ZONING DISTRICT PAGES

Last Updated – August 10, 2026

These pages are intended to provide supplemental information to the zoning district standards listed in Article 8 of the Stallings Development Ordinance. They are a simplified view of each of the districts listed below:

Agriculture (AG)

Single Family Residential (SFR-1,2,3,MH)

Multi-Family Residential Transitional (MFT)

Town Center (TC)

Civic (CIV)

Mixed-Use (MU-1)

Mixed-Use (MU-2)

US Highway 74 Commercial (C 74)

Interstate Highway 485 Corporate Park (CP 485)

Vehicle Service and Repair (VSR)

Business Center (BC)

Industrial (IND)

Traditional Neighborhood Development Overlay (TNDO)

Scenic Corridor Overlay (SCO)

Heavy Industry Overlay (HIO)

***These pages are comprised of information gathered from the Stallings Development Ordinance but are not intended to be a substitute for the SDO adopted by Town Council.

8.4-1 Agriculture (AG)

District Description

The Agriculture District (AG) is established to protect lands used for agricultural production, agricultural based businesses, and related activities. Farmland is a defining element of Stallings' traditional identity and the protection these lands aids in preserving the character of the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature.

Development density is very low to encourage the preservation of agricultural lands while discouraging large lot residential development. The Agriculture District can also be used to protect open spaces.

Min. Dimensional Standards

Lot size	2.5 Acres
Lot Width	150 Feet
Front Yard Setback	90 Feet
Rear Yard Setback	25 Feet
Side Yard Setback	25 Feet
Corner Lot Side Yard Setback	70 Feet

Primary Use Examples

Listed Building and Lot Types:
Detached House (Article 9.2)
Civic Building (Article 9.5)

Listed Use Examples:
Agricultural Production
Athletic Fields
Campgrounds
Event and Wedding Venue
Farmers Market
Fire, Ambulance, Rescue Station
Retreat Centers

Listed Accessory Uses:
Swimming Pools (Article 2.13-7)
Signs (Article 17)
Fences & Walls (Article 2.13-2)

Relevant Articles

Article 8 – Zoning Districts / Table of Uses
Article 9 - Lot and Building Types
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 - Landscaping Requirements
Article 12 - Parking Requirements
Article 21 - Open Space Requirements

Additional Notes

Residential Density Limit:

0.5 units/acre

General Requirements

Building placement, parking placement, building type, and lot arrangement shall be controlled by the lot and building type standards in Article 9 for the lot and building type listed in the Agriculture District.

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Agriculture (AG)	
Agricultural Based Business Facilities	SUP (10.2-4)
Agricultural Production (Crops Only)	L
Agricultural Production (Crops & Livestock)	L
Agricultural Production (Within Buildings)	L
Athletic Fields	S (10.1-29)
Bed & Breakfast (Tourist Home/Boarding House)	S (10.1-8)
Campground (for 21 days or less occupancy only)	L
Cemetery or Mausoleum	S (10.1-10)
Country Club with or without Golf Course	S (10.1-13)
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation (less than 6 children)	S (10.1-15)
Equestrian Facility	SUP (10.2-7)
Event and Wedding Venue	L
Family Care Facility (Family Care Home)	L
Farmers Market	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Florist	L
Garden Center or Retail Nursery	L
Golf Course (See Country Club with Golf Course)	S (10.1-13)
Golf Driving Range	S (10.1-19)
Group Care Facility	SUP (10.2-8)
Home Occupation	S (10.1-21)
Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)
Kennels or Pet Grooming w/Outdoor Pens or Runs	S (10.1-23)
Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Landscape Services	L
Nursing Home, Assisted Living	S (10.1-25)
Office Uses,	
Government Office	L
Parks and Recreation Facilities, Public	S (10.1-26)
Recreation Facilities and Community Amenities	S (10.1-29)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Single Family Detached, including Modular Construction	L
Retreat Center	L
Sign (Accessory Use as permitted by Article 17)	L
Swimming Pool as Accessory Use	L
Temporary Construction Storage and/or Office	S (10.1-30)
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Large Animal	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Yard Sale (No more than 3 per year) See Section 15.3	L

Manufacturing Industry,	
Animal Feeds	CZ (10.2-4)
Beverage Products and/or Bottling	CZ (10.2-4)
Leather Products (not including tanning)	CZ (10.2-4)
Dairy Products	CZ (10.2-4)
Wholesale Trade,	
Flowers, Nursery Stock, and Florist Supplies	S (10.1-36)
Beer, Wine or Distilled Alcoholic Beverages	CZ (10.2-4)

8.4-2 Single-Family Residential (SFR-1,2,3,MH)

District Description

Provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods that maintain the character of the community. Neighborhoods are the dominant land use in Stallings and are a major element in defining the character of the community.

This zoning category is split into four districts, each with their own minimum dimensional standards and residential density limits.

(Golden Acres, SFR-1)

(Shannamara, SFR-2)

Min. Dimensional Standards

Zoning	SFR-1	SFR-2	SFR-3	SFR-MH
Lot Size	20,000 SF	13,000 SF	10,000 SF	15,000 SF
Lot Width	100 Feet	90 Feet	80 Feet	85 Feet
Front Yard Setback	40 Feet	30 Feet	30 Feet	30 Feet
Rear Yard Setback	40 Feet	30 Feet	30 Feet	30 Feet
Side Yard Setback	12 Feet	10 Feet	10 Feet	12 Feet
Corner Lot Side Yard Setback	22 Feet	20 Feet	20 Feet	12 Feet

Primary Uses

Listed Building and Lot Types:
Detached House (Article 9.2)

Listed Uses Examples:
Agricultural Production (Crops only)
Athletic Fields (Article 10.1-29)
Family Care Facilities
Yard Sales (Article 15.3)

Listed Accessory Uses:
Signs (Article 17)
Swimming Pools (Article 2.13-7)
Fences and Walls (Article 2.13-2)

Relevant Articles

Article 2 & 9 – Accessory Structures
Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

Additional Notes

Gross Residential Density Limit:

SFR-1: 1.6 unit/acre
SFR-2: 2.0 units/acre
SFR-3: 2.9 units/acre
SFR-MH: 2.0 units/acre

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Single-Family Residential (SFR-1, SFR-2, SFR-3, SFR-MH)	
Agricultural Production (Crops Only)	L
Athletic Fields	S (10.1-29)
Family Care Facility (Family Care Home)	L
Fences & Walls (see 2.13)	L (2.13-2)
Group Care Facility	SUP (10.2-8)
Home Occupation	S (10.1-21)
Parks and Recreation Facilities, Public	S (10.1-26)
Recreation Facilities and Community Amenities	S (10.1-29)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Manufactured Home (see Section 22.5-2)	S (10.1-35)
Dwelling, Single Family Detached, including Modular Construction	L
Sign (Accessory Use as permitted by Article 17)	L
Swimming Pool as Accessory Use	L
Temporary Construction Storage and/or Office	S (10.1-30)
Utility Substation	S (10.1-36)
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Yard Sale (No more than 3 per year) See Section 15.3	L

8.4-3 Multi-Family Residential Transitional (MFT)

District Description

The intent of this district is to recognize that gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the Town. The higher density allows a greater number of households to walk or bike, reducing the parking demand and providing environmental and health benefits.

Streets in the Multi-Family Residential Transitional District should be interconnected, with streets and sidewalks providing a connection from Stallings's Town Center and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods.

