

ARTICLE 5. ZONING DISTRICTS

Section 5.5 Table of Permitted/Conditional Uses

Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplemental Regulations
Single-family dwelling	PS	PS	PS	PS	PS	PS	PS	PS							Section 6.8
Two-family dwelling (duplex)					PS			PS							Section 6.8
Manufactured home - single wide						PS	PS								Section 6.7
Manufactured home - double wide				PS		PS	PS								Section 6.7
Multi-family residential, including townhouses								PS	SUPS		SUPS				Section 6.40
Non-Residential Uses															
Accessory dwelling Unit	PS	PS	PS	PS	PS	PS	PS	PS							Section 6.3
Accessory buildings	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	Section 6.2
Accounting agencies									P	P	P				
Adult businesses												SUPS			Section 6.11
Adult care home									P						
Advertising agencies									P	P	P	P			
Alcoholic beverages, retail									P		P				
Agriculture							P						P		
Animal Shelter							P					P			Section 6.12
Antique shop									P	P	P				
Arboretums & botanical gardens													P		
Arcades									P	P	P				
Archery range, indoor/outdoor									PS	PS		PS			Section 6.9
Art galleries									P	P	P	P			
Assisted Living Residence									SUP		SUP				
Attorneys									P	P	P	P			

Auction House									PS	PS	PS	PS			Section 6.13
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Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplemental Regulations
Audio & video production services									P	P		P			
Automobile dealerships, new & used									PS	PS		PS			Section 6.14
Automobile lubrication shop									SUPS	PS		PS			Section 6.15
Automobile/motorcycle repair shop									PS	PS		PS			Section 6.16
Automobile parts and supply									P	P		P			
Bakery (retail)									P	P	P	P			
Banks									PS		PS				Section 6.17
Bank teller machines (ATM), attached									P		P				Section 6.17
Bank teller machines (ATM), freestanding									P	P	P	P			
Barber & beauty shops									P	P	P	P			
Bed & breakfasts									PS	PS	PS				Section 6.18
Boat ramp (motorized and un-motorized)											P			SUP	Section 6.19
Boat sales, repairs									PS	PS		PS			Section 6.20
Bodywork therapy (see massage therapist)									P	P	P	P			
Book & periodical store									P	P	P	P			
Bowling alley or skating rink									P						
Bulk hazardous/flammable material storage												SUPS			Section 6.21
Car wash									PS						Section 6.22
Cemeteries and mausoleums									PS						Section 6.23
Crematory												SUP			
Chiropractic									P	P	P				
Religious Institutions									PS		PS				Section 6.45
Club									SUP		SUP	SUP			
Computer sales & repair									P	P	P	P			
Community center									P		P				

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Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplemental Regulations
Community garden	SUP	SUP	SUP	SUP	SUP	SUP	P	SUP							
Continuing care facility									SUP			SUP			
Contractors offices									P	P		P			
Crafts & hobby shops (toy & games)									P	P	P	P			
Dancing & bingo									P		P				
Daycare, Adult and children's									PS						Section 6.10
Deli									P		P	P			
Dinner theaters									P		P				
Docks/piers/bulkheads/waterside structures	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS	Section 7.7
Dog grooming									P	P	P	P			
Drug stores									P		P				
Dry cleaning & laundromats									P			P			
Electrical equipment sales & repair									P	P	P	P			
Electronic Game Operations												SUPS			Section 6.24
Electrical repair or contractor									P	P		P			
Engine repair (small, including motorcycle)									P	P		P			
Engineering/surveying/architectural services									P	P	P	P			
Exercise & physical fitness centers									P		P	P			
Exterminating service									P	P		P			
Farm Building							P								
Farm & garden supply									P	P		P			
Farmers market									P		P				
Financial services									P	P	P	P			
Fire stations	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P	P		P			
Firing Range										SUPS		PS			Section 6.25
Flea market, indoor									P	P					

ARTICLE 10 ZONING DISTRICTS

Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplemental Regulations
Flea market, outdoor									P	P					
Flower shops									P		P	P			
Food stores									P		P	P			
Funeral home									SUPS						
Furniture retail									P		P				
Gas station & convenience stores									SUPS						Section 6.26
General contractors									P	P		P			
Gifts & souvenirs									P		P	P			
Golf course, club house/pro shop/driving range, golf course restaurant, bar, banquet, catering & meeting	SUPS	SUPS						PS						PS	Section 6.27
Golf courses (including driving ranges)	SUPS	SUPS						PS	P					PS	Section 6.27
Governmental offices and buildings	P	P					P		P		P		P	P	Section 6.28
Greenhouse and plant nursery (retail)									P	P		P	P		
Grocery Store									P	P	P	P			
Gunsmith, including repair									P	P					
Handicapped/aged/infirm services									P	P	P				
Hardware									P	P		P			
Heating and air condition installation and repair									P	P		P			
Heavy Equipment Sales and Rental												P			
Home appliance repair)									P	P					
Home appliance dealers									P	P	P	P			
Home building supply (retail-contractor)									P						
Home occupation	PS	PS	PS	PS	PS	PS	PS	PS							Section 6.29
Hospital									SUPS		SUPS				Section 6.30
Hotels & motels									SUPS		SUPS				

