

# 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 Fairmont, the Town of Fairmont is hereby divided into zones of which there shall be several known as:

- R-A rural-agricultural residential;
- R-20 residential;
- R-15 residential;
- R-10 residential;
- R-8 residential;
- R-5 residential;
- R-MH mobile home park residential;
- C-B central business;
- G-B general business;

- N-B neighborhood business;
- G-M general manufacturing;
- H-D Historic Business District

**(Ord. 05/31/1977, 154.115)**

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 districts are shown on the map accompanying this chapter and made a part hereof entitled “Official Zoning Map, Fairmont, North Carolina.” The zoning map and all the notations, references and amendments thereto, and other information shown thereon are hereby made a part of this chapter the same as if the information set forth on the map were all fully described and set out herein. The zoning map properly attested is posted at the office of the Town Clerk, and is available for inspection by the public.

In the creation by this chapter of the respective districts, careful consideration is given to the peculiar suitability of each and every district for the particular uses and regulations applied thereto and the necessary and proper grouping and arrangement of various uses and densities of population in accordance with a well-considered comprehensive plan for the physical development of the community.

**(Ord. 05/31/1977, 154.116 & 117)**

8.1.5 Interpretation of District Boundaries. When uncertainty exists as to the boundaries of any aforesaid districts as shown on the zoning map, the following rules shall apply: (Uncertainty shall be determined by the Board of Adjustment.)

- (A) Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines or railroad right-of-way lines or lines extended, center lines, street lines or railroad right-of-way lines shall be construed to be boundaries.
- (B) Where district boundaries are so indicated that they approximately follow lot lines the lot lines shall be construed to be the boundaries.
- (C) Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, highways or railroads or rights-of-way of same, the district boundaries shall be construed as being parallel thereto and at a distance therefrom as indicated on the zoning map. If no distance is given, the dimension shall be determined by use of the scale shown on the zoning map.
- (D) Where a district boundary line divides a lot in single ownership, the district requirements for the least restricted portion of the lot shall be deemed to apply to the whole thereof, provided that the extensions shall not include any part of a lot more than 35 feet beyond the district boundary line. The term “least restricted” shall refer to zoning restrictions, not lot or tract size.

- (e) Split-Zoned Parcels. Where a district boundary line divides a lot in single ownership, the requirements for the district in which the greater portion of the lot lies shall be extended to the balance of the lot, provided that such extension shall not include any part of such lot which lies more than fifty (50) feet beyond the district boundary, and further provided that the remaining parcel shall not be less than the minimum required for the district in which it is located. Following adoption of this Ordinance, split zoning of parcels will not be permitted.

**(Ord. 05/31/1977, 154.118)**

## **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 6.3 for further information on Special Uses.

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

**(Ord. 05/31/1977, 154.119)**

- 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 **Figure 8-1** and **Figure 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



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. Rural Agriculture District (R-A)**

(a) District Description and Dimensional Standards.

**Rural Agriculture  
District  
“R-A”**

The RA district provides an environment for residential use at densities that correspond with the available services and general farming operations as herein described. It is intended to be low density to protect the agricultural sections of the community from an increase of urban density development that would make the land less suitable for farms and to protect residential development that is primarily dependent on private wells and septic tanks to insure a safe and healthy living environment. 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.

**Typical Uses and Structures**



Rural Fire and Rescue



Solar Farms



Farming Operations



Residential Housing

## DIMENSIONAL STANDARDS

Requirements	Public Water and No Public Sewer	No Public Water, No Public Sewer
Minimum Lot Area in Square Feet	20,000 Sq. Ft.	20,000 Sq. Ft.
Minimum Lot Width in Feet	110 ft.	100 ft.
Minimum Setback Lines In Feet:		
Front	40 ft.	40 ft.
Side	15 ft.	15 ft.
Minimum Side Setback for Corner Lot	20 ft.	20 ft.
Rear	30 ft.	30 ft.
Maximum Building Height	35 ft.	35 ft.

- (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. 05/31/1977, 154.130 and 162)***

**8.4. Residential District R-20**

(a) District Description and Dimensional Standards.

**Residential  
District  
“R-20”**

In the R-20 Residential District, the principal use of land is for low density residential and agricultural purposes, and to provide and protect low density residential areas for those desiring that type of environment. These districts are intended to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.

