



Planning Board

Meeting Agenda

June 21, 2016 at 7:00 PM
Council Chambers, 201 S Main St

Meeting Called to Order, Invocation, and Overview of Board and general meeting rules

1. Approve minutes of the April 19, 2016 meeting
2. New Business
 - a. RZ1602 Knightdale Residential. A proposal to rezone 17 acres from R-18 to R-9 off Lacy Holt Road.
3. Old Business
 - a. Discussion regarding the City of Graham Development Ordinances
 - AM1612 Nonconforming Site Elements
 - AM1613 OffStreet Parking
 - AM1614 Table of Permitted Uses
4. Public comment on non-agenda items

Adjourn

A complete agenda packet is available at www.cityofgraham.com

PLANNING ZONING BOARD

Tuesday, April 19, 2016

The Planning & Zoning Board held their regular meeting on Tuesday, April 19, 2016 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Bonnie Blalock, Ricky Hall and Kenneth Dixon. Members absent were Andy Rumley, Michael Benesch and Bill Teer. Staff members present were Nathan Page, City Planner, Jenni Bost, Zoning Enforcement Officer, and Martha Johnson, Zoning/Inspections Technician.

Vice Chair Ricky Hall called the meeting to order and gave the Overview of the Board, general meeting rules and also gave the invocation.

1. Approval of the February 16, 2016 meeting minutes. Dean Ward made a motion for approval, second by Bonnie Blalock. All voted in favor.

2. New Business

a. CR1602 Rogers Contractor. Request by Charles Terry to rezone property located at 1129 Rogers Road from R-12 to C-B to use the place he lives as his business. Nathan Page stated this is a request to rezone the subject property located at 1129 Rogers Road from R-12 to C-B. The applicant is proposing to “use the place I live at as my business.” Andy Shanklin of 1129 Rogers Road, the applicant spoke next. Mr. Shanklin said he has been there for 3 years and has been working on cleaning up the property. Mr. Shanklin stated he had fixed the drainage problem at that property and had cleared out some of the trees and he hopes to soon put up a privacy fence so you cannot see his vehicles. Mr. Shanklin was open to any questions or suggestions from the Board or any of his neighbors.

Next we heard from some of the surrounding landowners:

Lynne Higgins 1127 Rogers Road

Katherine Guizi 1118 Rogers Road

Rebecca Fecher 207 Aloha Drive

Jennifer Hill 1129 Rogers Road

Martha Terry 2917 Rogers Road

Brian Higgins 6415 Coral Vine Way, Whitsett, NC

There were mixed opinions among the neighbors. There was concern for lots of noise, his residence looks like a business with building material, lots of trucks, trailers and heavy equipment. There was mention of traffic issues on a very busy road with him pulling in and out with his trucks and trailers. Some of the neighbors were worried about their property values also.

Ricky Hall made a motion to deny this item. Mr. Hall stated it was not a correct fit for the neighborhood and if allowed this decision could open flood gates with commercial property trying to pop up in other residential areas. The vote was second by Bonnie Blalock, all voted aye.

3. Old Business

a. Discussion regarding the City of Graham Development Ordinances:

AM1607 Tree Cutting Permit. Dean Ward made a motion to approve, second by Bonnie Blalock. All voted aye.

AM1609 B-1 District Uses. Ricky Hall made a motion to approve, second by Kenneth Dixon. The vote was split 2 to 2 with Dean Ward and Bonnie Blalock dissenting due to concern for the property located at 101 W Harden St would have very limited use.

AM1610 Decommissioning of Cell Towers. Ricky Hall made a motion to approve, second by Kenneth Dixon. All voted aye.

AM1611 Unified Business Development. Mr. Page stated that high traffic load areas needs this and not low traffic areas. Mr. Page stated there was currently a pending application. Mr. Kevin Geddes located at 410 E Interstate Service Road said he hoped this would be expedited because of an additional business he hopes to open at this location. Kenneth Dixon made a motion to approve, second by Ricky Hall. All voted aye.

AM1612 Nonconforming Site Elements. Dean Ward made a motion to table this item, second by Ricky Hall. The vote was 3 to 1 with Kenneth Dixon dissenting.

Mr. Hall asked Mr. Page what Development Ordinances the Board would look at next. Mr. Page stated that with the upcoming budget that Council has recommended that there be no Development Ordinances at the next Planning Board meeting. It was discussed that the Board keep scheduled meetings even with no other items to address so we can move forward on the Development Ordinances project.

Mr. Page said that Jason Cox had spoken at our February 16, 2016 meeting and he had some request. At that time Chairman Rumley suggested that the Planning Board draft a letter to present to City Council. The members felt that the letter was ok to send to City Council but some felt the downtown business owners should be aware of these changes if Council approves the changes. See attached copy of letter:

Ricky Hall made a motion to approve, second by Dean Ward. All voted aye.

4. Public comment on non-agenda items, there were none.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician

City of Graham Planning Board
201 S Main Street
Graham NC, 27253

Dear Mayor Peterman and City Council Members,

We the members of the Graham Planning Board believe that revitalization in the downtown area is imminent. Now is the time to increase the focus of the City staff and funds towards this area, as identified by the Graham 2035 Comprehensive Plan.

Policy 2.3.1: Downtown *A vibrant downtown is critical for Graham's economic success. Graham's downtown is a priority when considering incentives, investments, regulations, and marketing. Encourage entertainment options to locate within Graham's downtown.*

Inasmuch, we request the Council focus on three primary goals within this region to bring about a vision for the downtown that was expressed by the citizenry of Graham through the comprehensive planning process. In light of these efforts, we have targeted many of the Development Ordinance revisions before you this month towards the downtown.

Our primary goal in the downtown area is safety. Currently, the vehicle traffic is prioritized over pedestrian traffic in our downtown. While we are not advocating any lane closures, we believe there are portions of key intersections where the installation of reduced lane widths could protect pedestrian lives. These lane-width reductions could take the form of bumpouts, which would also result in additional public spaces devoted to an attractive streetscape in the downtown area. The tradeoff between pedestrian spaces and lanes for motorized traffic has a profound effect on neighborhood character, development patterns, and how people choose to use a public space.

Secondly, we want visitors to our City to feel at home in our downtown. We feel that the wayfinding in the downtown area is sorely lacking, and the abundant parking located downtown is unknown by the general populace. The installation of signage indicating the location of City-owned parking lots could offset the negative perception regarding parking in our Central Business District. The pedestrian wayfinding could be addressed by the placement of additional signage unique to the downtown. There should be A-frame signs in the downtown area, to bring additional attention to the businesses we have.

Our last goal for the downtown is to reduce the 2-hour time limit placed on the priority parking spots. Frequently, we have found that the business employees themselves are parked in these spots, which are intended to be used by visitors and not individuals who are staying for a workday. As such, we would like to see the time limit reduced to one hour for N. Main Street, as well as E. and W. Elm Streets.

Thank you for your consideration in this matter which we feel brings important, positive change to this critical area of the City.