(Fairhaven)

Min. Dimensional Standards

Lot Size	5,000 SF
Lot Width	42 Feet
Front Yard Setback	12 Feet
Rear Yard Setback	4 Feet
Side Yard Setback	4 Feet
Corner Lot Side Yard Setback	8 Feet or as required by buffering standards and/or building type whichever is greater

Additional Notes

Gross Residential Density Limit:

Single Family Detached: 7 units/acres

Single Family Attached: 16 units/acres

Building placement, parking placement, building type, urban form, access, and lot and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Multi-Family Residential Transitional District (MFT).

Primary Uses

Listed Building and Lot Types:
Detached House (Article 9.2)
Attached House (Article 9.3)

Listed Uses:
Athletic Fields
Family Care Facilities
Home Occupation (Article 10.1-21)
Yard Sales (Article 15.3)

Listed Accessory Structures:
Signs (Article 17)
Swimming Pools (Article 2.13-7)
Fences & Walls (Article 2.13-2)

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Multi-Family Residential Transitional (MFT)	
Athletic Fields	S (10.1-29)
Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Family Care Facility (Family Care Home)	L
Fences & Walls (see 2.13)	L (2.13-2)
Group Care Facility	SUP (10.2-8)
Home Occupation	S (10.1-21)
Parks and Recreation Facilities, Public	S (10.1-26)
Recreation Facilities and Community Amenities	S (10.1-29)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	CZ
Dwelling, Single Family Detached, including Modular Construction	L
Sign (Accessory Use as permitted by Article 17)	L
Swimming Pool as Accessory Use	L
Temporary Construction Storage and/or Office	S (10.1-30)
Utility Substation	S (10.1-36)
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Yard Sale (No more than 3 per year) See Section 15.3	L

8.4-4 Town Center District (TC)

District Description

The intent of this district is to provide for new development, revitalization, and reuse in Stalling's core downtown. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and religious facilities, and higher-density housing in a compact, pedestrian-oriented environment.

It serves as the hub of the surrounding neighborhoods of the broader community. This district may be expanded over time to meet the needs of the growing community for downtown facilities and services.

Min. Dimensional Standards

Lot Size	0 SF
Lot Width	0 Feet
Rear Yard Setback	8 Feet
Side Yard Setback	0 Feet
Build-to-Line from any street	0-10 Feet (off edge of the sidewalk, or the average alignment of existing buildings within the same block and same side of the street, if buildings with over 6' of deviation shall not be considered in this computation

Additional Notes

Residential Density Limit:

24 units/acres

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11- Landscaping Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

Primary Uses

Listed Building and Lot Types:
Urban Workplace (Article 9.7)
Shopfront (Article 9.6)
Detached House (Article 9.2)
Attached House (Article 9.3)
Multi-Family Building (Article 9.4)
Civic Building (Article 9.5)

Listed Use Examples:
Apparel Sales
Bakery
Dental/Medical Office
Police Station
Parking Lot Structures
Government Offices
Yard Sales (Article 15.3)

Listed Accessory Uses:
Accessory Dwelling Units (Article 9)
Drive-thru Window (Article 10.1-17)
Fences & Walls (Article 2.13-2)
Signs (Article 17)

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Town Center (TC)	
ABC Store (Liquor sales)	CZ
Alteration, Clothing Repair	L
Apparel Sales (Clothing, Shoes, Accessories)	L
Arts and Crafts Store	L
Bakery	L
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Bars (with/without Beverage Production Accessory Use)	L
Batting Cage, Indoor	L
Beauty Shop (Hair, Nails, Massage & Spa)	L
Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)
Bicycle Assembly (Bike Shop)	L
Billiard Parlors	L
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Breweries with/without beverage sales	L
Brewpub	L
Bulk Mail and Packaging	L
Bus Terminal	L
Camera Store	L
Candy Store	L
Cigar Lounge	L
Club or Lodge	S (10.1-12)
Coffee Shop/Roastery	L
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (Without Gasoline Pumps)	L
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Department, Variety or General Merchandise Store	L
Drive Through Window as Accessory Use	S (10.1-17)
Equipment Rental & Leasing (no outside storage)	L
Event and Wedding Venue	L
Fabric or Piece Goods Store	L
Family Care Facility (Family Care Home)	L
Farmers Market	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Floor Covering, Drapery, and/or Upholstery Sales	L
Florist	L
Funeral Home with Crematorium	CZ
Funeral Home without Crematorium	L
Furniture Framing	L
Furniture Sales	L
Game Room, Video Game Room, Coin Operated	SUP (10.2-15)
Gift or Card Shop	L
Grocery Store	L

Group Care Facility	SUP (10.2-8)
Gymnastics/Cheerleading Academy	L
Hardware Store	L
Hobby Shop	L
Home Occupation	S (10.1-21)
Hotel or Motel	L
Jewelry Store	L
Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laboratory, Medical or Dental	L
Laundromat, Coin-Operated	L
Laundry or Dry Cleaning	L
Library	L
Lighting Sales and Service	L
Market Showroom (Furniture, Apparel etc.)	L
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	L
Multi-Tenant, Retail	L
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Machine Sales	L
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Stock, Security or Commodity Broker	L
Travel Agency	L
Optical Goods Sale	L
Paint and Wallpaper Sales	L
Parks and Recreation Facilities, Public	S (10.1-26)
Parking Lot Structures (Paid/Non-Paid)	L
Personal Training Facility, Health Club	L
Pet Store	L
Pharmacy/Drugstore without Drive Thru	CZ
Photofinishing Laboratory	L
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	L

Printing, Photocopying and Duplicating Services	L
Recorded Media Sales (Record/Compact Disc/Tape)	L
Recreation Facilities and Community Amenities	S (10.1-29)
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	CZ
Dwelling, Multifamily (Apartments or Condominiums)	CZ (10.1-24)
Dwelling, Single Family Detached, including Modular Construction	L
Live/Work Units	CZ
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory	CZ
Retail Sales Not Otherwise Listed	L
Retreat Center	L
Secondhand Thrift/Consignment & Antique Shops	L
Shoe Repair or Shoeshine Shop	L
Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	L
Sporting Goods Store	L
Sports and Recreation Clubs, Indoor	L
Stationery Store	L
Tattoo and/or Body Piercings Studio	L
Television, Radio or Electronics Sales & Repair	L
Temporary Construction Storage and/or Office	S (10.1-30)
Theater, Indoor	L
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Tutoring & Mentoring Service	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Vocational, Business or Secretarial School	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Yard Sale (No more than 3 per year) See Section 15.3	L

8.4-5 Civic District (CIV)

District Description

The Civic District (CIV) provides a location for educational, medical, and other public uses. Large developments in the Civic District are encouraged to provide a master plan for the Town. Institutional uses are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting the streets.

Providing a unique district for civic and institutional uses will establish uniform standards. Parking should not be the dominant visible element of the campuses developed for institutional uses.