**Typical Uses and Structures**



Schools, Colleges and Community Centers



Single-Family Modular Homes



Fellowship Halls and Cemeteries



Single-Family Stick Built Homes

<b>DIMENSIONAL STANDARDS</b>		
<b>Requirements</b>	<b>Public Water and Public Sewer</b>	<b>No Public Water, No Public Sewer</b>
Minimum Lot Area in Square Feet	15,000 Sq. Ft.	20,000 Sq. Ft.
Minimum Lot Width in Feet	80ft.	100 ft.
Minimum Setback Lines in Feet:		
Front	40 ft.	40 ft.
Side	15 ft.	15 ft.
Minimum Side Setback for Corner Lot	20 ft.	Not Specified
Rear	30 ft.	30 ft.
Maximum Building Height	35 ft.	35 ft.

- (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. 05/31/1977, 154.131 and 162)***

**8.5. Residential District R-15**

(a) District Description and Dimensional Standards.

**Residential  
District  
“R-15”**

In the R-15 District, the principal use of land is for medium density single-family and two family residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewer facilities will be available to each lot in such districts.

**Typical Uses and Structures**



Rest Homes/Assisted Living Centers



Single-Family Modular Homes



Child Day Care Facilities



Single-Family Stick Built Homes

<b>DIMENSIONAL STANDARDS</b>	
<b>Requirements</b>	<b>Standards (Must have both public water and sewer)</b>
Minimum Lot Area in Square Feet	15,000 Sq. Ft.
Minimum Lot Width in Feet	80 ft. (at the front building line)
Minimum Setback Lines in Feet:	
Front	35 ft.
Side	12 ft.
Minimum Side Setback for Corner Lot	15 ft.
Rear	25 ft.
Maximum Building Height	35 ft.

- (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. 05/31/1977, 154.132 and 162)**

**8.6. Residential District R-10**

(a) District Description and Dimensional Standards.

**Residential  
District  
“R-10”**

In the R-10 District, the principal use of land is for higher density single-family, two-family and manufactured home residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewer facilities will be available to each lot in such districts.

**Typical Uses and Structures**



Rest Homes/Assisted Living Centers



Single-Family Modular Homes



Child Day Care Facilities

<b>DIMENSIONAL STANDARDS</b>	
<b>Requirements</b>	<b>Standards</b>
Minimum Lot Area in Square Feet	10,000 Sq. Ft.
Minimum Lot Width in Feet	70 ft. (at the front building line)
Minimum Setback Lines in Feet:	
Front	25 ft.
Side	12 ft.
Minimum Side Setback for Corner Lot	15 ft.
Rear	25 ft.
Maximum Building Height	35 ft.

- (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. 05/31/1977, 154.133 and 162)***

**8.7. Residential District R-8**

(a) District Description and Dimensional Standards.

**Residential  
District  
“R-8”**

In the R-8 District, the principal use of land is for higher density single-family and 2-family residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in those districts or a reasonable expectation of service in the near future.

**Typical Uses and Structures**



Rest Homes/Assisted Living Centers



Single-Family Modular Homes



Child Day Care Facilities



Manufactured Home “Class A” on Individual Lot

<b>DIMENSIONAL STANDARDS</b>	
<b>Requirements</b>	<b>Standards</b>
Minimum Lot Area in Square Feet	8,000 Sq. Ft.
Minimum Lot Width in Feet	60 ft. (at the front building line)
Minimum Setback Lines in Feet:	
Front	20 ft.
Side	8 ft.
Minimum Side Setback for Corner Lot	10 ft.
Rear	25 ft.
Maximum Building Height	35 ft.

- (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. 05/31/1977, 154.134 and 162)***

**8.8. Residential District R-5**

(a) District Description and Dimensional Standards.

**Residential  
District  
“R-5”**

In the R-5 District, the principal use of land is for high density single-family, 2-family and mobile home residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in those districts or a reasonable expectation of service in the near future. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewer facilities will be available to each lot in such districts.

