinance the same as if such information set forth on the map were all fully described and set out herein. The zoning map properly attested is on file in the office of the town clerk and is available for inspection by the public.

In the creation, by this ordinance, of the respective zones, the board of commissioners has given due and careful consideration to the peculiar suitability of each and every such zone for the particular regulations applied thereto, and the necessary, proper, and comprehensive groupings and arrangements of the various uses and densities of population in accordance with a well-considered plan for the development of the town

(Ord. 11/8/2013, Section 3(B))

- 8.1.5 *Interpretation of District Boundaries.* Where uncertainty exists as to boundaries of any zone shown on said map, the following rules shall apply:

- A. Where such zone boundaries are indicated as approximately following street lines, alley lines and lot lines, such lines shall be construed to be such boundaries.
- B. In unsubdivided property or where a zone boundary divides a lot, the location of such boundary, unless the same [is] indicated by dimensions, shall be determined by use of the scale appearing on the map.
- C. In case any further uncertainty exists, the zoning board of adjustment shall interpret the intent of the map as to location of such boundaries.
- D. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

- E. In the absence of specified distances on the map, dimensions or distance shall be determined by the scale of the zoning map.
- F. When the street or property layout existing on the grounds is at variance with that shown on the official zoning map, the Board of Adjustments shall interpret the district boundaries of the ordinance.

(Ord. 11/8/2013, Section 3(C))

## **8.2. TYPES OF USES WITHIN DISTRICTS.**

8.2.1. Regulations for each district shall be enforced and interpreted according to the following rules:

- ~~A. Uses by Right.~~ All uses listed as permitted uses are permitted by right according to the terms of this ordinance.
- B. Uses with Conditions. Uses with conditions are permitted subject to compliances with standards outlined in Article 11.
- C. Special Uses. Special Uses are permitted only as reviewed by the Planning and Zoning Board and approved by the Board of Commissioners. See Article 6.5 for further information on Special Uses.

8.2.2. Minimum Regulations. Regulations set forth by this ordinance shall be minimum regulations. If the requirements set forth in this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the more restrictive or higher standard shall govern.

8.2.3. Restrictive Covenants. Unless restrictions established by covenants running with the land are prohibited by the provision of this ordinance, contained herein shall be construed to render such covenants inoperative.

8.2.4. Bona Fide Farms. Nothing in this ordinance shall in any way regulate, restrict, prohibit or otherwise deter any bona fide farms within the jurisdiction of this ordinance, except that any use of such property for non-farm purposes shall be subject to these regulations.

8.2.5. Permanent V. Temporary Dwellings. Dwelling Unit is defined in NCGS 160D-102 as, "Any building, structure, manufactured home or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith." Dwellings are further classified as either "Permanent" or "Temporary" and specific zoning district can permit these based on district regulations. The most useful distinction between these terms is that permanent dwellings are built to the NC Building Code Standards and temporary dwellings, which are most often recreational vehicles, are not and are not meant for use as permanent residences. the Figures 8-1 and 8-2 provide a visual representation of typical permanent and temporary dwelling types.

**Figure 8-1: Typical Examples of Permanent Dwellings**



Single-Family Dwelling, Stick Built



Single-Family Modular Dwelling, Factory Built



Duplex Dwelling



Triplex Dwelling



Tiny House (Granny Pod) Dwelling



Town Home Dwelling



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Condominium Dwelling



Multi-Family Apartment Dwelling



Singlewide Mobile Home Dwelling



Doublewide Manufactured Home Dwelling

**Figure 8-2: Typical Examples of Temporary Dwellings**



Recreational Vehicle, Class A Motorhome



Recreational Vehicle, Class B Motorhome



Recreational Vehicle, Class C Motorhome



Pop-Up Camper



Pull-Behind Camper



Fifth-Wheel Pull Behind Camper



**8.3. RA - RESIDENTIAL AGRICULTURE DISTRICT**

**(a) District Description and Dimensional Standards.**

**Residential Agricultural  
District  
“RA”**

This district is composed of quiet, low density residential development and of open space areas used as farm land and woodland. The regulations of this district are intended (1) to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at sufficiently low densities to insure a healthy environment and (2) to protect agricultural and residential areas from an influx of incompatible uses which would render such areas undesirable for farms and future development. In addition, some uses that are necessary in a rural environment, which are nonresidential in nature may be allowed with conditions or by special use. Density levels within the R-A district may be allowed up to two units per acre.