Ice cream stand or store									P	P	P				
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Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplemental Regulations
Indoor theaters or auditoriums									P		P				
In-home adult/daycare center	PS	PS	PS	PS	PS	PS	PS	PS							Section 6.31
Insurance office									P	P	P	P			
Interior decorating service									P	P	P	P			
Jewelry									P	P	P	P			
Junkyard/salvage yard												SUPS			Section 6.32
Kindergarten/nursery schools							PS	PS	PS						Section 6.34
Landscaping service									P	P		P			
Laundry Service (excludes Dry Cleaning & Commercial Laundry Facilities)										P					
Leather goods									PS	PS	PS	PS			Section 6.35
Library									P		P				
(renamed "Alcoholic beverages")															
Locksmith									P	P	P	P			
Manufacturing, artisan									P	P		P			
Manufacturing, general												P			
Manufacturing, intensive												P			
Manufacturing, limited									P	P		P			
Marketing Promotion Display	PS	PS	PS	PS	PS	PS	PS	PS	PS						Section 6.58
Massage therapist (licensed per GS 90-623)									P	P	P	P			
Meat butcher									P	P	P	P			
Medical & dental offices/clinics									PS	PS	PS				Section 6.36
Medical & dental offices/clinics (greater than 10,000 sf)									PS	PS					Section 6.36
Medical support offices (testing labs)									P		P	P			
Metal working									P	P		P			

Microbrewery/micro-distillery									PS	PS	PS	PS			Section 6.37
Mini storage units (indoor)												PS			Section 6.38

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Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplemental Regulations
Miniature golf									P					P	
Mixed Use									PS	PS	PS				Section 6.39
Mobile Food Truck	PS	PS	PS	PS	PS	PS	PS		PS		PS			PS	Section 6.56
Multi-unit Housing with Services									SUPS			SUP			
Museum									P						
Music studio									P	P	P	P			
Musical instrument and service									P	P	P	P			
Novelty shops									P	P	P	P			
Nursing homes									PS		PS				Section 6.41
Office complex									P	P	P	P			
Office, general									P	P	P	P			
Opticians									P	P	P	P			
Outdoor display									PS	PS	PS	PS		PS	Section 6.6
Commercial Outdoor Storage – Accessory (includes open Storage)									PS	PS		PS		PS	Section 6.4
Commercial Outdoor Storage – Principal (includes open storage)										PS		P		PS	Section 6.5
Paint/glass/wallpaper									P	P	P	P			
Pawn									P	P		P			
Photography studios									P	P	P	P			
Picture framing									P	P	P	P			
Plumbing repair contractor									P	P		P			
Pool hall									P	P	P				
Postal shipping & receiving									P	P	P	P			
Pottery products									P	P	P	P			
Print shop (quick copy, cards, letterheads, etc.)									P	P	P	P			

Private clubs or lodges (operated for the members and not for profit)									P	P	P			P	
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ARTICLE 5. ZONING DISTRICTS

Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplemental Regulations
Produce stand									P						
Propane/Acetylene Wholesale/ Retail or Distribution												P			
Psychological services									P	P	P	P			
Public & private schools, colleges, and universities								PS	SUPS						Section 6.42
Public parks and recreation areas	P	P	P	P	P	P	P	P	P	P	P		P	P	
Public utility, excluding sewer trtmt. facility	P	P	P	P	P	P	P	P	P	P	P	P	SUP		
Radio/TV station									P	P	P				
Real estate office/appraisal									P	P	P	P			
Recreational Vehicle Campground									PS						Section 6.43
Recycling center												SUPS			Section 6.44
Recycling center (municipal)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	Section 6.44
Rental equipment (excluding Heavy Equipment Sales & Rental)									P	P		P			
Research and development business									SUPS			PS			Section 6.46
Residential domestic and farm animals							PS								Section 6.33
Restaurants (drive through/in)									PS						Section 6.47
Restaurants (eat in, no drive through)									P		P				
Retail complex – mini unit center/mini mall									P	P	P				
Retail trade									P	P	P				
Satellite dish antennas	PS	PS	PS	PS	PS	PS	PS	PS	P	P		P		P	Section 6.48
Seafood markets									P	P	P				
Self-service ice vending machines									PS						Section 6.49
Sewer treatment facilities												SUP			
Shoe store or repair									P	P	P	p			

Solar farms												SUPS			Section 6.50
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ARTICLE 5. ZONING DISTRICTS