**Typical Uses and Structures**



Rest Homes/Assisted Living Centers



Single-Family Modular Homes



Child Day Care Facilities



Manufactured Home “Class A” on Individual Lot

<b>DIMENSIONAL STANDARDS</b>	
<b>Requirements</b>	<b>Standards</b>
Minimum Lot Area in Square Feet	5,000 Sq. Ft.
Minimum Lot Width in Feet	50 ft. (at the front building line)
Minimum Setback Lines in Feet:	
Front	20 ft.
Side	8 ft.
Minimum Side Setback for Corner Lot	10 ft.
Rear	25 ft.
Maximum Building Height	35 ft.

- (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. 05/31/1977, 154.135 and 162)***

**8.9. Mobile Home Park Residential (R-MH)**

(a) District Description and Dimensional Standards.

**Mobile Home Park  
Residential  
“R-MH”**

The R-MH permits mobile home parks in areas designated and developed as a mobile home park.

**Typical Uses and Structures**



Manufactured Home Parks



Manufactured Homes on Individual Lots

<b>DIMENSIONAL STANDARDS</b>		
<b>Requirements</b>	<b>Standards: MH Park</b>	<b>Standards: MH Individual Lot</b>
Minimum Lot Area in Square Feet	5,000 Sq. Ft.	10,000 Sq. Ft.
Minimum Lot Width in Feet	45 ft. (at the front building line)	70 ft. (at the front building line)
Minimum Setback Lines in Feet:		
Front	20 ft.	
Side	10 ft.	12 ft.
Minimum Side Setback for Corner Lot	15 ft.	15 ft.
Rear	15 ft.	25 ft.
Maximum Building Height	35 ft.	35 ft.

- (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. 05/31/1977, 154.136 and 162)***

**8.10. Central Business District (C-B)**

(a) District Description and Dimensional Standards.

**Central Business  
District  
“C-B”**

The Central Business District (C-B) is established as the centrally located trade and commercial service area of the community. The regulations of this district are designed to encourage the continued use of land for community trade and commercial service uses, and to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets.

**Typical Uses and Structures**



Retail Shops



Funeral Homes



Government Offices, Post Offices, Libraries



Childcare Services

<b>DIMENSIONAL STANDARDS</b>	
<b>Requirements</b>	<b>Standards</b>
<b>Minimum Lot Area in Square Feet</b>	None Required
<b>Minimum Lot Width in Feet</b>	None Required
<b>Minimum Setback Lines In Feet:</b>	
<b>Front</b>	None Required
<b>Side</b>	None Required
<b>Minimum Setback for Corner Lot</b>	15 ft.
<b>Rear</b>	10 ft.
<b>Maximum Building Height</b>	35 ft.

- (b) Residential uses must meet the dimensional requirements of the R-10 District.
- (c) Parking and Loading: Banks and other establishments with drive-in windows shall file a circulation plan providing adequate off-street waiting lanes for drive-in customers. 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. 05/31/1977, 154.137 and 162)***

**8.11. General Business District (G-B)**

a) District Description and Dimensional Standards.

**General Business  
District  
“G-B”**

The General Business Districts are located on major roads and highways, and are intended to provide for offices, personal services and the retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view and are important to the economy of the area, they should have ample parking, controlled traffic movement and suitable landscaping.

**Typical Uses and Structures**



Gas and Auto Service Stations



Feed and Seed Stores



Grocery Stores



General Commercial Business

<b>DIMENSIONAL STANDARDS</b>	
<b>Requirements</b>	<b>Standards</b>
<b>Minimum Lot Area in Square Feet</b>	None Required
<b>Minimum Lot Width in Feet</b>	None Required
<b>Minimum Setback Lines In Feet:</b>	
<b>Front</b>	10 ft.
<b>Side</b>	10 ft.
<b>Minimum Setback for Corner Lot</b>	15 ft.
<b>Rear</b>	10 ft.
<b>Maximum Building Height</b>	35 ft.

- (b) Residential uses must meet the dimensional requirements of the R-10 District.
- (c) Parking and Loading: Banks and other establishments with drive-in windows shall file a circulation plan providing adequate off-street waiting lanes for drive-in customers. 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. 05/31/1977, 154.138 and 162)***

**8.12. Neighborhood Business District N-B**

a) District Description and Dimensional Standards.

**Neighborhood  
Business  
District  
“N-B”**

The regulations of this District are intended to provide for the retailing of goods and services for convenience to the nearby residential neighborhoods in such a way as to protect abutting areas from blighting influences.