Rickey Hall
Acting Chair

Andy Rummley
Chair
Graham Planning Board



Application for REZONING or CONDITIONAL REZONING

RECEIVED

MAY 23 2016

CITY OF GRAHAM
INSP. / P.Z.

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

This application is for both general district rezonings and conditional rezonings. Applications are due on the 25th of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

Site

Street Address: 2225 Lacy Holt Road

Tax Map#: 130050 / 130185 GPIN: 8872499679/8872590389

Current Zoning District(s):

- R-7 R-9 R-12 R-15 R-18
 R-MF R-G C-R C-MXR
 B-1 B-2 B-3 C-B C-MXC
 O-I C-O-I I-1 I-2 C-I

Overlay District, if applicable:

- Historic S Main St/Hwy 87 E Harden St/Hwy 54

Current Use: Residential

Total Site Acres: 7.02 + 10.06

Property Owner: Seth S Holt

Mailing Address: 103 Marie Avenue

City, State, Zip: Goldsboro, NC 27530

Applicant

Property Owner Other Chris Foust

Application for Conditional Rezoning may only be initiated by the owner of a legal interest in all affected property, any person having an interest in the property by reason of written contract with owner, or an agent authorized in writing to act on the owner's behalf. If the applicant for Conditional Rezoning is other than the Property Owner, documentation in compliance with the preceding statement must be provided in order for this application to be complete.

Name: Laurelton Village Inc

Mailing Address: 1851 S Main Street

City, State, Zip: Graham NC 27253

Phone # (336) 516-1888

Email: kfoust@mcphersongrading.com

I have completed this application truthfully and to the best of my ability.

Signature of Applicant

Date

Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

- R-7 R-9 R-12 R-15 R-18
 R-MF R-G C-R C-MXR
 B-1 B-2 B-3 C-B C-MXC
 O-I C-O-I I-1 I-2 C-I

Describe the purpose of this rezoning request. *For Conditional Rezoning*, also specify the actual use(s) intended for the property (from Sec. 10.135 Table of Permitted Uses) along with other descriptive or pertinent information, such as number of dwelling units, type of multifamily development, square footage and number of buildings:

Request to re-zone the 2 parcels to subdivide into smaller lots.

For Conditional Rezoning, this application must be accompanied by a Preliminary Site Plan and supporting information specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.

Site Plan Review Application **must be attached to this application for Conditional Rezoning**

Office Use Only. DEVID#



STAFF REPORT

Prepared by Nathan Page, City Planner

Knightdale Residential (RZ1602)

Type of Request: Rezoning

Meeting Dates

Planning Board on June 21, 2016

City Council on July 5, 2016

Contact Information

Chris Foust, Laurelton Village, INC

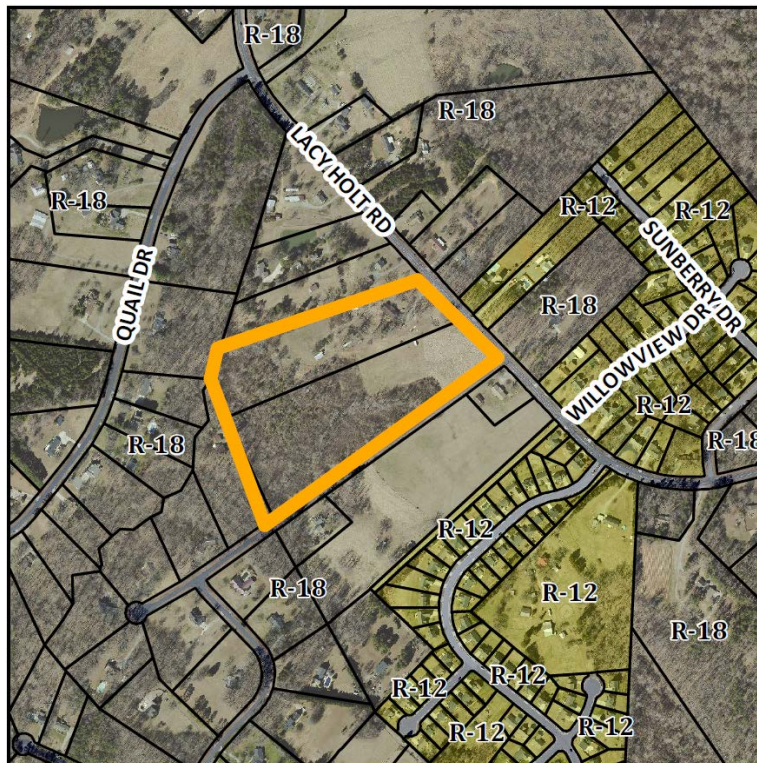
1851 S Main Street

Graham NC 27253

336-516-1888; kfoust@mcphersongrading.com

Summary

This is a request to rezone the subject property from R-18 to R-9. The property currently has a single family home upon it. There is water and sewer available along Lacy Holt Road.



Location

2225 Lacy Holt Rd
GPIN: 8872499679/
8872590389

Current Zoning

Residential (low density)
(R-18)

Proposed Zoning

Residential (high density) (R-9)

Overlay District

none

Surrounding Zoning

R-18, R-12

Surrounding Land Uses

Single Family and Vacant

Size

17.08 acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

Conformity to the *Graham 2035 Comprehensive Plan (GCP)* and Other Adopted Plans

Applicable Policies;

- 5.1.1 Housing Variety. Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multi family dwelling units, small units, prefabricated homes, cohousing, and clustered housing. *The amendment will provide additional small lot homes in the southwestern portion of Graham.*
- 4.3.1 Land Use Patterns. Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The site would use existing city infrastructure, and would facilitate later development of existing adjacent property.*

Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends **approval** of the rezoning. The following supports this recommendation:

- Rezoning the property would be in consistence with the Suburban Residential type and furthers the policies and strategies put forth by the *Graham 2035 Comprehensive Plan*, such as efficient development.

Planning Type

Neighborhood

Development Type

Suburban Residential

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less.

Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces.

Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors.

Density of 3 to 6 DU/acre



STAFF REPORT

Prepared by Nathan Page, City Planner

Text Amendment for: 10.71 Nonconforming Site Elements

Contact Information

Not applicable

Type of Request: Text Amendment

Meeting Dates

Planning Board on April 19, 2016, June 21, 2016

City Council on July 5, 2016

Summary

The City Council proposes to amend the *Development Ordinance*, Article IV, Division 1, Section 10.71 Nonconforming Site Elements.

The following amendments to the Development Ordinance are proposed:

Section 10.71 Nonconforming Site Elements (5)

Original Language:

- (5) All nonconforming signs, except outdoor advertising signs, must be brought into compliance or removed (including the entire sign and any or all supports) if any or all of the following occurs:
 - a. If damage to the sign exceeds 50% of its original value or replacement value, whichever is less;
 - b. If the sign is demolished or damaged to the extent where more than fifty percent (50%) of its display area requires replacement;
 - c. If the business or activity on the premises is discontinued for a continuous period of 90 days or more;
 - d. If additions or expansions of buildings, parking areas, or uses of open land occur that are greater than 3,000 square feet; or
 - e. If any change in the existing use of the property occurs.