**Typical Uses and Structures**



**Rural Fire and Rescue**



**Farming Operations**



**Residential Housing**



**Agricultural Processing Operations**

DIMENSIONAL STANDARDS	
Requirements	Standards
Minimum Lot Area in Square Feet	20,000 Sq. Ft.
Minimum Lot Width in Feet	100 ft. at the building line
Minimum Lot Depth in Feet	150 ft.
Minimum Setback Lines In Feet:	
Front	40 ft.
Side	15 ft.
Corner Lot, side abutting street	Add 10 ft. on non-facing streets side
Rear	30 ft.
Maximum Building Height	35 ft.
Maximum Lot Coverage	40%

(b) Parking and Loading: Refer to Article 10, Part I.

(c) Signs: Refer to Article 10, Part II.

(d) Landscaping and Buffering: Refer to Article 10, Part III.

(e) Outdoor Lighting: Refer to Article 10, Part IV.

(Ord. 11/8/2013, Section 4(C))



## 8.4. RESIDENTIAL DISTRICT R-15

### (a) District Description and Dimensional Standards.

#### Residential District “R-15”

The R-15 district is designed for medium density single-family residential development and other compatible uses. It provides an environment for residential use at densities that correspond with the available services while protecting residential use from non-residential use that may create a public health, safety, or general welfare conflict or nuisance. Density levels within the R-15 district may be allowed up to three units per acre.

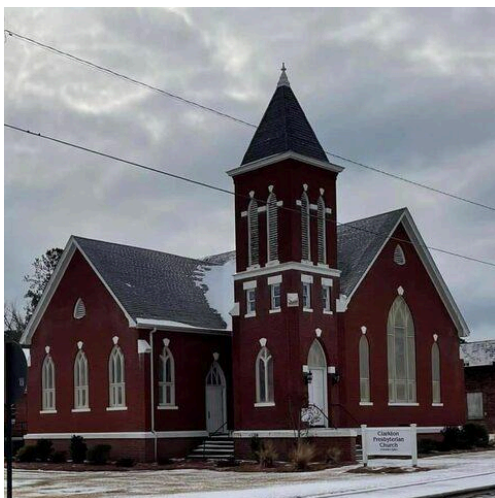
#### Typical Uses and Structures



Schools, Colleges and Community Centers



Single-Family Modular Homes



Churches, Fellowship Halls and Cemeteries



Single-Family Stick Built Homes

DIMENSIONAL STANDARDS	
Requirements	Standards
Minimum Lot Area in Square Feet	15,000 Sq. Ft.
Minimum Lot Width in Feet	100 ft. at the front building line
Minimum Lot Depth in Feet	120 ft.
Minimum Setback Lines in Feet:	
Front	A front yard having a depth of not less than 50 feet measured from the front property line to the line of the main building. See 8.4(d)
Side	A side yard on each side of the main building having a width of not less than 12 feet and the minimum distance between main buildings on adjacent lots shall not be less than 24 feet. See 8.4(e)
Corner Lot-Side abutting Street	On corner lots the side yard adjacent to the street shall not be less than 50 percent of the front yard required on lots in rear of such corner lots. See 8.4(e)
Rear	20% of the mean lot depth, provided that the rear yard depth not exceed 30 ft.
Maximum Building Height	35 ft. (See 8.4(b))
Maximum Lot Coverage	30%

- (b) Building height limit. No structure shall exceed 35 feet in height unless the depth of front and total width of side yards required herein shall be increased 5 feet for each 10 feet or fraction thereof, of building height in excess of 35 feet.
- (c) Building site area required, residences. The minimum building site area shall be one lot or parcel of land 15,000 square feet in area for each main building. Such parcel of land shall have a width of at least 100 feet at the front building line. When a lot or parcel of land has an area of less than the above-required minimum area and width and was record at the time of passage of this ordinance, said lot may be occupied by one family; provided, however, that the minimum side and front yard requirements set out in this section are conformed to.
- (d) Front yard required. There shall be a front yard having a depth of not less than 50 feet measured from the front property line to the line of the main building. Where lots comprising 25 percent or more of the frontage of the same street within the block are

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developed with buildings, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided this regulation shall not be so construed as to require a front yard depth of more than 50 feet. When the geographic grade or contour of a lot is such that compliance with this section is impossible or will impose an undue hardship upon the property owner, the zoning board of adjustment will establish a front yard depth suitable and practical for such lot.