Min. Dimensional Standards

Lot Size	40,000 SF
Lot Width	200 Feet
Front Yard Setback	18 Feet
Rear Yard Setback	12 Feet or as required by buffering standards and/or building type (whichever is greater)
Side Yard Setback	12 Feet or as required by buffering standards and/or building type (whichever is greater)
Corner Lot Side Yard Setback	18 Feet or as required by buffering standards and/or building type (whichever is greater)

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

Primary Uses

Listed Building and Lot Types:
Urban Workplace (Article 9.7)
Detached House (Article 9.2)
Attached House (Article 9.3)
Civic Building (Article 9.5)

Listed Uses:
Athletic Fields
Auditorium/Stadium
College or University
Hospital (Article 10.1-37)
Laboratory, Medical/Dental
Library
Museum or Art Gallery

Listed Accessory Structures:
Fences & Walls (Article 2.13-2)
Swimming Pools (Article 2.13-7)

Additional Notes

Residential Density Limits:

Single Family Detached: 2 units/acre

Single Family Attached (CZ): 8 units/acre

Dormitory: Unlimited

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Civic (CIV)	
Agricultural Production (Crops Only)	L
Athletic Fields	S (10.1-29)
Auditorium, Coliseum or Stadium	L
Bookstore	L
Bus Terminal	L
Cemetery or Mausoleum	S (10.1-10)
Club or Lodge	S (10.1-12)
College or University	L
Communication or Broadcasting Facility, without Tower	L
Country Club with or without Golf Course	S (10.1-13)
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Dormitories	S (10.1-16)
Drive Through Window as Accessory Use	S (10.1-17)
Event and Wedding Venue	L
Family Care Facility (Family Care Home)	L
Farmers Market	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Gift or Card Shop	L
Golf Course (See Country Club with Golf Course)	S (10.1-13)
Golf Driving Range	S (10.1-19)
Group Care Facility	SUP (10.2-8)
Home Occupation	S (10.1-21)
Hospital	S (10.1-37)
Laboratory, Medical or Dental	L
Library	L
Motion Picture and/or Television Production	L
Museum or Art Gallery	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Uses,	
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Government Office	L
Law Office	L
Medical, Dental or Related Office	L
Optical Goods Sales	L
Parks and Recreation Facilities, Public	S (10.1-26)
Parking Lot Structures (Paid/Non-Paid)	L
Personal Training Facility, Health Club	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	L
Printing, Photocopying and Duplicating Services	L
Recreation Facilities and Community Amenities	S (10.1-29)

Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	CZ
Dwelling, Single Family Detached, including Modular Construction	L
Retreat Center	L
School (Pre-K, Elementary, Secondary)	S (10.1-28)
Sign (Accessory Use as permitted by Article 17)	L
Sports and Recreation Clubs, Indoor	L
Swimming Pool as Accessory Use	L
Temporary Construction Storage and/or Office	S (10.1-30)
Theater, Indoor	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Vocational, Business or Secretarial School	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Yard Sale (No more than 3 per year) See Section 15.3	L
Wholesale Trade,	
Books, Periodicals and Newspapers	L

8.4-6 Mixed-Use District (MU-1)

District Description

The Mixed-Use District (MU-1) is intended to provide opportunities for both compatible and sustainable re-development opportunities. This district is primarily used for residential purposes as well as commercial retail purposes to a lesser extent.

Development standards for this district promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling compatible connectivity to adjacent districts.

Min. Dimensional Standards

Use	Single Family Detached
Lot Size	6,000 SF
Lot Width	40 Feet
Front Yard Setback	16 Feet
Rear Yard Setback	12 Feet
Side Yard Setback	5 Feet

Additional Notes

Residential Density Limits:

1. Single Family Detached (CZ): 4 units/acre
2. Single Family Attached (CZ): 6 units/acre
3. Multifamily (CZ): 10 units/acre

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

Primary Uses

Listed Building and Lot Types:
Highway Commercial (Article 9.8)
Urban Workplace (Article 9.7)
Shopfront (Article 9.6)
Detached House (CZ) (Article 9.2)
Attached House (CZ) (Article 9.3)
Multi-family (CZ) (Article 9.4)

Listed Use Examples:
Bakery
Farmer's Market
Museum/Art Gallery
Physical Fitness Center
Dental, Medical, or Related Office
Real Estate Office
Government Office
Post Office
Yard Sale (Article 15.3)

Listed Accessory Structures:
Fences & Walls (Article 2.13-2)
Swimming Pools (Article 2.13-7)
Signs (Article 17)

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Mixed-Use (MU-1)	
Alteration, Clothing Repair	L
Bakery	L
Barber Shop	L
Beauty Shop (Hair, Nails, Massage & Spa)	L
Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)
Bookstore	L
Country Club with or without Golf Course	S (10.1-13)
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Event and Wedding Venue	L
Family Care Facility (Family Care Home)	L
Farmers Market	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Florist	L
Gift or Card Shop	L
Group Care Facility	SUP (10.2-8)
Gymnastics/Cheerleading Academy	L
Home Occupation	S (10.1-21)
Laundry or Dry Cleaning	L
Library	L
Martial Arts Instructional Schools	L
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
Government Office	L
Insurance Agency (without on-site claims inspections)	L
Law Office	L
Medical, Dental or Related Office	L
Real Estate Office	L
Stock, Security or Commodity Broker	L
Travel Agency	L
Parks and Recreation Facilities, Public	S (10.1-26)
Personal Training Facility, Health Club	L
Photography Studio	L
Police Station	L
Post Office	L
Recreation Facilities and Community Amenities	S (10.1-29)

Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	CZ
Dwelling, Multifamily (Apartments or Condominiums)	CZ (10.1-24)
Dwelling, Single Family Detached, including Modular Construction	CZ
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory Use	CZ
Sign (Accessory Use as permitted by Article 17)	L
Sports and Recreation Clubs, Indoor	L
Swimming Pool as Accessory Use	L
Temporary Construction Storage and/or Office	S (10.1-30)
Tutoring & Mentoring Service	L
Utility Substation	S (10.1-36)
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Yard Sale (No more than 3 per year) See Section 15.3	L

8.4-6 Mixed-Use District (MU-2)

District Description

The Mixed-Use District (MU-2) is intended to provide opportunities for both compatible and sustainable re-development opportunities. This district is primarily used for commercial purposes as well as residential purposes to a lesser extent. This district allows for more variety within its listed uses compared to other zoning districts.

Development standards for this district promote the creation of a pleasant, pedestrian-friendly, auto-oriented environment while enabling compatible connectivity to adjacent districts.

(Atrium Health Medical Plaza)

Min. Dimensional Standards

Use	Single Family Detached
Lot Size	6,000 SF
Lot Width	40 Feet
Front Yard Setback	16 Feet
Rear Yard Setback	12 Feet
Side Yard Setback	5 Feet

Additional Notes

Residential Density Limits:

Single Family Detached (CZ): 4 units/acre

Single Family Attached (CZ): 6 units/acre

Multi-family (CZ): 10 units/acre

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

Primary Uses

Listed Building and Lot Types:
Highway Commercial (Article 9.8)
Urban Workplace (Article 9.7)
Shopfront (Article 9.6)
Detached House (CZ) (Article 9.2)
Attached House (CZ) (Article 9.3)
Multi-family (CZ) (Article 9.4)

Listed Use Examples:
Apparel Sales
Bars
Farmer's Market
Museum/Art Gallery
Physical Fitness Center
Finance/Loan Office
Photography, Commercial
Dental, Medical, or Related Office
Real Estate Office
Post Office

Listed Accessory Structures:
Swimming Pools (Article 2.13-7)
Signs (Article 17)