**Typical Uses and Structures**



Banks and Financial Services



Grocery Stores



Government Offices, Post Offices, Courts



Funeral Homes

<b>DIMENSIONAL STANDARDS</b>	
<b>Requirements</b>	<b>Standards</b>
<b>Minimum Lot Area in Square Feet</b>	None Required
<b>Minimum Lot Width in Feet</b>	None Required
<b>Minimum Setback Lines In Feet:</b>	
<b>Front</b>	20 ft.
<b>Side</b>	10 ft.
<b>Minimum Setback for Corner Lot</b>	15 ft.
<b>Rear</b>	10 ft.
<b>Maximum Building Height</b>	35 ft.

- (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. 05/31/1977, 154.139 and 162)***

## 8.13. Light Industrial District L-I

### a) District Description and Dimensional Standards.

# Light Industrial District “L-I”

The purpose of the Light Industrial District is to promote and protect both existing and potential sites which are considered suitable for light 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

<b>DIMENSIONAL STANDARDS</b>	
Requirements	Public Water And Sewer
Minimum Lot Area	None Required
Minimum Lot Width in Feet	100 ft.
Minimum Setback Lines In Feet:	
Front	50 ft.
Side	20 ft.
Minimum Setback for Corner Lot	25 ft.
Rear	25 ft.
Maximum Building Height	35 ft.

**(b) Development Guidelines.**

1. Buildings erected or manufactured homes located in the L-I 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. 05/31/1977, 154.140 and 162)***

**8.14. Historic Business District (H-D Business)**

a) District Description and Dimensional Standards.

**Historic District (H-D)**

The Historic Business District (H-D Business) is established as the centrally located trade and commercial service area within the historically significant downtown business corridor of the community, as established for the National Register of Historic Places. The regulations of this district are designed to encourage the continued use of land for community trade and commercial service uses, as well as second story residential usage, and to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets within the context of an historically significant commercial area.

**Typical Uses and Structures**



Historic Downtown



Historic Downtown



Historic Downtown

<b>DIMENSIONAL STANDARDS</b>	
Requirements	Public Water And Sewer
Minimum Lot Area	None Required
Minimum Lot Width in Feet	None Required
Minimum Setback Lines In Feet:	
Front	None Required
Side	None Required
Minimum Setback for Corner Lot	None Required
Rear	10 ft.
Maximum Building Height	35 ft.

(b) Development Guidelines:

- 1) Parking and Loading: Refer to Article 10, Part I.
- 2) Signs are only allowed as follows:
  - (i) Directional signs, directing the public to off-street parking areas, provided not more than 2 signs shall be permitted per lot, provided further that the size of each such sign shall not exceed 4 square feet in area; and
  - (ii) Business signs, provided that signs projecting at right angles from the building shall, for on-going business establishments only, be allowed when suspended from above a canopy, provided the sign is at least 15 feet above the sidewalk, otherwise, signs must be mounted flat with building walls and must not project more than 4 inches from the walls. Businesses no longer in operation must remove signs.

(c) Specifically not permitted within the H-D Historic Downtown Business District are storefront churches and light manufacturing.

**(Ord. 05/31/1977, 154.142)**

**8.15. SUMMARY DIMENSIONS MATRIX (EXISTING AND PROPOSED ORDINANCES)**

<b>District</b>	<b>Minimum Lot Size (Square Feet)</b>	<b>Minimum Lot Width (Feet)</b>	<b>Minimum Front Setback Line (Feet)</b>	<b>Minimum Side Setback Line (Feet)</b>	<b>Minimum Side Setback For Corner Lot (Feet)</b>	<b>Minimum Rear Setback Line (Feet)</b>	<b>Maximum Building Height (Feet)</b>
<b>R-A</b> (with Public Water and Septic Tank)	20,000	100	40	15	N/A	30	35
<b>R-20</b> (without either public water or sewer meaning it has a well and septic tank)	20,000	100	40	15	N/A	30	35
<b>R-20</b> (with public water and sewer)	15,000	80	40	15	20	30	35
<b>R-15</b> (requires both public water and sewer)	15,000	80	35	12	15	25	35
<b>R-10</b> (requires both public water and sewer)	10,000	70	25	12	15	25	35
<b>R-8</b> (requires both public water and sewer)	8,000	60	20	8	10	25	35
<b>R-5</b> (requires both public water and sewer)	5,000	50	20	8	10	25	35