Project Name

Nonconforming Site Elements

(AM1612)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

Tracking Changes:

- (5) All nonconforming signs, except outdoor advertising signs, must be brought into compliance or removed (including the entire sign and any or all supports) if any or all of the following occurs:

- a. If damage to the sign exceeds 50% of its original value or replacement value, whichever is less;
- b. If, apart from normal maintenance or replacement of existing panels, the sign display area is demolished, or damaged, or removed to the extent where more than fifty percent (50%) of its display area ~~requires replacement~~ is affected;
- c. If the business or activity on the premises is discontinued for a continuous period of ~~90~~ 180 days or more;
- d. If additions or expansions of buildings, parking areas, or uses of open land occur that are greater than 3,000 square feet; or
- e. If any change in the existing use Land Use Classification of the property occurs.

Proposed Language:

- (5) All nonconforming signs, except outdoor advertising signs, must be brought into compliance or removed (including the entire sign and any or all supports) if any or all of the following occurs:
 - a. If damage to the sign exceeds 50% of its original value or replacement value, whichever is less;
 - b. If, apart from normal maintenance or replacement of existing panels, the sign display area is demolished, damaged, or removed to the extent where more than fifty percent (50%) of its display area is affected;
 - c. If the business or activity on the premises is discontinued for a continuous period of 180 days or more;
 - d. If additions or expansions of buildings, parking areas, or uses of open land occur that are greater than 3,000 square feet; or
 - e. If any change in the existing Land Use Classification of the property occurs.

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

<p><u>Planning District</u> All</p> <p><u>Development Type</u> All</p>
--

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan*, other jurisdictions and best practices, staff **recommends approval** of the text amendment. The following supports this recommendation:

- The proposed amendment permits redevelopment of existing sign boxes in the overlay which may be nonconforming, but are permitted to continue as permitted nonconformities.



PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with "The Graham 2035 Comprehensive Plan" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.

**Nonconforming Site Elements
(AM1612)**
Type of Request
Text Amendment
Meeting Dates
Planning Board on April 19, 2016
June 21, 2016
City Council on July 5, 2016

I move to **recommend APPROVAL** of the application as presented.

I move to **recommend DENIAL**.

The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

The action is reasonable and in the public interest for the following reasons:

This report reflects the recommendation of the Planning Board, this the 21st day of June, 2016.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson, Secretary



STAFF REPORT

Prepared by Nathan Page, City Planner

Text Amendment for: 10.240 Off Street Parking

Contact Information

Not applicable

Type of Request: Text Amendment

Meeting Dates

Planning Board on June 21, 2016

City Council on July 5, 2016

Summary

Staff proposes to amend the *Development Ordinance*, Article IV, Division 11, Section 10.240 Off Street Parking. *To permit additional parking for drive-thru restaurants, and to condense other requirements.*

The following amendments to the Development Ordinance are proposed:

Banks, Savings and Loans, Financial Institutions, and Restaurants (including drive-thru) are permitted the following parking requirements: One space for each 200 square feet gross floor area used by the public, plus one space for each 600 square feet other gross floor area, plus waiting space for at least four cars at each drive-in banking device or restaurant drive-thru.

Automobile accessories sales: One space for each 200 square feet gross floor area.

Automobile assembling, Painting, upholstery, rebuilding, reconditioning, body and fender repairing: One space for each 200 square feet gross floor area.

Automobile laundry: 15 spaces.

Automobile sales: One space for each 600 square feet gross floor area

Dry Cleaning and Pressing Plants: Two spaces for each three employees

Dry cleaning pickup establishments: One space for each 200 square feet gross floor area used by the public, plus waiting space for at least four cars at any drive-up window

Laundries: One space for each 200 square feet gross floor area

Philanthropic, nonprofit institutions: One space for each 200 square feet gross floor area

Photographer’s studio: One space each 300 square feet gross floor area

Stables, commercial : One space for each two stalls

Wholesale establishments: One space for each 900 square feet gross floor area

Proposed: Restaurants (including drive-thru) are permitted one space per employee, plus one space per 100 square feet gross floor area used by the public. *While this would provide more than double the*

Project Name

Off Street Parking (AM1613)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

existing parking capacity, the peaky usage schedule for restaurants requires that they have a larger capacity for parked vehicles than financial institutions.

Vehicle Accessories/Repair/Wash: One space for each 200 square feet gross floor area. *These uses are currently separated, and have the same (or in the case of wash, similar) requirements.*

Vehicle Sales: One space for each 600 square feet gross floor area.

Laundry, Commercial: Two spaces for each three employees, plus one space for each 200 square feet gross floor area used by the public.

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District

All

Development Type

All

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan*, other jurisdictions and best practices, staff **recommends approval** of the text amendment. The following supports this recommendation:

- The proposed amendment permits additional parking spaces for drive-thru restaurants, and groups similar land uses under the same requirements.



PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with "The Graham 2035 Comprehensive Plan" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.

Off Street Parking (AM1613)
Type of Request
Text Amendment
Meeting Dates
Planning Board on June 21, 2016
City Council on July 5, 2016

I move to **recommend APPROVAL** of the application as presented.

I move to **recommend DENIAL**.

The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

The action is reasonable and in the public interest for the following reasons:

This report reflects the recommendation of the Planning Board, this the 21st day of June, 2016.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson, Secretary



STAFF REPORT

Prepared by Nathan Page, City Planner

Text Amendment for: 10.135 Table of Permitted Uses

Contact Information

Not applicable

Type of Request: Text Amendment

Meeting Dates

Planning Board on June 21, 2016

City Council on July 5, 2016

Summary

Staff proposes to amend the *Development Ordinance*, Article IV, Division 6, Section 10.135 Table of Permitted Uses (TOPU). *To reduce the complexity and length and to remove duplicate entries.*

The following amendments to the Development Ordinance are proposed:

The current TOPU has some uses listed up to three times (Waste Incinerators). There are also similar land uses which have been separated (Barber shop and Beauty Shop).

Proposed: Because of the length and complexity of the TOPU, both the original and the proposed are attached as excel spreadsheets. I did not do a “track changes” version because of the complexity of combing existing uses into one (i.e. automobile, motorcycle, and recreational vehicle sales as well as Vehicle Rental or Leasing into Vehicle Dealers/ Rentals (new and used).

Project Name

Table of Permitted Uses
(AM1614)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District

All

Development Type

All

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan*, other jurisdictions and best practices, staff **recommends approval** of the text amendment. The following supports this recommendation:

- This proposal is not intended to change any permitted land uses, nor further restrict nor enable these permitted uses.