- (e) Side yard required. There shall be a side yard on each side of the main building having a width of not less than 12 feet and the minimum distance between main buildings on adjacent lots shall not be less than 24 feet. Provided, however, on corner lots the side yard adjacent to the street shall not be less than 50 percent of the front yard required on lots in rear of such corner lots. No accessory building on a corner lot shall extend beyond the front yard line of the lots in rear thereof; provided, further that this regulation shall not be so interpreted as to reduce the building width of a corner lot as of record at the time of the passage of this ordinance to less than 28 feet, nor to prohibit the erection of an accessory building where this regulation cannot be complied with.
- (f) Building Height. No structure shall exceed 35 feet in height unless the depth of front and total width of side yards required herein shall be increased 5 feet for each 10 feet or fraction thereof, of building height in excess of 35 feet.
- (g) Parking and Loading: Refer to Article 10, Part I.
- (h) Signs: Refer to Article 10, Part II.
- (i) Landscaping and Buffering: Refer to Article 10, Part III.
- (j) Outdoor Lighting: Refer to Article 10, Part IV.

. (Ord. 11/8/2013, Section 5(B)- 5(E))



## 8.5. RESIDENTIAL DISTRICT R-85 MULTI-FAMILY

### (a) District Description and Dimensional Standards.

#### Residential District “R-85”

The R-85 district is designed for higher density and mixed use residential development and other compatible uses. It is the intent of this district to encourage well-designed multi-family developments, tiny home communities, manufactured home parks, and planned unit developments. Density levels within the R-85 district may be allowed up five units per acre.

#### Typical Uses and Structures



Single-Family Modular Homes



Tiny Homes



Manufactured Home Parks



Multi-Family Apartments

DIMENSIONAL STANDARDS	
Requirements	Standards
Minimum Lot Area in Square Feet	8,500 Sq. Ft. per building
Minimum Lot Width in Feet	85 ft. at the front building line
Minimum Lot Depth in Feet	100 ft.
Minimum Setback Lines in Feet:	
Front	A front yard having a depth of not less than 40 feet measured from the front property line to the line of the main building (See 8.5(b)).
Side	A side yard on each side of the main building having a width of not less than 10 feet and the minimum distance between main buildings on adjacent lots shall not be less than 20 feet. (See 8.5(c))
Corner Lot-Side abutting Street	On corner lots the side yard adjacent to the street shall not be less than 50 percent of the front yard required on lots in rear of such corner lots. See 8.5(d)
Rear	20% of the mean lot depth, provided that the rear yard depth not exceed 30 ft.
Maximum Building Height	35 ft. ( See 8.5(e))
Maximum Lot Coverage	50%

- (b) **Building site area required, residences.** The minimum building site area shall be one lot or parcel of land 8,500 square feet in area for each main building. Such a parcel of land shall have width of at least 85 feet at the front building line. When a lot or parcel of land has an area of less than the above-required minimum area and width and was of record at the time of passage of this ordinance, said lot may be occupied by one family; provided, however, that the minimum side and front yard requirements set out in this section are conformed to. Provided, further, that duplexes or their multiple-dwelling units shall in addition to the above area requirements, increase the minimum building site area as follows: for each additional family unit in excess of the first family unit, 3,000 square feet per family in addition to the 8,500 square feet required above.
- (c) **Front yard required.** There shall be a front yard having a depth of not less than 40 feet measured from the front property line to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings, no building hereafter erected or structurally altered shall project beyond the average front yard so

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established, provided this regulation shall not be so construed as to require a front a front yard depth of more than 40 feet. When the geographic grade or contour of a lot is such that compliance with this section is impossible or will impose an undue hardship upon the property owner, the zoning board of adjustment will establish a front yard depth suitable and practical for such lot.

- (d) Side yard required. There shall be a side yard on each side of the main building having a width of not less than 10 feet and the minimum distance between main buildings on adjacent lots shall not be less than 20 feet. Provided, however, on corner lots the side yard adjacent to the street shall not be less than 50 percent of the front yard required on lots in rear of such corner lots. No accessory building on a corner lot shall extend beyond the front yard line of the lots in rear thereof; provided, further, that this regulation shall not be so interpreted as to reduce the building width of a corner lot as of record at the time of the passage of this ordinance to less than 28 feet, nor to prohibit the erection of an accessory building where this regulation cannot be complied with.