Uses	R-1	R-2	R-3	R-3A	R-4	R-5	R-6	PRD	C-1	C-1A	C-C	I-1	CON	REC	Supplement al
Spas & health clubs									P	P	P				
Specialty training schools (driving, modeling, flying, photography, etc.)									P	P					
Sporting goods and services									P	P	P	P			
Stationary									P	P	P	P			
Storage units/containers	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS			Section 6.2
Substations/pump/telephonestations	SUPS	SUPS	SUPS	SUPS	SUPS	SUPS	SUPS	PS	P	P	SUPS	P			Section 6.51
Swimming pool (accessory)	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS			PS	Section 6.52
Swimming pool									SUPS		SUPS			SUPS	Section 6.52
Tailor/dressmaker/seamstress									P	P	P	P			
Taverns									P	P	P				
Tattoo and body piercing									SUP	P		SUP			
Temporary construction buildings	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			Section 6.2
Temporary housing unit	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			Section 6.57
Tobacco shop									P	P					
Travel agencies									P	P	P	P			
Upholstery – furniture repair									P	P	P	P			
Veterinarian – animal clinics (excluding kennels)									P	P	P	P			
Warehouses – wholesale use (enclosed)									P	P		P			
Wireless Telecommunication Facility or Complex, Freestanding and Substantial Modifications							SUPS		SUPS			SUPS			Section 6.53
Wireless Telecommunication Facility, Collocation or Collocated Small/Micro Wireless Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 6.54
Woodworking (retail)									P	P		P			
Youth center									PS	PS		PS		PS	Section 6.55

ARTICLE 5. ZONING DISTRICTS

Section 5.6 Dimensional Requirements

Section 5.6.1 Required Yards and Building Setback Exceptions

- (A) The minimum yards, setbacks, or other open spaces required by this Ordinance for each and every building shall not be encroached upon by a building or considered as meeting the yard and open space requirements of any other building. Required yards and setback distances shall be measured from the property line or street right-of-way line to the nearest portion of any building or structure foundation/footprint, excluding:
- (1) For side yard the outermost four feet of any eave, gutter, canopy, or similar fixture.
 - (2) A deck or patio if no portion of the same extends more than 2 inches above grade, not to extend within five (5) feet of any lot line.
 - (3) Any structure that is a mere appendage to a building, such as a flagpole or fountain.
 - (4) Fences.

Section 5.6.2. Through Lots (Double Frontage) and Corner Lots

- (A) In the case of "through lots" (also referred to as "double frontage lots"), the lot shall be considered to have two front lot lines on each street frontage.
- (B) For corner lots, the side having the shortest street frontage is considered the front for setback purposes. The UDO Administrator may waive this requirement and determine the front yard to be on the street front that is in line with the prevailing pattern of front yards on the street in order to be consistent with the established pattern of the street.

Section 5.6.3 Height Limit Exemptions

Except as may otherwise be prohibited by the FAA regulations, the height limitations of this Ordinance shall not apply to public buildings, church spires, belfries, cupolas, and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, telecommunication towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, flag poles, radio, masts, aerials, and similar structures, provided the structures meet the required State Building Code.

Section 5.6.4 Lot Coverage

- (A) In determining the percentage of building coverage permitted on a lot, the ground floor area of the dwelling, roofed porches, carports, garages, accessory buildings, and all impervious surfaces shall be included.
- (B) Not more than 30% of total lot area may be covered by impervious surfaces. This percentage may be exceeded with a solution prepared and sealed by a North Carolina Professional Engineer that meets the intent of the Stormwater Ordinance and is approved by the UDO Administrator.

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Section 5.7 Table of Area, Setback, Living Area, and Height Requirements

NOTE: Street yard and buffer requirements outlined in Section 7.31 and 7.34 may require more restrictive setbacks than those provided below.

Zoning District	Minimum Lot Area (SF) [1]	Minimum Lot Width (feet) [1]	Minimum Front Setback (feet) [2]	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Minimum Living Area per Dwelling (SF)	Maximum Building Height (feet)
R-1 Single-Family Residential	15,300	90	40	10	25	N/A	40
R-2 Single-Family Residential	15,300	90	40	10	25	N/A	40
R-3 Single-Family Residential	15,300	90	40	10	25	N/A	40
R-3A Single-Family Residential	15,300	90	40	10	25	1,000[3]	40
R-4 Single-Family/Duplex Residential	15,300	90	40	10	25	N/A	40
R-5 Single-Family Residential	15,300	90	40	10	25	750[3]	40
R-5 Manufactured Home (MH)	15,300	90	40	10	25	750[3]	40
R-6 Rural Residential	5 acres	N/A	50	10	50	750[3]	40
PRD Planned Residential District	N/A	N/A	N/A	N/A	N/A	750[3]	40
CON Conservation	5 acres	90	50	10	50	1,000[3]	40
C-1 Commercial Mixed Use	10,000	60	50	10	10	750[3]	48
C-1A Commercial/Service	10,000	60	50	10	10	750[3]	48
C-C City Center	10,000	60	15	10	10	750[3]	48
I-1 Light Industrial	20,000	90	50	25	50	N/A	48
REC Recreation	10,000	60	50	10	10	N/A	48

[1] Lots that do not meet the minimum lot area or width are subject to the provisions outlined in Section 12.2. [2]

Lots that front on NC 87 shall have a 75-foot minimum front setback.

[3] Minimum living area per dwelling (sf) does not apply to any structure subject to regulation under the NC Residential Code for one and two-family dwellings