DRAFT Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1	I-2	C-I	C-MXR	C-MXC	LUC
															Note 19	Note 19				
ABC Store (liquor)												X	X	C					C	3
Accessory Uses, See Note 1	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	3
Office Space, Less than 5 employees									X	C	X	X	X	C	X			C	C	3
Office Space, More than 5 employees									X	C		X	X	C				C	C	3
Alteration, Clothing Repair											X	X	X	C				C	C	3
Ambulance, Fire, Police, Rescue Station	S	S	S	S	S	C	X	X	X	C	X	X	X	C	X	X	C	C	C	3
Amusement/Water Parks/Fairs/Carnivals												S			S	S	C			4
Animal Hospital/Commercial, with outdoor kennels or runs, provided all runs and pens are at least 50 ft. from any property line												S		C	X	X	C		C	3
Botique Shops entirely within building									S	C	S	X	X	C	X			C	C	3
Large Items Store (appliances, hardware, furniture)												X	X	C	X		C		C	3
Athletic Fields, See Note 2	S	S	S	S	S	C	S	S	X	C	X	X		C	X	X	C	C	C	1
Auditoriums, Stadiums, and similar facilities where admission is charged or organized athletic events are held, See Note 2							S	S	S			S	S	C	S		C		C	4
Vehicle Accessory and Supply Sales												X		C	X		C	C	C	3
Vehicle assembling, painting, upholstering, rebuilding, reconditioning; body and fender works															X	X	C			4
Vehicle body and fender repair conducted within completely enclosed building												X		C	X	X	C		C	3
Vehicle Dealers/Rentals (new and used)												X		C	X	X	C		C	3
Vehicle repair shops, not including body or fender repair												X		C	X	X	C		C	4
Vehicle Towing Services, See Note 3												X		C	X	X	C			4
Bank, Savings and Loan, Credit Union, similar financial institutions									X	C	X	X	X	C	X	X	C	C	C	2
Bars (as principal use), See Note 4												X	X	C			C	C	C	3
Barber Shop, Beauty Shop, Nail Salon											X	X	X	C	X		C	C	C	3
Batting Cages, Outdoor, See Note 5															X	X	C			4
Bed and Breakfast (Tourist Home)	S	S	S	X	X	C	X	X	X	C	X	X	X	C				C	C	2
Billiard Halls, Bingo Games, Bowling Alleys, other public amusement establishments												X	X	C	X		C		C	3
Shops or Bulk Sales (with storage yard), See Note 6															X	X	C			4
Distribution Center															X	X	C			3

DRAFT Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1	I-2	C-I	C-MXR	C-MXC	LUC
															Note 19	Note 19				
Bus station												S		C						3
Cabinet, woodworking and upholstery shops												X		C	X	X	C		C	3
Campgrounds, commercial												S			S	S	C			4
Car Wash, including Self Service, See Note 7											S	X	X	C	X	X	C		C	4
Cellular or Digital Communication Tower															S	S	C			5
Cemetery or Mausoleum. See Note 8	S							S				S		C	S	S	C			2
Religious Services	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X		C	C	C	2
Communication or Broadcasting Facility, without Tower											X	X	X	C	X	X	C		C	3
Community Centers/Banquet Hall, not including gymnasiums or stadiums	S	S	S	S	S	C	S	S	S	C	S	S	S	C	S	S	C	C	C	3
Contractors Offices, no outdoor storage									X		X	X	X	C	X	X	C		C	3
Convenience Store (with gasoline pumps >15' from property line)											X	X		C	X	X	C	C	C	3
Convenience Store (without gasoline pumps)									X		X	X	X	C	X	X	C	C	C	3
Day Care Center, Adult (Less than 6)							X	X	X	C	X	X		C	X		C	C	C	2
Day Care Center, Adult (6 or more)									X	C	X	X		C	X		C		C	2
Day Care Center, Child meeting licensing and safety standards							X	X	X	C	X	X		C	X		C	C	C	2
Day Care Center, Child, operated as home occupation (5 or less), See note 20	X	X	X	X	X	C	X	X	X	C	X	X		C	X			C	C	2
Dwelling, Duplex					S		X	X												1
Dwelling, condominium			S	S	S	C	X	X		C				C				C	C	2
Dwelling, located in the second or higher story of a commercial structure, with adequate light, air and bathroom facilities									X	C	X	X	X	C				C	C	1
Dwelling, Multifamily , site plan required see Note 18						C	X	X		C				C				C	C	3
Dwelling quarters for operators, caretakers, etc. in or adjacent to buildings primarily for nonresidential use									X	C	X	X	X	C	X	X	C	C	C	3
Dwelling, Single Family Detached	X	X	X	X	X	C	X	X	X	C	X	X		C				C	C	1
Dwelling, Townhouse			S	S	S	C	X	X										C	C	2
Dry cleaning\Laundry (not self-service)												X		C	X	X	C	C	C	3
Electronic, Internet or Sweepstakes Gaming												S			S					5
Equipment Rental, Leasing or Repair (no outside storage)												X		C	X	X	C		C	3

DRAFT Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1	I-2	C-I	C-MXR	C-MXC	LUC
Equipment Rental, Leasing or Repair (with outside storage), See Note 6															Note 19	Note 19				5
Explosives storage, long-term or temporary, in accordance with latest edition of National Fire Code																S				3
Family Care Facility (Family Care Home), See Note 21	X	X	X	X	X	C	X	X												1
Farms	X																			1
Farmer's Market (as Accessory Use, See Note 22)											X	X	X							
Food processing wholesale quantities, excluding slaughtering															X	X	C			4
Flea Market, provide no permanent outdoor display and all sale items and temporary signs are placed inside the permanent building on premises after 6:00 p.m.												S			S	S				3
Floor Covering, Drapery or Upholstery Sales											S	X	X	C	X		C		C	3
Florist											X	X	X	C				C	C	3
Funeral Home or Crematorium									X	C	X	X	X	C	X		C	C	C	2
Game Room, Video Game Room, Coin Operated Amusements												X	X	C					C	3
Garden Center or Retail Nursery							S	S				X		C	X	X	C		C	3
Golf Course, Miniature												X		C	X		C			3
Golf, swimming or tennis lodge or clubs	S	S	S	S	S	C	S	S	S			S		C	S	S	C	C	C	1
Government Office									X	C	X	X	X	C	X	X	C	C	C	2
Group Care Facility, See Note 23						C	S	S	S	C	S	S		C				C	C	3
Group Home, See Note 23	S	S	S	S	S	C	S	S	S	C	S	S		C				C	C	1
Hazardous Waste Facilities																				5
Home Occupation, See Note 9	X	X	X	X	X	C	X	X	X	C										1
Hospital	S	S	S	S	S	C	S	S	S	C	S	X		C	S	X	C	C	C	4
Hotel, Motel or Executive Suites												X	X	C	X		C		C	4
Jails									S			S			S	S				4
Junkyards, Salvage Yards																S				5
Laboratories for testing and research												X		C	X	X	C		C	3
Landfill, for Household and Commercial Waste, State Permitted – No Hazardous Waste (Reserved)																				5
Retail/Service With Outside Plant/Equipment Storage												X		C	X	X	C		C	3