On through lots, the required front yard shall be provided on both streets.

- (e) Building height limit. No structure shall exceed 35 feet in height unless the depth of front and total width of side yards required herein shall be increased 5 feet for each 10 feet or fraction thereof, of building height in excess of 35 feet.
- (f) Parking and Loading: Refer to Article 10, Part I.
- (g) Signs: Refer to Article 10, Part II.
- (h) Landscaping and Buffering: Refer to Article 10, Part III.
- (i) Outdoor Lighting: Refer to Article 10, Part IV.

(Ord. 11/8/2013, Section 7(B) – 7(E)); (Ord. of 12-13-1993, § 5)



## 8.6. RESIDENTIAL DISTRICT R-6

### (a) District Description and Dimensional Standards.

#### Residential District “R-6”

The R-6 District is established to provide higher density residential living opportunities with compact development consisting of the full range of residential unit types where adequate public facilities and services are available. Unit types may include single family attached dwellings, townhouses, duplexes and apartments. R-6 may serve as a transitional district between lower density residential and low intensity commercial uses. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. is designed for the high density and other compatible uses. Density is a maximum of seven dwelling units per acre except as otherwise provided in this ordinance.

#### Typical Uses and Structures



Duplex Home



Tiny Homes



Manufactured Home Parks



Multi-Family Apartments

DIMENSIONAL STANDARDS	
Requirements	Standards
Minimum Lot Area in Square Feet	6,000 Sq. Ft. per building
Minimum Lot Width in Feet	50 ft. at the front building line
Minimum Lot Depth in Feet	120 ft.
Minimum Setback Lines in Feet:	
Front	A front yard having a depth of not less than 40 feet measured from the front property line to the line of the main building (See 8.6(b)).
Side	A side yard on each side of the main building having a width of not less than 10 feet and the minimum distance between main buildings on adjacent lots shall not be less than 20 feet. (See 8.6(c))
Corner Lot-Side abutting Street	On corner lots the side yard adjacent to the street shall not be less than 50 percent of the front yard required on lots in rear of such corner lots. See 8.5(d)
Rear	20% of the mean lot depth, provided that the rear yard depth not exceed 30 ft.
Maximum Building Height	35 ft. ( See 8.6(e))
Maximum Lot Coverage	50%

(b) Building site area required, residences. The minimum building site area shall be one lot or parcel of land 6,000 square feet in area for each main building. Such parcel of land shall have width of at least 60 feet at the front building line. When a lot or parcel of land has an area of less than the above-required minimum area and width and was of record at the time of passage of this ordinance, said lot may be occupied by one family; provided, however, that the minimum side and front yard requirements set out in this section are conformed to. Provided, further, that duplexes or their multiple-dwelling units shall in addition to the above area requirements, increase the minimum building site area as follows: for each additional family unit in excess of the first family unit, 3,000 square feet per family in addition to the 6,000 square feet required above.

(c) Front yard required. There shall be a front yard having a depth of not less than 35 feet measured from the front property line to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided this regulation shall not be so

construed as to require a front yard depth of more than 35 feet. When the geographic grade or contour of a lot is such that compliance with this section is impossible or will impose an undue hardship upon the property owner, the zoning board of adjustment will establish a front yard depth suitable and practical for such lot.

On through lots, the required front yard shall be provided on both streets.

- (d) Side yard required. There shall be a side yard on each side of the main building having a width of not less than eight feet and the minimum distance between main buildings on adjacent lots shall not be less than 16 feet. Provided, however, on corner lots the side yard adjacent to the street shall not be less than 50 percent of the front yard required on lots in rear of such corner lots. No accessory building on a corner lot shall extend beyond the front yard line of the lots in rear thereof; provided, further, that this regulation shall not be so interpreted as to reduce the building width of a corner lot as of record at the time of the passage of this ordinance to less than 28 feet, nor to prohibit the erection of an accessory building where this regulation cannot be complied with.
- (e) Building height limit. No structure shall exceed 35 feet in height unless the depth of front and total width of side yards required herein shall be increased 5 feet for each 10 feet or fraction thereof, of building height in excess of 35 feet.
- (f) *Manufactured Homes on individual lots.*
  - i. Class A manufactured home shall be placed on a permanent masonry foundation, unpierced except for required ventilation and access, and have the tongue, axles, transporting lights, and removable towing apparatus removed before placement on a lot. The pitch of the manufactured home's roof shall have a minimum vertical rise of two (2) feet for each twelve (12) feet of vertical run, and the exterior materials shall be composed of wood, hardboard, or aluminum comparable in composition, appearance, and durability to a site-built house.
  - ii. Class B manufactured homes shall be underpinned and skirted with vinyl, masonry, brick, metal or other approved skirting material recommended by the manufacture