District	Minimum Lot Size (Square Feet)	Minimum Lot Width (Feet)	Minimum Front Setback Line (Feet)	Minimum Side Setback Line (Feet)	Minimum Side Setback For Corner Lot (Feet)	Minimum Rear Setback Line (Feet)	Maximum Building Height (Feet)
<b>R-MH Manufactured Home Park</b> (requires both public water and sewer)	5,000	45	20	10	15	15	35
<b>R-MH Manufactured Home on an individual lot, not in a MHP</b> (matches R-10 requirements)	10,000	70	25	12	15	25	35
<b>C-B</b> (requires both public water and sewer)	None	None	None	None	15	10	35
<b>G-B</b> (requires both public water and sewer)	None	None	10	10	15	10	35
<b>N-B</b> (requires both public water and sewer)	None	None	20	10	15	10	35
<b>L-I Light Industrial</b> (requires both public water and sewer)	None	100	50	20	25	25	35
<b>H-D Historic Business District</b> (requires both public water and sewer)	None	None	None	None	N/A	10	35

**8.16. TABLE OF USES**

TABLE OF USES														
Key: P = Permitted Use C = Permitted Use with Conditions S = Special Use Permit Required														
Use Type	Zoning Districts													Specific Regulation
	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	
<b>AGRICULTURAL USES</b>														
Agricultural Uses (including Agritourism Uses , the sale of products at a retail stand, Greenhouses, Plant Nurseries, Turf Farms, and Field Crops) Does not include commercial production of swine, poultry or poultry products.	P												P	
Bona Fide Farms	P												P	
Farmer's Markets/Open Air Markets	C							C	C	C				11.25
Forestry and Forestry Support Services	P												P	
<b>RESIDENTIAL USES</b>														
Cluster Developments	S	S	S	S	S	S								11.52 154.030
Dwelling, Duplex (Tow-Family) on individual lots	P	P	P	P	P	P								
Dwelling, Single Family (incl. Modular Homes) on Individual Lots	P	P	P	P	P	P								

RA- Rural Agriculture; R-20 Residential, R-15 Residential, R-10 Residential, R-8 Residential, R-5 Residential, C-B Central Business, G-B General Business, N-B Neighborhood Business, HD Historic Downtown District/H-D Historic Downtown Business District, and LI Light Industrial.

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Dwelling, Mixed Uses (buildings used for both dwelling and business purposes)	S							S	S	S				11.22 154.030
Dwelling, Multi-Family, including structures with three or more units such as apartments, condominiums, and townhouses	S	S	S	S	S	S								11.23 154.030
Granny Pods (See Temporary Health Care Structures)														
Manufactured Home, Class A (Doublewide), on Individual Lots (see Definitions Section for requirements)	P				P	P								154.010
Manufactured Home, Class B (Singlewide) on Individual Lot or in MHP (see Definitions Section for requirements)	P				P	P	P							154.010
Manufactured Home, Class C on Individual Lot or in MHP	<b>PROHIBITED</b>													
Manufacture Home Park	S						P							See Article 12 Manufactured Home Parks 154.009
Planned Unit Development-Residential Uses	S	S	S	S	S									154.031

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Residential Subdivision	S	S	S	S	S	S								See Article 15 Land Subdivisions
Rooming and Boarding Houses						P				P				
Tiny Houses (permanent dwellings only)	C			C	C	C								11.51
<b>CIVIC AND INSTITUTIONAL USES</b>														
Ambulance Service, Public or Private									C				C	11.7
Animal Shelter									C				C	11.9
Arenas, Assembly Venues, Clubs, Lodges, Exhibition Halls - Public or Private								C	C					11.10
Cemeteries, Public and Private; Includes Family Cemeteries	S	S	S											11.17
Church, Synagogue and Other Places of Worship and their customary uses- playgrounds, fellowship halls, childcare and cemeteries	P	P	P	P	P	P			P	P		No storefront churches allowed		
Day Care Center Adult (facility with more than eight persons)	C			C	C	C			C	C				11.18