DRAFT Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1	I-2	C-I	C-MXR	C-MXC	LUC
															Note 19	Note 19				
Laundromat, Coin-Operated											X	X	X	C	X	X	C	C	C	3
Library, Art Gallery or Museum									X	C	X	X	X	C				C	C	2
Manufactured Dwelling Park								S												3
Manufactured Dwelling (Class AA) on Individual Lot								X												1
Manufactured Home Sales												S			S	S				3
Manufacturing and Industry (assembling, manufacturing, compounding, repair or treatment of articles or merchandise)																				
Ammunition, Small Arms																X				4
Animal Feeds																S				5
Apparel and Finished Fabric Products															X	X	C			4
Bakery Products															X	X	C			4
Batteries																X				4
Bottling Plant															X	X	C			4
Cement, concrete, lime, plaster, brick																X				4
Chemicals, Paints and Allied Products																X				4
Dairy Product Processing															X	X	C			4
Electrical Equipment															X	X	C			4
Fabricated Metal Products															X	X				4
Glass Products from Purchased Glass															X	X	C			4
Heating Equipment and Plumbing Fixtures															X	X	C			4
Household Appliances															X	X	C			4
Industrial and Commercial Machinery															S	X	C			4
Leather Products (no tanning)															X	X	C			4
Lighting and Wiring Equipment															X	X	C			4
Manufactured Housing and Wood Buildings															X	X	C			4
Medical, Dental and Surgical Equipment															X	X	C			4
Millwork, Plywood and Veneer															X	X	C			4
Optical Goods												X		C	X	X	C			4
Paperboard Containers and Boxes																X				4

DRAFT Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1	I-2	C-I	C-MXR	C-MXC	LUC
															Note 19	Note 19				
Pharmaceutical Products															X	X	C			4
Photographic Equipment and Supplies															X	X	C			4
Plastic Products															X	X	C			4
Pottery and Related Products															X	X	C			4
Rubber Products																X				4
Sawmill																S				
Sign manufacture, fabricating												X		C	X	X	C			4
Soaps and Cosmetics																X				4
Textile Products (no dyeing and finishing)															X	X	C			4
Textile Products (with dyeing and finishing)																X				4
Massage Therapy, practitioner licensed by the State of NC									X	C	X	X	X	C	X		C	C	C	2
Medical, Dental or Related Office									X	C	X	X	X	C	X		C	C	C	2
Medical or Dental Laboratory									X	C		X	X	C	X		C	C	C	3
Motion Picture Production												X		C	X		C			4
Municipal Facilities	S	S	S	S	S	C	S	S	X	C	X	X	X	C	S	S	C	C	C	3
Museum or Art Gallery									X	C	X	X	X	C				C	C	2
Night clubs, dance halls (see note 4)												X	X	C			C		C	3
Nursing Home, Rest Home, Convalescent Home	S	S	S	S	S	C	X	X	S	C	S	X		C				C	C	3
Park, Public	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	3
Parking lots serving uses permitted in the district where located, See Note 11	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	3
Parking lots or access driveways serving uses not permitted in district where lot is located			S	S	S	C		S	S	C	S	S	S	C	S	S	C	C	C	4
Pet Store/Grooming No Outside Animal Storage/Care												X	X	C	X		C		C	3
Petroleum and Petroleum Products Storage/Sales, <100,000 gallons												S		C	X	X	C			4
Petroleum and Petroleum Products Storage/Sales, >100,000 gallons																X				5
Photography Studio											X	X	X	C	X		C	C	C	3
Physical Fitness Center, Health Club, Gym									X	C		X	X	C	X		C	C	C	3
Planned Unit Development (PUD)	O	O	O	O	O		O	O	O		O	O	O		O	O				3

DRAFT Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1	I-2	C-I	C-MXR	C-MXC	LUC
															Note 19	Note 19				
Post Office											X	X	X	C	X		C	C	C	4
Printing and Publishing Operation/Photocopying												X	X	C	X	X	C		C	3
Public utility warehouses, storage yards, repair areas															X	X	C			4
Racetracks for automobiles, motorcycles															S	S				5
Radio, Television Stations without Towers											X	X	X	C	X	X	C		C	3
Recycling Facility, Commercial															S	S				4
Restaurant (with drive-thru)												X		C	X	X	C		C	3
Restaurant (without drive-thru)												X	X	C	X		C		C	3
Retail Sales No Outside Storage or Sales											S	X	X	C	X		C	C	C	3
Roadside stands, temporary, for sale of agricultural products produced on premises; not in right-of-way								X	X	C	X	X	X	C	X	X	C	C	C	1
Roadside Stands & Outdoor Sales, Temporary (Prohibited)																				
Sewage Treatment Plant,																X				5
School, Elementary or Secondary	S	S	S	S	S	C	S	S	S	C	S	X		C				C	C	1
School, commercial, vocational									S	C	S	X	X	C	X	X	C	C	C	1
School, music, art, martial arts, or dancing											X	X	X	C	X		C	C	C	1
Septic Tank Installation and Servicing Businesses															X	X	C			3
Sexually Oriented Business												S			S					5
Shooting Range, Indoor															X	X	C			3
Shooting Range, Outdoor																S				4
Solar Farm (See Note 24)						C				C				C	X	X	C	C	C	2
Stable, including riding facilities	S														S	S	C			1
Storage Yard, See Note 13															X	X	C			5
Tanning Salon									X	C		X	X	C				C	C	3
Tattoo Business												X			X	X				3
Taxidermist												X		C	X		C		C	3
Temporary Construction or Real Estate Office, Storage Facilities – use to be terminated upon completion of construction	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	n/a
Theater (indoor)												X	X	C	X		C	C	C	3

DRAFT Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1	I-2	C-I	C-MXR	C-MXC	LUC
															Note 19	Note 19				
Tire Recapping and Retreading (Principal use)															X	X	C			3
Tire Sales												X		C	X		C		C	3
Towers, Radio, Television, Cellular and Digital Communication															S	S	C			5
Truck and Utility Trailer Rental and Leasing												X		C	X	X	C			4
Trucking or Freight Terminal, Storage, Repair, Wash, or Stop															S	S	C			4
Unattended facilities for public utilities, See Note 16	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	2
Utility building sales, sales of storage sheds and trailers															X	X	C			
Unified Business Development, Heavy									S	C		S	S	C	S		C	C	C	3
Unified Business Development, Light									X	C		X	X	C	X		C	C	C	3
Utility Substation, See Note 17	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	2
Veterinary Service, Large Animal	X																			2
Warehouse (general storage, enclosed, non-hazardous)															X	X	C			4
Warehouse, Mini (self-storage)												S		C	X	X	C			3
Waste Incinerators (including Medical)																				5
Water Treatment Plant															X	X	C			5
Wholesale Distribution and Trade Not Otherwise Listed												X		C	X	X	C			3