(Ord. 11/8/2013, Section 6(B) – 6(E))

- (g) Parking and Loading: Refer to Article 10, Part I.
- (h) Signs: Refer to Article 10, Part II.
- (i) Landscaping and Buffering: Refer to Article 10, Part III.
- (j) Outdoor Lighting: Refer to Article 10, Part IV.



## 8.7. GENERAL BUSINESS DISTRICT - GB

### a) District Description and Dimensional Standards.

#### General Business District "GB"

The general business zone is a district classification providing for commercial establishments which require a retail contact with the public together with professional offices and shopping locations. The district is intended as a primary center for business activities.

#### Typical Uses and Structures



General Services



Grocery Stores



Government Offices, Post Offices, Courts



Childcare Services

DIMENSIONAL STANDARDS	
Requirements	Public Water And Sewer
Minimum Lot Area in Square Feet	n/a.
Minimum Lot Width in Feet	n/a
Minimum Lot Depth in Feet	n/a
Minimum Setback Lines In Feet:	
Front	No setback from street right-of-way lines, contingent upon frontage improvements or right-of-way expansion required by the Town
Side	None required except where a lot abuts a residential district, then 15 ft. required.
Side Abutting Street	n/a
Rear	n/a.
Maximum Lot Coverage	60%
Maximum Building Height	50 ft.

- (b) In the general business zone every building hereafter erected or structurally altered to exceed 50 feet in height, shall be set back from the front line on the ratio of one foot for each two feet rise above said 50 feet in height.
- (c) Parking and Loading: Refer to Article 10, Part I.
- (d) Signs: Refer to Article 10, Part II.
- (e) Landscaping and Buffering: Refer to Article 10, Part III.
- (f) Outdoor Lighting: Refer to Article 10, Part IV.

(Ord. 11/8/2013, Section 9(B))

## 8.7. LIGHT INDUSTRIAL DISTRICT I-1

### a) District Description and Dimensional Standards.

#### Light Industrial District “LI”

The purpose of the Light Industrial District is to promote and protect both existing and potential sites which are considered suitable for industrial use and to prohibit uses of land which would substantially interfere with the continuation of uses permitted in the district, and to promote the operation of well-planned and maintained industrial facilities. The Light Industrial District is intended to provide locations for enterprises engaged in manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment which have low levels of dust, noise, vibration and waste generation.

#### Typical Uses and Structures



Manufacturing companies



Business Service Companies



Public or Private Water and Sewer Infrastructure



Printing and Publishing Companies



DIMENSIONAL STANDARDS	
Requirements	Public Water And Sewer
Minimum Lot Area	One acre
Minimum Lot Width in Feet	200 ft.
Minimum Lot Depth in Feet	250 ft.
Minimum Setback Lines In Feet:	
Front	50 ft.
Side	15 ft.
Side abutting Street	15 ft.
Rear	20 ft.
Maximum Lot Coverage	40%
Maximum Building Height	50 ft. unless the depth of the front and total width of the side yards shall be increased by one foot for every two feet, or fraction thereof, of building height in excess of 50 ft.

(b) **Development Guidelines.**

1. Buildings erected or manufactured homes located in the industrial zone for dwelling purposes exclusively shall comply with the requirements of the R-6 residential zone or with the requirements for a manufactured home park.
2. Where a building is erected for mixed use, namely, for both dwelling and business purposes each story of such building used in any part for dwelling purposes shall, if more than two rooms in depth, be provided with two side yards, one on each side of the building, neither of which shall be less than six feet in width; provided, however, that this regulation shall not apply to the side of a corner lot adjacent to the street.
3. Where a lot abuts upon the side of a lot zoned residential, there shall be a side yard of not less ten feet in width.

(c) Parking and Loading: Refer to Article 10, Part I.