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Mixed-Use (MU-2)	
ABC Store (Liquor sales)	CZ
Alteration, Clothing Repair	L
Apparel Sales (Clothing, Shoes, Accessories)	L
Appliance Repair, Refrigerator or Large	L
Appliance Store	L
Arts and Crafts Store	L
Athletic Fields	S (10.1-29)
Auditorium, Coliseum or Stadium	L
Bakery	L
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Bars (with/without Beverage Production Accessory Use)	L
Batting Cage, Indoor	L
Batting Cage, Outdoor	S (10.1-7)
Beauty Shop (Hair, Nails, Massage & Spa)	L
Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)
Bicycle Assembly (Bike Shop)	L
Billiard Parlors	L
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Brewpub	L
Building Supply Sales (No Outdoor Storage)	L
Bulk Mail and Packaging	L
Bus Terminal	L
Camera Store	L
Candy Store	L
Car Wash	CZ (10.1-9)
Club or Lodge	S (10.1-12)
Coffee Shop/Roastery	L
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (With Gasoline Pumps)	CZ
Convenience Store (Without Gasoline Pumps)	L
Country Club with or without Golf Course	S (10.1-13)
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Department, Variety or General Merchandise Store	L
Drive Through Window as Accessory Use	S (10.1-17)
Emergency Disaster Restoration Services with fenced outdoor storage	L
Escape Rooms	L
Event and Wedding Venue	L
Fabric or Piece Goods Store	L
Family Care Facility (Family Care Home)	L
Farmers Market	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Floor Covering, Drapery, and/or Upholstery Sales	L

Florist	L
Funeral Home with Crematorium	CZ
Funeral Home without Crematorium	L
Furniture Framing	L
Furniture Repair Shop	L
Furniture Sales	L
Game Room, Video Game Room, Coin Operated	SUP (10.2-15)
Garden Center or Retail Nursery	L
Gift or Card Shop	L
Golf Course (See Country Club with Golf Course)	S (10.1-13)
Golf Course, Miniature	L
Golf Driving Range	S (10.1-19)
Grocery Store	L
Group Care Facility	SUP (10.2-8)
Gymnastics/Cheerleading Academy	L
Hardware Store	L
Hobby Shop	L
Home Occupation	S (10.1-21)
Hospital	S (10.1-37)
Hotel or Motel	L
Jewelry Store	L
Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laboratory, Medical or Dental	L
Laundromat, Coin-Operated	L
Laundry or Dry Cleaning	L
Library	L
Lighting Sales and Service	L
Manufactured Home/Dwelling Sales	CZ
Market Showroom (Furniture, Apparel etc.)	L
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	L
Moving and Storage Service	L
Multi-Tenant, Retail	L
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Machine Sales	L
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L

Real Estate Office	L
Stock, Security or Commodity Broker	L
Travel Agency	L
Optical Goods Sales	L
Paint and Wallpaper Sales	L
Parks and Recreation Facilities, Public	S (10.1-26)
Personal Training Facility, Health Club	L
Pet Store	L
Pharmacy/Drugstore without Drive Thru	L
Photofinishing Laboratory	L
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	L
Printing, Photocopying and Duplicating Services	L
Recorded Media Sales (Record/Compact Disc/Tape)	L
Recreation Facilities and Community Amenities	S (10.1-29)
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	CZ
Dwelling, Multifamily (Apartments or Condominiums)	CZ (10.1-24)
Dwelling, Single Family Detached, including Modular Construction	CZ
Live/Work Units	CZ
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory Use	CZ
Retail Sales Not Otherwise Listed	L
Secondhand Thrift/Consignment & Antique Stores	L
Shoe Repair or Shoeshine Shop	L
Shooting Range, Indoor	CZ (10.2-13)
Shopping Center	L
Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	L
Sporting Goods Store	L
Sports and Recreation Clubs, Indoor	L
Stationery Store	L
Swimming Pool as Accessory Use	L
Tattoo and/or Body Piercings Studio	L
Taxidermist	L
Television, Radio or Electronics Sales & Repair	L
Temporary Construction Storage and/or Office	S (10.1-30)
Theater, Indoor	L
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Tutoring & Mentoring Service	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Vocational, Business or Secretarial School	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)

Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Yard Sale (No more than 3 per year)	L
Wholesale Trade,	
Hardware, Wholesale Dealer	L

8.4-7 US 74 Commercial District (C-74)

District Description

Established to provide opportunities for compatible and sustainable development along the US 74 corridor. Development and design standards encourage pedestrian scale development along the secondary street network serving larger projects. The goal of this district is to provide a safe and pleasant environment for motorists and pedestrians.

Uses in this district include commercial goods and services, employment, and some limited industrial.

(Century Contractors)

Min. Dimensional Standards

Lot Size	10,000 SF
Lot Width	360 Feet on Highway, or 125 Feet on all other streets
Setback from Highway	27 Feet
Build-to-Line from any street other than the Highway	12 Feet or as required by buffering standards and/or building type (whichever is greater)
Rear Yard Setback	12 Feet or as required by buffering standard and/or building type (whichever is greater)
Side Yard Setback	0 Feet or as required by buffering standards and/or building type (whichever is greater)

Additional Notes

When a building is in between a secondary street and the US Highway 74/Bypass, that building shall front the secondary street.

Residential dwellings are not allowed in this district.

Primary Uses

Allowed Building & Lot Types
Highway Commercial (Article 9.8)
Urban Workplace (Article 9.7)
Shopfronts (Article 9.6)

Listed Use Examples:
Vocational, Business, or Secretarial Schools
Apparel Sales
Grocery & Related Product Sales
Sporting & Recreational Goods
Veterinary Services
Theaters
Yard Sale (Article 15.3)

Relevant Articles

Article 8 – Zoning Districts / Table of Uses
Article 9 – Lot and Building Types
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in US 74 Commercial (C-74)	
ABC Store (Liquor sales)	L
Alteration, Clothing Repair	L
Amusement/Water Parks, Fairgrounds	SUP (10.2-5)
Apparel Sales (Clothing, Shoes, Accessories)	L
Appliance Repair, Refrigerator or Large	S (10.1-36)
Appliance Store	S (10.1-36)
Arts and Crafts Store	L
Auto Supply Sales (Auto, Boat, RV, and/or Motorcycle Sales)	S (10.1-36)
Automobile Dealers (Auto, Boat, RV, and/or Motorcycle Sales)	S (10.1-36)
Automobile Rental or Leasing	L
Automobile Repair Services (Auto, Boat, RV, and/or Motorcycle Repair)	S (10.1-4)
Bakery	L
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Bars (with/without Beverage Production Accessory Use)	L
Batting Cage, Indoor	L
Batting Cages, Outdoor	S (10.1-7)
Beauty Shop (Hair, Nails, Massage & Spa)	L
Bicycle Assembly (Bike Shop)	S (10.1-36)
Billiard Parlors	L
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Brewpub	L
Building Supply Sales (No Outdoor Storage)	L
Bulk Mail and Packaging	L
Bus Terminal	L
Camera Store	L
Candy Store	L
Car Wash	S (10.1-9)
Club or Lodge	S (10.1-12)
Coffee Shop/Roastery	L
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (With Gasoline Pumps)	CZ
Convenience Store (Without Gasoline Pumps)	L
Country Club with or without Golf Course	S (10.1-13)
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Department, Variety or General Merchandise Store	L
Drive Through Window as Accessory Use	S (10.1-17)
Emergency Disaster Restoration Services with fenced outdoor storage	L
Equestrian Facility	SUP (10.2-7)
Equipment Rental & Leasing (no outside storage)	L
Equipment Rental (w/fenced outside storage)	S (10.1-36)
Equipment Repair, Heavy	S (10.1-4)
Escape Rooms	L
Fabric or Piece Goods Store	L