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
ABC Store (liquor)											X	X	C						C	3
Accessory Uses, See Note 1	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	3
Accounting, Auditing or Bookkeeping Services									X	C		X	X	C				C	C	3
Adult Establishment												S			S					5
Advertising Agency									X	C		X	X	C				C	C	3
Airport															S	C	S			5
Alteration, Clothing Repair											X	X	X	C				C	C	3
Ambulance, Fire, Rescue Station	S	S	S	S	S	C	X	X	X	C	X	X	X	C	X	C	X	C	C	3
Amusement/Water Parks												S			S	C	S			4
Animal Hospital, with outdoor kennels or runs, provided all runs and pens are at least 50 ft. from any property line												S		C	X	C	X		C	3
Antique Shops									S	C	X	X	X	C				C	C	3
Antique shops, florist shops, other specialty shops in structures originally designed for residential use									S	C	X	X	X	C				C	C	3
Apparel Sales (Clothing, Shoes, Accessories)											X	X	X	C				C	C	3
Appliance Store												X	X	C	X	C			C	3
Architect, Engineer or Surveyor's Office									X	C		X	X	C	X	C			C	3
Arts and Crafts Store											X	X	X	C				C	C	3
Asphalt Mixing Plant																	S			5
Athletic Fields, See Note 2	S	S	S	S	S	C	S	S	X	C	X	X		C	X	C	X	C	C	1
Auditoriums, Stadiums, and similar facilities where admission is charged or organized athletic events are held, See Note 2							S	S	S			S	S	C	S	C			C	4
Automobile Accessory and Supply Sales												X		C	X	C		C	C	3
Automobile assembling, painting, upholstering, rebuilding, reconditioning; body and fender works															X	C	X			4
Automobile body and fender repair conducted within completely enclosed building												X		C	X	C	X		C	3
Automobile Dealers (new and used)												X		C	X	C	X		C	3

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Automobile Rental or Leasing												X		C	X	C	X		C	3
Automobile repair shops, not including body or fender repair												X		C	X	C	X		C	4
Automobile Towing Services, See Note 3												X		C	X	C	X			4
Bakery, selling at retail products produced on premises											X	X	X	C	X	C	X	C	C	3
Bank, Savings and Loan, Credit Union, similar financial institutions									X	C	X	X	X	C	X	C	X	C	C	2
Bars (as principal use), See Note 4												X	X	C		C		C	C	3
Barber Shop											X	X	X	C	X	C		C	C	3
Batting Cages, Outdoor, See Note 5															X	C	X			4
Batting Cage, Indoor												X			X	C	X			3
Beauty Shop											X	X	X	C	X	C		C	C	3
Bed and Breakfast (Tourist Home)	S	S	S	X	X	C	X	X	X	C	X	X	X	C				C	C	2
Bicycle Shop											X	X		C	X	C	X	C	C	3
Billiard Halls, Bingo Games, Bowling Alleys, other public amusement establishments												X	X	C	X	C			C	3
Boat Sales, Building or Repair												X		C	X	C	X		C	3
Bookstore											X	X	X	C				C	C	3
Building Supply Sales (with storage yard), See Note 6															X	C	X			4
Bulk Mail and Packaging Facility															X	C	X			3
Bus station												S		C						3
Cabinet, woodworking and upholstery shops												X		C	X	C	X		C	3
Camera Store											X	X	X	C				C	C	3
Campgrounds, commercial												S			S	C	S			4
Candy Store											X	X	X	C				C	C	3
Car Wash, including Self Service, See Note 7											S	X	X	C	X	C	X		C	4
Cellular or Digital Communication Tower															S	C	S			5
Cemetery or Mausoleum. See Note 8	S							S				S		C	S	C	S			2
Christmas Tree Sales											X	X	X	C	X	C	X	C	C	

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Church, Synagogue	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C		C	C	2
Clothing, Shoe and Accessory Store											X	X	X	C				C	C	3
Club or Lodge	S	S		S	S	C	S	S	S	C										3
Coin Operated Amusement, Video Arcades												X	X	C					C	3
Communication or Broadcasting Facility, without Tower											X	X	X	C	X	C	X		C	3
Community Centers, not including gymnasiums or stadiums	S	S	S	S	S	C	S	S	S	C	S	S	S	C	S	C	S	C	C	3
Computer Sales and Service											X	X	X	C				C	C	3
Contractors Offices, no outdoor storage									X		X	X	X	C	X	C	X		C	3
Convenience Store (with gasoline pumps)											X	X		C	X	C	X	C	C	3
Convenience Store (without gasoline pumps)									X		X	X	X	C	X	C	X	C	C	3
Dance School											X	X	X	C	X	C		C	C	2
Day Care Center, Adult (Less than 6)							X	X	X	C	X	X		C	X	C		C	C	2
Day Care Center, Adult (6 or more)									X	C	X	X		C	X	C			C	2
Day Care Center, Child meeting all licensing and safety standards							X	X	X	C	X	X		C	X	C		C	C	2
Day Care Center, Child, operated as home occupation (5 or less), See note 20	X	X	X	X	X	C	X	X	X	C	X	X		C	X			C	C	2
Dental, Medical or Related Office									X	C	X	X	X	C	X	C		C	C	2
Drive-in Restaurants												X		C	X	C			C	3
Drugstore											X	X	X	C				C	C	3
Dwelling, Duplex					S		X	X												1
Dwelling, condominium			S	S	S	C	X	X		C				C				C	C	2
Dwelling, located in the second or higher story of a commercial structure, with adequate light, air and									X	C	X	X	X	C				C	C	1
Dwelling, Multifamily , site plan required see Note 18						C	X	X		C				C				C	C	3
Dwelling quarters for operators, caretakers, etc. in or adjacent to buildings primarily for nonresidential use									X	C	X	X	X	C	X	C	X	C	C	3
Dwelling, Single Family Detached	X	X	X	X	X	C	X	X	X	C	X	X		C				C	C	1

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Dwelling, Townhouse			S	S	S	C	X	X										C	C	2
Dry cleaning and pressing plants												X		C	X	C	X	C	C	3
Dry cleaning pick-up establishments											X	X	X	C	X	C	X	C	C	3
Electronic, Internet or Sweepstakes Gaming												S			S					5
Equipment Rental & Leasing (no outside storage)														C	X	C	X		C	3
Equipment Rental & Leasing (with outside storage), See Note 6															X	C	X			5
Equipment Repair and Servicing (Industrial and Large Appliance)															X	C	X			3
Explosives storage, long-term or temporary, in accordance with latest edition of National Fire Code																	S			3
Fabric or Remnant Shop											X	X	X	C				C	C	3
Fairs, carnivals															S	C	S			1
Family Care Facility (Family Care Home), See Note 21	X	X	X	X	X	C	X	X												1
Farms	X																			1
Farm Equipment Sales												X	X	C	X	C	X		C	3
Farmer's Market											X	X	X							
Farmer's Market (as Accessory Use, See Note 22)											X	X	X							
Finance or Loan Office									X	C	X	X	X	C	X	C		C	C	2
Fire, Ambulance, Rescue Station	S	S	S	S	S	C	X	X	X	C	X	X	X	C	X	C	X	C	C	3
Food processing in wholesale quantities, excluding slaughtering															X	C	X			4
Flea Market, provide no permanent outdoor display and all sale items and temporary signs are placed inside the permanent building on premises after 6:00 p.m.												S			S		S			3
Floor Covering, Drapery or Upholstery Sales											S	X	X	C	X	C			C	3
Florist											X	X	X	C				C	C	3
Fuel Oil Sales, Propane															X	C	X			3