(d) Signs: Refer to Article 10, Part II.

(e) Landscaping and Buffering: Refer to Article 10, Part III.

(f) Outdoor Lighting: Refer to Article 10, Part IV.

(Ord. 11/8/2013, Section 10(B))

**8.11. TABLE OF USES**

<b>TABLE OF PERMITTED USES</b>							
<b>Key:</b> <b>P = Permitted Use</b> <b>C = Permitted Use with Conditions</b> <b>S = Special Use Permit Required</b>							
Use Type	Zoning Districts						Specific Development Regulation
	RA	R-6	R-15	R-85	GB	LI	
<b>AGRICULTURAL USES</b>							
Agricultural Uses (including Bona fide farms and Agritourism Uses , (including the sale of products at a retail stand) Greenhouses, Plant Nurseries and Turf Farms	P				P	P	
Bona Fide Farms	P	P	P	P	P	P	
Farmer's Markets/Open Air Markets	C				C	C	<b>11.25</b>
Forestry and Forestry Support Services	P	P	P	P	P	P	
<b>RESIDENTIAL USES</b>							
Cluster Developments		S		S			<b>11.52</b>
Dwelling, Duplex (Two-Family)				P			
Dwelling, Mixed Use	C			C			
	RA	R-6	R-15	R-85	GB	LI	

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Dwelling, Single Family (incl. Modular Homes) on Individual Lots	P	P	P	P			
Dwelling, Multi-Family, including structures with three or more units such as apartments, condominiums, and townhouses			S	S			11.23
Granny Pods (See Temporary Health Care Structures)							
Manufactured Home, Class A, on Individual Lots	P	P					
Manufactured Home, Class B	P	P					
Manufactured Home, Class C on Individual Lot or in MHP	PROHIBITED						
Manufactured Home Park		S			S		See Article 13: Manufactured Home Parks
Residential Subdivision	S	S	S	S			See Article 15: Subdivisions
Rooming and Boarding Houses	P	P		P			
Tiny Houses (only on permanent foundations)		C	C	C			11.51
CIVIC AND INSTITUTIONAL USES							
Ambulance Service, Public or Private				C	C	C	11.7
Animal Shelter					C	C	11.9
	RA	R-6	R-15	R-85	GB	LI	
Arenas, Assembly Venues, Clubs, Lodges, Exhibition Halls - Public or Private	C			C	C		11.10

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Athletic Fields, Recreational Buildings, and Playgrounds	P	P	P	P			
Cemeteries	S	S	S	S			<b>11.17</b>
Church, Synagogue and Other Places of Worship and their customary uses- playgrounds, fellowship halls, childcare and cemeteries	P	P	P	P			
Day Care Center Adult (facility with more than eight persons)	C	C			C		<b>11.18</b>
Day Care Center, Child (facility with more than eight children)	C	C			C		<b>11.19</b>
Family Child Care Home/Day Care Home (two to eight children. A family child care home is licensed by the NC Div. of Child Development and Early Ed.)	C	C		C			<b>11.20</b>
Day Care Home, Adult (seven or more beds)	C	C		C			<b>11.21</b>
Family Care Home (no more than six residents)	C	C					<b>11.24</b>
Fire and Rescue Station/Law Enforcement Station	P	P			P	P	
Government Office/Facility (such as a Post Office, Veteran's Affairs or Social Security Office)	P			P	P		
Industrial trade schools and research labs					P	P	
Nature Observation Points and Nature Preserves	P						
Nursing centers, rest homes and convalescent centers	C	C		C			<b>11.40</b>
	<b>RA</b>	<b>R-6</b>	<b>R-15</b>	<b>R-85</b>	<b>GB</b>	<b>LI</b>	
Offices - Business, professional and medical				P	P		
Radio and Television Studios, including towers	S	S		S	S	S	<b>11.44</b>