Family Care Facility (Family Care Home)	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Floor Covering, Drapery, and/or Upholstery Sales	S (10.1-36)
Florist	L
Funeral Home with Crematorium	CZ
Funeral Home without Crematorium	L
Furniture Framing	S (10.1-36)
Furniture Repair Shop	S (10.1-36)
Furniture Sales	S (10.1-36)
Game Room, Video Game Room, Coin Operated	SUP (10.2-15)
Garden Center or Retail Nursery	S (10.1-36)
Gift or Card Shop	L
Golf Course (See Country Club with Golf Course)	S (10.1-13)
Golf Course, Miniature	L
Golf Driving Range	S (10.1-19)
Grocery Store	S (10.1-36)
Group Care Facility	SUP (10.2-8)
Hardware Store	S (10.1-36)
Hobby Shop	L
Home Occupation	S (10.1-21)
Hotel or Motel	L
HVAC, Electricity, Plumbing Sales and Services	S (10.1-36)
Jewelry Store	L
Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)
Kennels or Pet Grooming w/Outdoor Pens or Runs	S (10.1-23)
Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laboratory, Medical or Dental	L
Landscape Services	S (10.1-36)
Laundromat, Coin-Operated	L
Laundry or Dry Cleaning	L
Lighting Sales and Service	S (10.1-36)
Market Showroom (Furniture, Apparel etc.)	S (10.1-36)
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	S (10.1-36)
Moving and Storage Service	S (10.1-36)
Multi-Tenant, Retail	L
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Machine Sales	L
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
General Contractors Office w/ Fenced Outside Storage	S (10.1-36)
General Contractors Offices without Outside Storage	L

Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Service Contractors Offices without Outside Storage	L
Stock, Security or Commodity Broker	L
Travel Agency	L
Optical Goods Sales	L
Paint and Wallpaper Sales	S (10.1-36)
Parks and Recreation Facilities, Public	S (10.1-26)
Parking Lot Structures (Paid/Non-Paid)	L
Pawnshop or Used Merchandise Store	S (10.1-38)
Personal Training Facility, Health Club	L
Pest or Termite Control Services	S (10.1-36)
Pet Store	L
Pharmacy/Drugstore without Drive Thru	L
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	S (10.1-36)
Printing, Photocopying and Duplicating Services	S (10.1-36)
Raceway (Go-cart, Motorcycle, &/or Automobile)	S (10.1-20)
Recorded Media Sales (Record/Compact Disc/Tape)	L
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory use	CZ
Retail Sales Not Otherwise Listed	S (10.1-36)
Secondhand Thrift/Consignment & Antique Shops	L
Self-storage with Outdoor Storage	S (10.1-36)
Shoe Repair or Shoeshine Shop	L
Shooting Range, Indoor	CZ (10.2-13)
Shopping Center	S (10.1-36)
Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	S (10.1-36)
Skating Rink	L
Sporting Goods Store	S (10.1-36)
Sports and Recreation Clubs, Indoor	L
Stationery Store	L
Tattoo and/or Body Piercings Studio	L
Taxidermist	L
Television, Radio or Electronics Sales & Repair	S (10.1-36)
Temporary Construction Storage and/or Office	S (10.1-30)
Theater, Indoor	L
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Truck and Utility Trailer Rental and Leasing	CZ (10.1-36)
Tutoring & Mentoring Service	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Large Animal	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L

Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)
Vocational, Business or Secretarial School	L
Warehouse (General storage, enclosed, no outdoor storage)	CZ
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Yard Sale (No more than 3 per year) See Section 15.3	L
Manufacturing Industry,	
Animal Feeds	CZ (10.2-4)
Bakery Products	S (10.1-36)
Beverage Products and/or Bottling	CZ (10.2-4)
Wholesale Trade,	
Flowers, Nursery Stock and Florist Supplies	S (10.1-36)
Lumber and Other Construction Materials with fenced storage	S (10.1-36)
Machinery, Equipment and Supplies	S (10.1-36)
Machinery, Farm and Garden	S (10.1-36)
Plastics Materials	S (10.1-36)
Apparel	L
Beer, Wine or Distilled Alcoholic Beverages	CZ (10.2-4)
Books, Periodicals and Newspapers	L
Furniture and Home Furnishings	L
Groceries and Related Products	L
Hardware, Wholesale Dealer	L
Lumber, Millwork and Veneer	S (10.1-36)
Paper and Paper Products	S (10.1-36)
Plumbing and Heating Equipment	S (10.1-36)
Sporting and Recreational Goods and Supplies	L
Wallpaper and Paint Brushes	L

8.4-8 Interstate Highway 485 Corporate Park (CP 485)

District Description

The CP 485 District intends to provide opportunities for compatible and sustainable development along the I-485 corridor. In this district, the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along the secondary street networks.

The goals of this district include providing a pleasant and safe environment for motorists and pedestrians and a focus on preserving the capacity of the Outer Belt to accommodate high traffic volumes at higher speeds outside the core area.

(Marshall Hooks Rd)

Min. Dimensional Standards

Lot Size	10,000 SF
Lot Width	360 Feet on the Highway, or 125 Feet on all other streets
Setback from Highway	27 Feet
Build-to-Line from any street other than the Highway	12 Feet or as required by buffering standards and/or building types (whichever is greater)
Rear Yard Setback	12 Feet or as required by buffering standards and/or building types (whichever is greater)
Side Yard Setback	0 Feet or as required by buffering standards and/or building types (whichever is greater)

Primary Uses

Listed Building and Lot Types:
Highway Commercial (Article 9.8)
Urban Workplace (Article 9.7)
Shop-front (Article 9.6)

Listed Use Examples:
Automobile Rental/Leasing
Beauty Shop
Hotel or Motel
Laboratory, Medical or Dental
Pharmacy/Drugstore

Listed Accessory Structures:
Drive Through Window (Article 10.1-17)
Signs (Article 17)

Additional Notes

Residential dwellings are not allowed in this district.

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Interstate Highway 485 Corporate Park (CP 485)	
Amusement/Water Parks, Fairgrounds	SUP (10.2-5)
Automobile Rental or Leasing	L
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Bars (with/without Beverage Production Accessory Use)	L
Batting Cage, Indoor	L
Beauty Shop (Hair, Nails, Massage & Spa)	L
Bicycle Assembly (Bike Shop)	S (10.1-36)
Billiard Parlors	L
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Bulk Mail and Packaging	L
Bus Terminal	L
Camera Store	L
Candy Store	L
Club or Lodge	S (10.1-12)
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (With Gasoline Pumps)	CZ
Convenience Store (Without Gasoline Pumps)	L
Country Club with or without Golf Course	S (10.1-13)
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Drive Through Window as Accessory Use	S (10.1-17)
Equestrian Facility	SUP (10.2-7)
Equipment Rental & Leasing (no outside storage)	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Florist	L
Gift or Card Shop	L
Golf Course (See Country Club with Golf Course)	S (10.1-13)
Golf Driving Range	S (10.1-19)
Group Care Facility	SUP (10.2-8)
Hobby Shop	L
Home Occupation	S (10.1-21)
Hotel or Motel	L
Jewelry Store	L
Kennels or Pet Grooming w/Outdoor Pens or Runs	S (10.1-23)
Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laboratory, Medical or Dental	L
Laundry or Dry Cleaning	L
Market Showroom (Furniture, Apparel etc.)	S (10.1-36)
Motion Picture and/or Television Production	S (10.1-36)
Museum or Art Gallery	L
Newsstand	L
Office Machine Sales	L
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L

Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Stock, Security or Commodity Broker	L
Travel Agency	L
Optical Goods Sales	L
Parks and Recreation Facilities, Public	S (10.1-26)
Parking Lot Structures (Paid/Non-Paid)	L
Personal Training Facility, Health Club	L
Pharmacy/Drugstore without Drive Thru	L
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	S (10.1-36)
Printing, Photocopying and Duplicating Services	S (10.1-36)
Recorded Media Sales (Record/Compact Disc/Tape)	L
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory Use	CZ
Shoe Repair or Shoeshine Shop	L
Shooting Range, Indoor	CZ (10.2-13)
Sign (Accessory Use as permitted by Article 17)	L
Sports and Recreation Clubs, Indoor	L
Stationery Store	L
Temporary Construction Storage and/or Office	S (10.1-30)
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)
Vocational, Business or Secretarial School	L
Warehouse (General storage, enclosed, no outdoor storage)	CZ
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Manufacturing Industry,	
Beverage Products and/or Bottling	CZ (10.2-4)

8.4-9 Vehicle Service and Repair (VSR)

District Description

The Vehicle Service and Repair District (VSR) is intended to provide locations for specific uses that require different criteria and specifications than typical commercial development. The dominant use in this district is the vehicle repair shop and disabled vehicle storage area.

This district is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Uses in this district include heavy commercial goods and services for motor vehicles and some limited industrial purposes.

(Black Label Motorsports, 615 Stallings Rd)

Min. Dimensional Standards

Lot Size	12,000 SF
Lot Width	120 Feet on Highway, or 80 Feet on any other street
Setback from Highway r/w	16 Feet
Build-to-Line from any other street	12 Feet or as required by buffering standards and/or building type whatever is greater
Rear Yard Setback	8 Feet or as required by buffering standards and/or building type, whatever is greater
Side Yard Setback	4 Feet or as required by buffering standards and/or building type, whatever is greater

Primary Uses

Allowed Building & Lot Type:
Highway Commercial (Article 9.8)

Listed Uses:
Automobile Renting/Leasing
Hardware, Wholesale Dealer
Yard Sale (Article 15.3)
Vending Machine
Service Contractors Offices
General Contractors Offices

Listed Accessory Structures:
Fences & Walls (Article 2.13)
Signs (Article 17)

Additional Notes

Uses within this district are buffered from adjacent uses.

Residential dwellings are not allowed in this district.

Relevant Articles

Article 8 – Table of Uses
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Vehicle Service and Repair (VSR)	
Appliance Repair, Refrigerator or Large	S (10.1-36)
Auto Supply Sales (Auto, Boat, RV, and/or Motorcycle Sales)	S (10.1-36)
Automobile Dealers (Auto, Boat, RV, and/or Motorcycle Sales)	S (10.1-36)
Automobile Rental or Leasing	L
Automobile Repair Services (Auto, Boat, RV, and/or Motorcycle Repair)	S (10.1-4)
Automobile Towing with/without Automobile Storage Services	S (10.1-5)
Bakery	L
Bicycle Assembly (Bike Shop)	S (10.1-36)
Car Wash	S (10.1-9)
Coffee Shop/Roastery	L
Equipment Rental & Leasing (no outside storage)	L
Equipment Rental (w/fenced outside storage)	S (10.1-36)
Equipment Repair, Heavy	S (10.1-4)
Fences & Walls (see 2.13)	L (2.13-2)
Furniture Framing	S (10.1-36)
Furniture Repair Shop	S (10.1-36)
Hardware Store	S (10.1-36)
Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)
Moving and Storage Service	S (10.1-36)
Office Uses,	
General Contractors Offices without Outside Storage	L
Service Contractors Offices without Outside Storage	L
Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	S (10.1-36)
Television, Radio or Electronics Sales & Repair	S (10.1-36)
Temporary Construction Storage and/or Office	S (10.1-30)
Truck and Utility Trailer Rental and Leasing	S (10.1-36)
Tutoring & Mentoring Service	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Yard Sale (No more than 3 per year) See Section 15.3	L
Manufacturing Industry,	
Bakery Products	L
Bicycle Parts and Accessories	S (10.1-36)
Medical, Dental and Surgical Equipment	S (10.1-36)
Sign manufacture	S (10.1-36)
Fabricated Metal Products	S (10.1-36)
Foundries Producing Iron & Steel Products/Materials	S (10.1-36)
Metal Fasteners (Screws, bolts, etc.)	S (10.1-36)
Wholesale Trade,	
Machinery, Equipment and Supplies	S (10.1-36)
Machinery, Farm and Garden	S (10.1-36)
Scrap & Waste Materials - Recycling collection & sorting Only	S (10.1-36)
Hardware, Wholesale Dealer	L

8.4-10 Business Center (BC)

District Description

The Business Center (BC) is established to provide locations for employment centered uses. The dominant uses in this district are light industrial and office. Ancillary retail and other supportive uses are permitted.

For planned developments, the external appearance of buildings and signage along with modes of ingress and egress, are planned to provide consistency throughout the development.

Hospitality like hotels, restaurants and necessary supportive uses like banks may also be allowed.

Min. Dimensional Standards

Lot Size	10,000 SF
Lot Width	100 Feet
Front Yard Setback	40 Feet
Rear Yard Setback	40 Feet
Side Yard Setback	15 Feet
Corner Lot Side Yard Setback	25 Feet

Relevant Articles

Article 8 – Zoning Districts / Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

Primary Uses

Listed Building & Lot Types:
Highway Commercial (Article 9.8)

Listed Use Examples:
Arts & Crafts Store
Barber Shop
Convenience Store
Hotel/Motel
Advertising Agency
Law Office
Parking Lot Structures
Shopping Center
Veterinary Services
Warehouse

Listed Accessory Uses:
Fences & Walls (Article 2.13-2)
Home Occupation (Article 10.1-21)
Signs (Article 17)
Yard Sales (Article 15.3)

Additional Notes

Residential dwellings are not allowed in this district.

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Business Center (BC)	
Appliance Repair, Refrigerator or Large	S (10.1-36)
Arts and Crafts Store	L
Auto Supply Sales (Auto, Boat, RV, and/or Motorcycle Sales)	S (10.1-36)
Automobile Rental or Leasing	L
Bakery	S (10.1-36)
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Batting Cage, Indoor	L
Beauty Shop (Hair, Nails, Massage, & Spa)	L
Bicycle Assembly (Bike Shop)	S (10.1-36)
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Breweries with/without beverage sales	L
Brewpub	L
Building Supply Sales (No Outdoor Storage)	L
Bulk Mail and Packaging	S (10.1-36)
Bus Terminal	L
Camera Store	L
Candy Store	L
Car Wash	S (10.1-9)
Club or Lodge	S (10.1-12)
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (With Gasoline Pumps)	CZ
Convenience Store (Without Gasoline Pumps)	L
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-4)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Drive Through Window as Accessory Use	S (10.1-17)
Emergency Disaster Restoration Services with fenced outdoor storage	L
Equipment Rental & Leasing (no outside storage)	L
Equipment Rental (w/fenced outside storage)	S (10.1-36)
Equipment Repair, Heavy	S (10.1-4)
Fabric or Piece Goods Store	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Floor Covering, Drapery, and/or Upholstery Sales	S (10.1-36)
Florist	S (10.1-36)
Funeral Home without Crematorium	L
Furniture Framing	S (10.1-36)
Furniture Repair Shop	S (10.1-36)
Garden Center or Retail Nursery	S (10.1-36)
Gymnastics/Cheerleading Academy	L
Hardware Store	S (10.1-36)
Home Occupation	S (10.1-21)
Hotel or Motel	L
HVAC, Electricity, Plumbing Sales and Services	S (10.1-36)
Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)