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Funeral Home or Crematorium									X	C	X	X	X	C	X	C		C	C	2
Furniture Sales												X	X	C	X	C		C	C	3
Game Room, Video Game Room, Coin Operated Amusements												X	X	C					C	3
Garden Center or Retail Nursery							S	S				X		C	X	C	X		C	3
Golf course, excluding par three	S	S	S	S	S									C	S	C	S	C	C	1
Golf Course, Miniature												X		C	X	C				3
Golf Driving Range, Lighted, See Note 5												X		C	X	C				3
Golf, swimming or tennis clubs operated by nonprofit organizations	S	S	S	S	S	C	S					S		C	S	C	S	C	C	1
Go Carts															X	C	X			5
Government Office									X	C	X	X	X	C	X	C	X	C	C	2
Greenhouses, non-commercial, accessory to single family dwelling (See Note 1)	X	X	X	X	X	C	X	X	X		X	X		C	X		X	C	C	1
Greenhouses, commercial, including those on same site as florist shops												X		C	X	C	X		C	3
Grocery Store											X	X	X	C				C	C	3
Group Care Facility, See Note 23						C	S	S	S	C	S	S		C				C	C	3
Group Home, See Note 23	S	S	S	S	S	C	S	S	S	C	S	S		C				C	C	1
Hardware Store											X	X	X	C				C	C	3
Hardware, Wholesale Dealer												X	X	C	X	C	X		C	3
Hazardous Waste Facilities																				5
Health Club									X	C		X	X	C	X	C		C	C	3
Hobby Shop											X	X	X	C				C	C	3
Home Furnishings Sales												X	X	C	X	C		C	C	3
Home Occupation, See Note 9	X	X	X	X	X	C	X	X	X	C										1
Hospital	S	S	S	S	S	C	S	S	S	C	S	X		C	S	C	X	C	C	4
Hotel, Motel or Executive Suites												X	X	C	X	C			C	4
Incinerators for Medical Waste (Reserved)																				5
Insurance Agency with on-site claims inspections)												X	X	C	X	C			C	3

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Insurance Agency Office									X	C	X	X		C	X	C		C	C	2
Interior Design and Decorator Shops and Offices											X	X	X	C	X	C		C	C	3
Jails									S			S			S		S			4
Jewelry Store											X	X	X	C				C	C	3
Junkyards, Salvage Yards																				5
Kennels or Pet Grooming with Outdoor Pens or Runs, provided all pens and runs are at least 50 ft. from any property line												S		C	X	C	X		C	3
Laboratories for testing and research												X		C	X	C	X		C	3
Landfill, Demolition Debris																				5
Landfill, for Household and Commercial Waste, State Permitted – No Hazardous Waste (Reserved)																				5
Landscape Services with Outside Plant & Equipment Storage												X		C	X	C	X		C	3
Laundromat, Coin-Operated											X	X	X	C	X	C	X	C	C	3
Laundry (not self-service)												X	X	C	X	C	X		C	3
Law Office									X	C	X	X	X	C				C	C	2
Library, Art Gallery or Museum									X	C	X	X	X	C				C	C	2
Lighting Sales and Service												X	X	C	X	C	X		C	3
Locksmith												X	X	C	X	C	X		C	3
Lodges, Civic and Social Clubs	S	S		S	S	C	S	S	S	C	X	X		C	X	C	X	C	C	1
Machine Shop, See Note 10															X	C	X			3
Manufactured Dwelling Park								S												3
Manufactured Dwelling (Class AA) on Individual Lot								X												1
Manufactured Home Sales												S			S		S			3
Manufacturing and Industry (assembling, manufacturing, compounding or treatment of articles or merchandise)																				
Ammunition, Small Arms																	X			4

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Animal Feeds																	S			5
Apparel and Finished Fabric Products															X	C	X			4
Asbestos, Abrasive and Related Products																	S			5
Audio, Video and Communications Equipment															X	C	X			4
Bakery Products															X	C	X			4
Batteries																	X			4
Bicycle Parts and Accessories															X	C	X			4
Bottling Plant															X	C	X			4
Brick, Tile, Terra Cotta																	X			4
Cement, concrete, lime, plaster																	X			4
Chemicals, Paints and Allied Products																	X			4
Computer and Office Equipment															X	C	X			4
Dairy Product Processing															X	C	X			4
Electrical Equipment															X	C	X			4
Fabricated Metal Products																	X			4
Furniture															X	C	X			4
Glass Products from Purchased Glass															X	C	X			4
Heating Equipment and Plumbing Fixtures															X	C	X			4
Household Appliances															X	C	X			4
Industrial and Commercial Machinery															S	C	X			4
Leather Products (no tanning)															X	C	X			4
Lighting and Wiring Equipment															X	C	X			4
Manufactured Housing and Wood Buildings															X	C	X			4
Medical, Dental and Surgical Equipment															X	C	X			4
Metal Fasteners (Screws, bolts, etc.)															X	C	X			4
Millwork, Plywood and Veneer															X	C	X			4
Optical Goods												X		C	X	C	X			4
Paperboard Containers and Boxes																	X			4

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Pharmaceutical Products															X	C	X			4
Photographic Equipment and Supplies															X	C	X			4
Plastic Products															X	C	X			4
Pottery and Related Products															X	C	X			4
Rubber Products																	X			4
Sawmill																	S			
Sheet Metal Fabrication															X	C	X			4
Sign manufacture, fabricating												X		C	X	C	X			4
Soaps and Cosmetics																	X			4
Sporting Goods and Toys															X	C	X			4
Textile Products (no dyeing and finishing)															X	C	X			4
Textile Products (with dyeing and finishing)																	X			4
Martial Arts Instructional Schools												X	X	C	X	C		C	C	2
Massage Therapy, practitioner licensed by the State of NC									X	C	X	X	X	C	X	C		C	C	2
Medical, Dental or Related Office									X	C	X	X	X	C	X	C		C	C	2
Medical or Dental Laboratory									X	C		X		C	X	C		C	C	3
Medical Waste Operations and Incinerators (Reserved)																				5
Metal Coating and Engraving																	S			3
Metal Processing															X	C	X			4
Motion Picture Production												X		C	X	C				4
Motor Vehicle Sales (new and used)												X		C	X	C	X		C	3
Motorcycle Sales												X		C	X	C	X		C	3
Municipal Facilities	S	S	S	S	S	C	S	S	X	C	X	X	X	C	S	C	S	C	C	3
Museum or Art Gallery									X	C	X	X	X	C				C	C	2
Musical Instrument Sales											X	X	X	C	X	C		C	C	3
Newsstand											X	X	X	C				C	C	2
Night clubs, dance halls (see note 4)												X	X	C		C			C	3