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Recreation, Outdoor - including but not limited to ball fields, swimming pools, (horseback riding trails and equestrian facilities limited to RA)	P	P	P	P			
Schools (Public or Private) - K-12; Colleges and Universities; Technical, Trade and Business	P	P	P	P			
Solid Waste Convenience Sites and Recycling Sites	P					P	
Urgent Care Facility/Medical Care Clinics/Hospitals - Public or Private					C	C	<b>11.49</b>
Wireless Communication Towers and other steel framework towers	S					S	<b>See Article 16</b>
<b>COMMERCIAL AND RECREATIONAL</b>							
Adult Businesses and Entertainment Establishments( including bookstores)						S	<b>11.6</b>
Animal Kennels (outdoor) and Boarding and Grooming Facilities; Vet Clinics	C					P	<b>11.8</b>
Auction House, no livestock	C				C		<b>11.11</b>
Auction/sales barn for livestock						P	
Auto Service Station, so storage, no junk vehicles				P	P	P	
Bakery Products, Candy, Confectionary Shops					P		
	<b>RA</b>	<b>R-6</b>	<b>R-15</b>	<b>R-85</b>	<b>GB</b>	<b>LI</b>	
Bank, Savings and Loan, or Credit Union (with or without drive-in)				P	P		
Barber or Beauty Shop				P	P		
Bed and Breakfast Inns	P						

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Building Supply Sales					P		
Cabinet, casket, woodworking and upholstery shops					P	P	
Campground, Public or Private, Including Recreational Vehicles and Travel Trailers				S			<b>11.14</b>
Car Renting, Leasing and Sales					P	P	
Car (Vehicle) Repair and Services - including but not limited to body shops, engine repair, garages, wrecker services. Does not include junk vehicle storage.					P	P	
Car Wash					P	P	
Carnivals and Fairs (see Temporary Events)							
Contractors/Construction Business - including but not limited to general contractors, subcontractors/trades (grading, landscaping, tree services, equipment services) etc.)	P				P	P	
Convenience Store with or without gas pumps	P			P	P	P	
Drive-In Restaurant					P		
Drive-In Theatre					P		
	<b>RA</b>	<b>R-6</b>	<b>R-15</b>	<b>R-85</b>	<b>GB</b>	<b>LI</b>	
Drugstores and Gift Shops				P	P		
Dry Cleaners					P	P	
Eating and Drinking Establishments without drive-through					P	P	
Eating and Drinking Establishments, including drive-through					P	P	
Electrical supply houses and repair shops					P	P	

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Extermination and Pest Control Services					<b>P</b>	<b>P</b>	
Farm Equipment Sales and Service						<b>P</b>	
Feed and Seed Sales, with or without outdoor storage	<b>P</b>				<b>P</b>	<b>P</b>	
Flea Market - Permanent Location (See Temporary Uses for Temporary Flea Markets)					<b>C</b>		<b>11.27</b>
Firing Ranges						<b>S</b>	<b>11.26</b>
Florists				<b>P</b>	<b>P</b>		
Fuel Oil Sales (Retail)					<b>C</b>	<b>C</b>	<b>11.28</b>
Funeral Home, no Crematorium	<b>C</b>				<b>C</b>	<b>C</b>	<b>11.29</b>
Funeral Home with Crematorium	<b>S</b>				<b>S</b>	<b>S</b>	<b>11.30</b>
Golf Course, excluding miniature golf - Public or Private	<b>C</b>			<b>C</b>			<b>11.31</b>
Golf Course, Miniature Golf					<b>P</b>		
	<b>RA</b>	<b>R-6</b>	<b>R-15</b>	<b>R-85</b>	<b>GB</b>	<b>LI</b>	
Grocery Stores	<b>P</b>			<b>P</b>	<b>P</b>		
Hardware Store				<b>P</b>	<b>P</b>		
Heating and refrigeration shops					<b>P</b>	<b>P</b>	
Hotels and Motels					<b>P</b>		
Ice Vending Machine, unmanned					<b>C</b>	<b>C</b>	<b>11.33</b>
Laundries, Laundromats and dry-cleaning pick-up stations					<b>P</b>	<b>P</b>	

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Lumber Yards; Building materials storage and sales yards including storage					P	P	
Manufactured/Modular Home Sales Lots	C				P	P	
Manufactured Home Storage and Repair yard						S	11.37
Mini-Warehouse/Storage Facility						C	11.39
Mixed Use Development (commercial is primary use)				P	P		
Off-Premise Advertising (Billboards)	C				C	C	See Section 10.8 (Signs)
Other vehicle and equipment sales and services, including farm equipment, trucks, motorcycles, motor homes and campers, boats.					P	P	
Parking lots and structures as principal uses				P	P	P	
Recreation, Indoor including bowling alleys, skating rinks, etc.					P		
	RA	R-6	R-15	R-85	GB	LI	
Real Estate Offices				P	P		
Recreational Vehicle Sales					P	P	
Shopping Centers				S	S		11.46
Sign painting and manufacturing establishments					P	P	
Tax Preparation Offices				P	P		
Tire recapping establishment						P	
Tobacco and Vape Shops					P		
Vehicle Towing Services					P	P	