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Day Care Center, Child (facility with more than eight children)	C			C	C	C			C	C				11.19
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				C				11.20
Day Care Home, Adult (seven or more beds)	C				C	C				C				11.21
Family Care Home (no more than six residents)	C				C	C				CP				11.24
Fire and Rescue Station/Law Enforcement Station								P	P				P	
Government Office/Facility (such as a Post Office, Veteran's Affairs or Social Security Office)								P	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	C				11.40
Offices - Business, professional and medical								P	P	P		P		

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Public or Private utility facilities such as transformer stations, pumping stations, water towers, and telephone exchanges	C	C	C	C	C	C	C	C	C	C		P	C	11.43
Radio and Television Studios, including towers	S								S				S	11.44
Recreation, Outdoor - including but not limited to athletic fields, parks, swimming pools, (horseback riding trails and equestrian facilities limited to RA) (mobile home parks may have swimming pools)	P	P	P	P			P							
Schools (Public or Private) - K-12; Colleges and Universities; Technical, Trade and Business	P	P	P	P					P					
Solid Waste Convenience Sites and Recycling Sites	P	P	P						P				P	
Urgent Care Facility/Medical Care Clinics/Hospitals - Public or Private									C			P	C	11.49
Wireless Communication Towers and other steel framework towers	S								S				S	See Article 14
<b>COMMERCIAL AND RECREATIONAL USES</b>														
Adult Businesses and Entertainment Establishments( including bookstores)													S	11.6

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Airports and Airstrips, Public and Private	S													11.53
Animal Kennels (outdoor) and Boarding and Grooming Facilities; Veterinary Clinics	C												P	11.8
Auction House, no livestock	C								C					11.11
Auction/sales barn for livestock													P	
Auto (Vehicle) Sales , new and used	S							P	P					
Auto Leasing establishments									P				P	
Auto (Vehicle) Repair and Services - including but not limited to body shops, engine repair, garages, wrecker services. Does not include junk vehicle storage.								C	C				C	
Auto Service Station, no storage, no junk vehicles								P	P				P	
Auto Service Station, including storage of junk vehicles													S	11.13
Auto Supply Store								P	P			P		
Bakery Products, Candy, Confectionary Shops								P	P	P		P		

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Bank, Savings and Loan, or Credit Union (with or without drive-in)								P	P	P		P		
Barber or Beauty Shop								P	P	P		P		
Bed and Breakfast Inns								P						
Bicycle sales and repair shops								P	P	P		P		
Billiard and Pool Halls								P	P					
Boat and Trailer Works (not manufacturing)									P					
Bowling Alleys, Batting Cages, Indoor Soccer, skating rinks, and similar indoor recreational establishments									P					
Building Materials Sales and Storage									P					
Cabinet, casket, woodworking and upholstery shops									P				P	
Campground, Public or Private, Including Recreational Vehicles and Travel Trailers	S													11.14
Car Wash									P				P	
Clubs and Lodges, Public and Private									P					

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
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					
Drugstores and Pharmacies								P	P	P		P		
Dry Cleaners and dry-cleaning pick-up stations								P	P			P	P	
Eating and Drinking Establishments without drive-through								P	P	P		P	P	
Eating and Drinking Establishments, including drive-through								P	P				P	
Electrical supply houses and repair shops								P	P			P	P	
Extermination and Pest Control Services								P	P				P	
Farm Equipment Sales and Service									P				P	
Feed and Seed Sales, with or without outdoor storage	P								P			P	P	
Firing Ranges													S	<b>11.26</b>

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	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Flea Market - Permanent Location (See Temporary Uses for Temporary Flea Markets)									C					11.27
Florists and Gift Shops								P	P	P		P		
Fuel Oil Sales (Retail)									C				C	11.28
Funeral Home, no Crematorium								C	C	C				11.29
Funeral Home with Crematorium													S	11.30
Golf Course, excluding miniature golf - Public or Private	C	C												11.31
Golf Course, Miniature Golf	P								P					
Golf Driving Range	P								P					
Golf Course, Par 3	P								P					
Grocery Stores								P	P	P				
Hardware Store								P	P			P		
Heating and refrigeration shops								P	P				P	
Hotels and Motels								P	P					
Ice Vending and Other Vending Machines, unmanned, stand alone, outdoors									C				C	11.33
Jewelry and Jewelry Repair Shops								P	P			P		