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Nursing Home, Rest Home, Convalescent Home	S	S	S	S	S	C	X	X	S	C	S	X		C				C	C	3
Office Machine Sales											X	X	X	C	X	C			C	3
Office Uses Not Otherwise Classified, No Retail Sales or Storage									X	C	X	X	X	C	X	C		C	C	3
Optical Goods Sales												X	X	C				C	C	3
Paint and Wallpaper Sales												X	X	C	X	C		C	C	3
Park, Public	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	3
Parking lots serving uses permitted in the district where located, See Note 11	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	3
Parking lots or access driveways serving uses not permitted in district where lot is located			S	S	S	C		S	S	C	S	S	S	C	S	C	S	C	C	4
Pawnshop or Used Merchandise Store												X	X	C	X	C			C	3
Pest or Termite Control Services												X		C	X	C	X		C	3
Pet Grooming, No Outside Animal Storage or Care												X	X	C	X	C	X		C	3
Pet Store												X	X	C	X	C			C	3
Petroleum and Petroleum Products Storage, up to 100,000 gallons												S		C	X	C	X			4
Petroleum and Petroleum Products Storage, over 100,000 gallons																	X			5
Photocopying and Duplicating Services											X	X	X	C	X	C		C	C	3
Photofinishing Laboratory												X	X	C	X	C		C	C	3
Photography Studio											X	X	X	C	X	C		C	C	3
Physical Fitness Center, Health Club									X	C		X	X	C	X	C		C	C	3
Planned Unit Development (PUD)	O	O	O	O	O		O	O	O		O	O	O		O		O			3
Plumbing Shops												X		C	X	C	X		C	3
Police Station , neighborhood/substations	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	2
Post Office											X	X	X	C	X	C		C	C	4
Printing and Publishing Operation												X	X	C	X	C	X		C	3
Public utility warehouses, storage yards, repair areas															X	C	X			4

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Public facilities, unattended	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	2
Racetracks for automobiles, motorcycles															S		S			5
Radio, Television Stations without Towers											X	X	X	C	X	C	X		C	3
Radio, Television, Tower															S	C	S			5
Real Estate Office									X	C	X	X	X	C	X	C		C	C	2
Record and Tape Store											X	X	X	C				C	C	3
Recreational Vehicle Sales												X		C	X	C	X		C	3
Recycling Facility, Commercial															S		S			4
Restaurant (with drive-thru)												X		C	X	C	X		C	3
Restaurant (without drive-thru)												X	X	C	X	C			C	3
Retail Sales Not Otherwise Listed											S	X	X	C	X	C		C	C	3
Roadside stands, temporary, for sale of agricultural products produced on premises; not in right-of-way									X	X	C	X	X	X	C	X	C	X	C	1
Roadside Stands & Outdoor Sales, Temporary (Prohibited)																				
Satellite Dish , Freestanding, As Accessory Use, See Note 12	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	1
Sewage Treatment Plant,																	X			5
School, Elementary or Secondary	S	S	S	S	S	C	S	S	S	C	S	X		C				C	C	1
School, commercial, vocational									S	C	S	X	X	C	X	C	X	C	C	1
School, music, art or dancing											X	X	X	C	X	C		C	C	1
Septic Tank Installation and Servicing Businesses															X	C	X			3
Service Station, provided not gas or oil pump or concession is located within 15 ft. of a property line, unless within a building											X	X		C	X	C		C	C	3
Sexually Oriented Business												S			S					5
Shoe Repair or Shoeshine Shop											X	X	X	C				C	C	3
Shooting Range, Indoor,															X	C	X			3
Shooting Range, Outdoor																	S			4
Shopping Center												S		C	S	C		C	C	3

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Skating Rink											X			C	X	C			C	3
Solar Farm						C				C				C	X	C	X	C	C	2
Sporting Goods Store											X	X	X	C	X	C		C	C	3
Sports and Recreation Clubs, Indoor												X	X	C	X	C			C	3
Stable, including riding facilities	S														S	C	S			1
Stationery Store											X	X	X	C				C	C	3
Stock, Security or Commodity Broker									X	C	X	X	X	C	X	C		C	C	2
Storage Yard, See Note 13															X	C	X			5
Swimming Pool, community nonprofit, See Note 14	X	X	X	X	X	C	X	X	X	C	X	X	X	C				C	C	1
Swimming Pool As Accessory Use, See Note 15	X	X	X	X	X	C	X	X	X	C	X	X	X	C				C	C	1
Tanning Salon									X	C		X	X	C				C	C	3
Tattoo Business												X			X		X			3
Tavern												X	X	C	X	C			C	3
Taxidermist												X		C	X	C			C	3
Television, Radio or Electronics Sales & Repair												X	X	C	X	C		C	C	3
Temporary Construction or Real Estate Office, Storage Facilities – use to be terminated upon completion of construction	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	n/a
Theater (indoor)												X	X	C	X	C		C	C	3
Tire Recapping and Retreading (Principal use)															X	C	X			3
Tire Recapping and Retreading (Accessory use)												X		C	X	C	X			3
Tire Sales												X		C	X	C			C	3
Tourist Home (Bed and Breakfast)	S	S	S	X	X	C	X	X	X	C	X	X	X	C				C	C	2
Towers, Cellular and Digital Communication															S	C	S			5
Towers, Radio and Television															S	C	S			5
Travel Agency									X	C	X	X	X	C	X	C		C	C	2
Truck and Utility Trailer Rental and Leasing												X		C	X	C	X			4
Trucking or Freight Terminal															S	C	S			4

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	C-I	I-2 (Note 19)	C-MXR	C-MXC	LUC
Truck Sales												S			S	C	S			3
Truck Storage, Repair, Wash, or Maintenance															S	C	S			4
Truck Stop or Auto Plaza															S	C	S			4
Unattended facilities for public utilities, See Note 16	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	2
Utility building sales, sales of storage sheds and trailers															X	C	X			
Unified Business Development, Light									X	C		X	X	C	X	C	X	C	C	3
Unified Business Development, Heavy									S	C		S	S	C	S	C	S	C	C	3
Utility Equipment and Storage Yards															X	C	X			4
Utility Substation, See Note 17	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	C	X	C	C	2
Veterinary Service, Large Animal	X																			2
Veterinary Service with Outdoor Kennels, provided all pens or runs are at least 50 ft. from any property line												S		C	X	C	X		C	3
Veterinary Service with no outside kennels or runs												S		C	X	C	X		C	3
Video Tape Rental and Sales											X	X	X	C				C	C	3
Vocational, Business or Secretarial School									S	C	S	X	X	C	X	C	X	C	C	1
Warehouse (general storage, enclosed, non-hazardous)															X	C	X			4
Warehouse, Mini (self-storage)												S		C	X	C	X			3
Waste Incinerators																				5
Water Treatment Plant															X	C	X			5
Welding Shop															X	C	X			3
Wholesale Distribution and Trade Not Otherwise Listed												X		C	X	C	X			3