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Vehicle Parts and Supply Sales					P	P	
Transportation and Freight Terminals/Truck Stop						S	<b>11.48</b>
Wholesale Trade such as building supplies, farm equipment, feed and seed, office equipment and supplies, large household appliances, plumbing and electrical fixtures, wholesale businesses, lumberyards, etc.)					P	P	
<b>INDUSTRIAL AND MANUFACTURING USES</b>							
Air conditioning and heating equipment manufacturing					P	P	
Amusement, recreational and sporting goods manufacturing					P	P	
Apparel and clothing manufacturing, including hosiery					P	P	
	<b>RA</b>	<b>R-6</b>	<b>R-15</b>	<b>R-85</b>	<b>GB</b>	<b>LI</b>	
Bakeries and other establishments manufacturing food products for wholesale distribution					P	P	
Belting and brake lining manufacturing					P	P	
Book Binding establishments					P	P	
Bottling Plants					P	P	
Commercial or industrial incineration						S	<b>11.15</b>
Concrete and asphalt plants						S	<b>11.16</b>
Dairy products processing and distributing facilities					P	P	
Drugs, medicines and cosmetics manufacturing					P	P	
Dry Cleaning and laundry plants					P	P	

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Electrical appliances and electronic equipment manufacturing					P	P	
Extraction Operations (See Mining and Quarrying)							
Farm machinery assembly, sales, storage and repairs						P	
Feed Processing and Packaging					P	P	
Furniture Manufacturing					P	P	
Hardware and housewares manufacturing					P	P	
Home furnishings manufacturing					P	P	
Industrial Research Laboratories					P	P	
	RA	R-6	R-15	R-85	GB	LI	
Industrial Supplies and Equipment Sales					C		11.34
Light machine and tool manufacturing					P	P	
Machine and welding shops					P	P	
Manufactured homes manufacturing and on-site display and sales					P	P	
Manufacturing or Industrial Use not elsewhere listed					S	S	11.38
Monument works and sales					P	P	
Motorcycle, lawn mower and power equipment sales and service					P	P	
Musical Instrument Manufacturing					P	P	
Offices pertaining to any permitted use					P	P	
Plumbing and heating supply houses					P	P	

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Precision instruments and jewelry Manufacturing					P	P	
Printing, engraving and publishing establishments					P	P	
Sheet metal, roofing and plumbing materials manufacturing						P	
Textile Products Manufacturing					P	P	
Wholesale and warehousing establishment not including the storage of volatile chemicals and explosives					P	P	
<b>WASTE MANAGEMENT, STORAGE AND UTILITY USES</b>							
Automobile and other junk, wrecking or salvage yards						S	<b>11.12</b>
Automobile Service Station that will include junk vehicle storage						S	<b>11.13</b>
Junk Yards/Salvage Yards and Auto Graveyards					S	S	<b>11.35</b>
Utilities, Substations, and Storage Yards (water, sewer, gas, etc.)	C	C	C	C	C	C	<b>11.43</b>
Solar Farms	S					S	<b>See Article 14</b>
<b>ACCESSORY STRUCTURES AND USES</b>							
Outdoor Sales and Display Areas					C	C	<b>11.41</b>
Customary accessory structures including detached garages, swimming pools, etc. when located in the rear yard where they shall not cover more than 30% of said rear yard area.	C	C	C		C	C	<b>11.5</b>
Home Occupation	C	C	C	C	C		<b>11.32</b>
Outdoor Storage	C	C	C	C			<b>11.42</b>
Satellite Dish Antenna	C	C	C	C	P	P	<b>11.45</b>
<b>TEMPORARY STRUCTURES AND USES</b>							

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Manufactured Home as a Temporary Use	C	C	C	C	C	C	11.36
Temporary Structures and Uses	C	C	C	C	C	C	11.47
USES NOT OTHERWISE CLASSIFIED							
Any Use Not Otherwise Prohibited By Law Or By This Ordinance	S	S	S	S	S	S	11.50