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Laundries, Laundromats									P	P				
Locksmiths								P	P	P		P		
Lumber Yards; Building materials storage and sales yards including storage									P				P	
Machine and Welding Shops									P					
Manufactured/Modular Home Sales Lots									C					
Manufactured Home Storage and Repair Yard	C												S	<b>11.37</b>
Mini-Warehouse/Storage Facility													C	<b>11.39</b>
Mixed Use Development (commercial is primary use)								P	P	P				
Off-Premise Advertising (Billboards)	C												C	<b>See Section 10.11 (Signs)</b>
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	
Plumbing and heating supply houses									P				P	

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Recreation, Indoor including bowling alleys, skating rinks, etc.									P					
Real Estate Offices								P	P			P		
Recreational Vehicle Sales									P				P	
Shopping Centers									S					11.46
Sign painting and manufacturing establishments									P				P	
Tax Preparation Offices								P	P			P		
Tire recapping establishment													P	
Tobacco and Vape Shops								P	P					
Vehicle Towing Services									P				P	
Vehicle Parts and Supply Sales								P	P				P	
Transportation and Freight Terminals/Truck Stop													S	11.48
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	

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
<b>INDUSTRIAL AND MANUFACTURING USES</b>														
Air conditioning and heating equipment manufacturing													P	
Amusement, recreational and sporting goods manufacturing													P	
Apparel and clothing manufacturing, including hosiery													P	
Bakeries and other establishments manufacturing food products for wholesale distribution									P				P	
Belting and brake lining manufacturing													P	
Book Binding establishments													P	
Bottling Plants													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	
Drugs, medicines and cosmetics manufacturing													P	
Dry Cleaning and laundry plants													P	

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Electrical appliances and electronic equipment manufacturing													P	
Extraction Operations (See Mining and Quarrying)														
Farm machinery assembly, sales, storage and repairs													P	
Feed Processing and Packaging													P	
Fertilizer Manufacturing and Sales													S	
Hardware and housewares manufacturing													P	
Home furnishings manufacturing													P	
Industrial Research Laboratories													P	
Industrial Supplies and Equipment Sales													P	<b>11.34</b>
Light machine and tool manufacturing													P	
Machine and welding shops													P	
Manufactured homes manufacturing and on-site display and sales													P	
Manufacturing or Industrial Use not elsewhere listed													S	<b>11.38</b>

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
Monument works and sales													P	
Motorcycle, lawn mower and power equipment sales and service													P	
Musical Instrument Manufacturing													P	
Offices pertaining to any permitted use in the Industrial District									P				P	
Precision instruments and jewelry Manufacturing													P	
Printing, engraving and publishing establishments													P	
Sheet metal, roofing and plumbing materials manufacturing													P	
Textile Products Manufacturing													P	
Wholesale and warehousing establishment not including the storage of volatile chemicals and explosives													P	

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
<b>WASTE MANAGEMENT, STORAGE AND UTILITY USES</b>														
Automobile and other junk, wrecking or salvage yards													S	11.12
Junk Yards/Salvage Yards and Auto Graveyards													S	11.35
Solar Farms	S												S	See Article 13 Solar Energy Systems
<b>ACCESSORY USES</b>														
Outdoor Sales and Display Areas								C	C				C	11.41
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		C	C			C	11.5
Home Occupation	C	C	C	C	C	C	C							11.32
Metal Shipping Containers which have been repurposed									C				C	11.54
Outdoor Storage	C								C	C				11.42
Satellite Dish Antenna	C	C	C	C				C	C	C			C	11.45
Manufactured Home as a Temporary Use	C	C		C					C				C	11.36

	RA	R-20	R-15	R-10	R-8	R-5	R-MHP	C-B	G-B	N-B	HD	H-D Business	LI	Specific Regulation
<b>TEMPORARY STRUCTURES AND USES</b>														
Temporary Structures and Uses	C			C				C	C				C	<b>11.47</b>
<b>USES NOT COVERED ELSEWHERE</b>														
Any Use Not Otherwise Prohibited By Law Or By This Ordinance	S			S				S	S				S	<b>11.50</b>