Laboratory, Medical or Dental	L
Landscape Services	S (10.1-36)
Lighting Sales and Service	S (10.1-36)
Market Showroom (Furniture, Apparel etc.)	S (10.1-36)
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	S (10.1-36)
Moving and Storage Service	S (10.1-36)
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Office Machine Sales	S (10.1-36)
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
General Contractors Office w/ Fenced Outside Storage	S (10.1-36)
General Contractors Offices without Outside Storage	L
Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Service Contractors Offices w/Fenced Outside Storage	S (10.1-36)
Service Contractors Offices without Outside Storage	L
Stock, Security or Commodity Broker	L
Optical Goods Sales	L
Paint and Wallpaper Sales	S (10.1-36)
Parking Lot Structures (Paid/Non-Paid)	L
Personal Training Facility, Health Club	L
Pest or Termite Control Services	S (10.1-36)
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	S (10.1-36)
Printing, Photocopying and Duplicating Services	S (10.1-36)
Recorded Media Sales (Record/Compact Disc/Tape)	L
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory Use	CZ
Self-storage with Outdoor Storage	S (10.1-36)
Shooting Range, Indoor	CZ (10.2-13)
Shopping Center	S (10.1-36)

Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	S (10.1-36)
Sporting Goods Store	S (10.1-36)
Sports and Recreation Clubs, Indoor	L
Taxidermist	L
Television, Radio or Electronics Sales & Repair	S (10.1-36)
Temporary Construction Storage and/or Office	S (10.1-30)
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Truck and Utility Trailer Rental and Leasing	S (10.1-36)
Trucking Centers, Truck Stop &/or Freight Terminal	S (10.1-36)
Tutoring & Mentoring Service	L
Utility Equipment and Storage Yards	S (10.1-36)
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Large Animal	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)
Vocational, Business or Secretarial School	L
Warehouse (General storage, enclosed, no outdoor storage)	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Yard Sale (No more than 3 per year) See Section 15.3	L
Manufacturing Industry,	
Animal Feeds	S (10.1-36)
Apparel and Finished Fabric Products	S (10.1-36)
Assembly of components manufactured off-site, Final	S (10.1-36)
Audio, Video, and Communications Equipment	S (10.1-36)
Bakery Products	S (10.1-36)
Beverage Products and/or Bottling	S (10.1-36)
Bicycle Parts and Accessories	S (10.1-36)
Brooms and Brushes	S (10.1-36)
Computer and Office Equipment	S (10.1-36)
Electrical Equipment	S (10.1-36)
Furniture and Fixtures	S (10.1-36)
Glass Products from Purchased Glass	S (10.1-36)
Household Appliances	S (10.1-36)
Leather Products (not including tanning)	S (10.1-36)
Lighting and Wiring Equipment	S (10.1-36)
Manufactured Housing and Wood Buildings	S (10.1-36)
Medical, Dental and Surgical Equipment	S (10.1-36)
Photographic Equipment and Supplies	S (10.1-36)
Pottery and Related Products	S (10.1-36)
Sign manufacture	S (10.1-36)
Sporting Goods and Toys	S (10.1-36)
Textile Products (No dyeing and finishing)	S (10.1-36)
Wholesale Trade,	

Flowers, Nursery Stock and Florist Supplies	S (10.1-36)
Lumber and Other Construction Materials with fenced storage	S (10.1-36)
Machinery, Equipment and Supplies	S (10.1-36)
Machinery, Farm and Garden	S (10.1-36)
Plastics Materials	S (10.1-36)
Apparel	S (10.1-36)
Beer, Wine or Distilled Alcoholic Beverages	S (10.1-36)
Books, Periodicals and Newspapers	S (10.1-36)
Durable Goods	S (10.1-36)
Electrical Goods	S (10.1-36)
Furniture and Home Furnishings	S (10.1-36)
Groceries and Related Products	S (10.1-36)
Hardware, Wholesale Dealer	S (10.1-36)
Lumber, Millwork and Veneer	S (10.1-36)
Paper and Paper Products	S (10.1-36)
Plumbing and Heating Equipment	S (10.1-36)
Sporting and Recreational Goods and Supplies	S (10.1-36)
Wallpaper and Paint Brushes	S (10.1-36)

8.4-10 Industrial (IND)

District Description

The intent of the Industrial District (IND) is to provide locations for industrial uses that cannot be integrated into the community due to the scale of the buildings and/or the nature of the use. The dominant uses in this district are manufacturing and warehouse storage, which are buffered from adjacent uses.

The Industrial District is reserved for uses that require large buildings and/or parking and loading facilities.

(Berry Global, 303 Seaboard Dr)

Min. Dimensional Standards

Lot Size	N/A
Lot Width	N/A
Front Yard Setback	See Article 9
Rear Yard Setback	See Article 9
Side Yard Setback	See Article 9
Corner Lot Side Yard Setback	See Article 9

Additional Notes

Building placement and other dimensional requirements may be discussed during the Site Development Plan Review Process.

Uses within this district are buffered from adjacent uses.

Residential dwellings are not allowed in this district.

Dimensional Standards are outlined in Highway Building Lot Type in Article 9.

Primary Uses

Building & Lot Types:
Highway Commercial (Article 9.8)

Listed Use Examples:
Agricultural Production
Convenience Store
General Contractors Offices
Fire, Ambulance, Rescue Station
Personal Training Facility
Warehouse

Listed Accessory Structures:
Fences & Walls (Article 2.13-2)
Signs (Article 17)

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11– Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Industrial (IND)	
Adult Establishments,	
Bookstore, Adult	SUP (10.2-3)
Cabaret, Adult	SUP (10.2-3)
Massage Parlor	SUP (10.2-3)
Motel, Adult	SUP (10.2-3)
Movie, Adult - Rental, Sales	SUP (10.2-3)
Retail, Adult Products	SUP (10.2-3)
Theater, Adult	SUP (10.2-3)
Agricultural-Based Business Facilities	S (10.1-36)
Agricultural Production (Crops Only)	L
Agricultural Production (Within Buildings)	L
Appliance Repair, Refrigerator or Large	S (10.1-36)
Auto Supply Sales (Auto, Boat, RV, and/or Motorcycle Sales)	S (10.1-36)
Automobile Dealers (Auto, Boat, RV, and/or Motorcycle Sales)	S (10.1-36)
Automobile Rental or Leasing	L
Automobile Repair Services (Auto, Boat, RV, and/or Motorcycle Repair)	S (10.1-4)
Automobile Towing with/without Storage Services	S (10.1-5)
Bakery	S (10.1-36)
Bicycle Assembly (Bike Shop)	S (10.1-36)
Bingo Games	L
Breweries with/without beverage sales	L
Building Supply Sales (No Outdoor Storage)	L
Bulk Mail and Packaging	S (10.1-36)
Car Wash	S (10.1-9)
Cigar Lounge	L
Communication or Broadcasting Facility, without Tower	L
Convenience Store (With Gasoline Pumps)	L
Convenience Store (Without Gasoline Pumps)	L
Crematorium	L
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Emergency Disaster Restoration Services with fenced outdoor storage	L
Equipment Rental & Leasing (no outside storage)	L
Equipment Rental (w/fenced outside storage)	S (10.1-36)
Equipment Repair, Heavy	S (10.1-4)
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Florist	S (10.1-36)
Furniture Framing	S (10.1-36)
Furniture Repair Shop	S (10.1-36)
Garden Center or Retail Nursery	S (10.1-36)
Gymnastics/Cheerleading Academy	L
Hardware Store	S (10.1-36)
Home Occupation	S (10.1-21)
Hookah Lounge	L
Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)
Kennels or Pet Grooming w/Outdoor Pens or Runs	S (10.1-23)

Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laboratory, Medical or Dental	L
Landscape Services	S (10.1-36)
Lighting Sales and Service	S (10.1-36)
Market Showroom (Furniture, Apparel etc.)	S (10.1-36)
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	S (10.1-36)
Moving and Storage Service	S (10.1-36)
Multi-Tenant, Light Industrial	S (10.1-36)
Office Machine Sales	S (10.1-36)
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
General Contractors Office w/ Fenced Outside Storage	S (10.1-36)
General Contractors Offices without Outside Storage	L
Government Office	L
Insurance Agency (w/ on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Service Contractors Offices w/Fenced Outside Storage	S (10.1-36)
Service Contractors Offices without Outside Storage	L
Stock, Security or Commodity Broker	L
Temporary Real Estate Office (see Article 15)	L
Travel Agency	L
Paint and Wallpaper Sales	S (10.1-36)
Parking Lot Structures (Paid/Non-Paid)	L
Personal Training Facility, Health Club	L
Pest or Termite Control Services	S (10.1-36)
Printing and Publishing Operation	S (10.1-36)
Printing, Photocopying and Duplicating Services	S (10.1-36)
Self-storage with Outdoor Storage	S (10.1-36)
Shooting Range, Indoor	CZ (10.2-13)
Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	S (10.1-36)
Sports and Recreation Clubs, Indoor	L
Taxidermist	L
Television, Radio or Electronics Sales & Repair	S (10.1-36)
Temporary Construction Storage and/or Office	S (10.1-30)
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Truck and Utility Trailer Rental and Leasing	S (10.1-36)
Trucking Centers, Truck Stop &/or Freight Terminal	S (10.1-36)
Utility Equipment and Storage Yards	S (10.1-36)
Utility Substation	S (10.1-36)
Vape, CBD, and/or Tobacco Sales	L

Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Large Animal	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)
Warehouse (General storage, enclosed, no outdoor storage)	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)
Yard Sale (No more than 3 per year) See Section 15.3	L
Manufacturing Industry,	
Animal Feeds	S (10.1-36)
Apparel and Finished Fabric Products	S (10.1-36)
Assembly of components manufactured off-site, Final	S (10.1-36)
Audio, Video, and Communications Equipment	S (10.1-36)
Bakery Products	S (10.1-36)
Beverage Products and/or Bottling	S (10.1-36)
Bicycle Parts and Accessories	S (10.1-36)
Biltong, Jerky, and similar meats production & distribution	L
Brooms and Brushes	S (10.1-36)
Computer and Office Equipment	S (10.1-36)
Electrical Equipment	S (10.1-36)
Furniture and Fixtures	S (10.1-36)
Glass Products from Purchased Glass	S (10.1-36)
Household Appliances	S (10.1-36)
Leather Products (not including tanning)	S (10.1-36)
Lighting and Wiring Equipment	S (10.1-36)
Manufactured Housing and Wood Buildings	S (10.1-36)
Medical, Dental, and Surgical Equipment	S (10.1-36)
Non-Tobacco Nicotine (NTN) & Stimulant Delivery/Production	L
Photographic Equipment and Supplies	S (10.1-36)
Pottery and Related Products	S (10.1-36)
Sign manufacture	S (10.1-36)
Sporting Goods and Toys	S (10.1-36)
Textile Products (No dyeing and finishing)	S (10.1-36)
Ammunition, Small Arms	S (10.1-36)
Concrete, Cut Stone and Clay Products	S (10.1-36)
Dairy Products	S (10.1-36)
Fabricated Metal Products	S (10.1-36)
Floor Coverings (Including Carpet)	S (10.1-36)
Heating Equipment and Plumbing Fixtures	S (10.1-36)
Industrial Equipment and Commercial Machinery	S (10.1-36)
Metal Fasteners (Screws, bolts, etc.)	S (10.1-36)
Millwork, Plywood and Veneer	S (10.1-36)
Paperboard Containers and Boxes	S (10.1-36)
Wholesale Trade,	
Flowers, Nursery Stock and Florist Supplies	S (10.1-36)
Lumber and Other Construction Materials with fenced storage	S (10.1-36)
Machinery, Equipment and Supplies	S (10.1-36)
Machinery, Farm and Garden	S (10.1-36)
Plastics Materials	S (10.1-36)
Apparel	S (10.1-36)

Beer, Wine or Distilled Alcoholic Beverages	S (10.1-36)
Books, Periodicals and Newspapers	S (10.1-36)
Durable Goods	S (10.1-36)
Electrical Goods	S (10.1-36)
Furniture and Home Furnishings	S (10.1-36)
Groceries and Related Products	S (10.1-36)
Hardware, Wholesale Dealer	S (10.1-36)
Lumber, Millwork and Veneer	S (10.1-36)
Paper and Paper Products	S (10.1-36)
Plumbing and Heating Equipment	S (10.1-36)
Sporting and Recreational Goods and Supplies	S (10.1-36)
Wallpaper and Paint Brushes	S (10.1-36)

8.5-1 Traditional Neighborhood Development Overlay (TNDO)

District Description

Provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. This district provides a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities.

A Traditional Neighborhood Development (TND) is urban in form and is typically an extension of the existing developed area of the Town. TNDO districts should have a significant portion of land dedicated to improved open spaces, and reserve un-improved open spaces where environmentally sensitive areas are located.

(ex. From Stallings Comprehensive Land Use Plan)

TND Design Requirements

The area of the TND shall be divided into blocks, streets, lots, and open space.

Similar land uses shall generally front across each street. All lots shall share a frontage line with a street or square; lots fronting a square shall be provided rear alley access.

Dimensional Standards

Minimum Development Size	10 acres
Maximum Development Size	none

Residential Density Limits

Single Family Detached: 7 units/acre

Single Family Attached: 12 units/acre

Multifamily: See 10.1-24 for Multifamily limits

Primary Uses

Listed Building and Lot Types:
Urban Workplace
Shop-front Commercial
Multi-family Building
Detached House
Attached House
Civic Building

Listed Use Examples:
Athletic Fields (Article 10.1-29)
Government Office
Home Occupation

Listed Accessory Uses:
Swimming Pools
Fences and Walls (2.13-2)

Additional Notes

Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Traditional Neighborhood Development Overlay District and by the standards set forth in section 8.5-1 (F).

A master site development plan is required.

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Type Standards
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Landscaping and Buffer Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Traditional Neighborhood Development Overlay (TNDO)	
Alteration, Clothing Repair	L
Apparel Sales (Clothing, Shoes, Accessories)	L
Arts and Craft Store	L
Athletic Fields	S (10.1-29)
Bakery	L
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Bars (with/without Beverage Production Accessory Use)	L
Beauty Shop (Hair, Nails, Massage &Spa)	L
Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)
Bicycle Assembly (Bike Shop)	L
Billiard Parlors	L
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Brewpub	L
Bus Terminal	L
Camera Store	L
Candy Store	L
Club or Lodge	S (10.1-12)
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (Without Gasoline Pumps)	L
Country Club with or without Golf Course	S (10.1-13)
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Department, Variety or General Merchandise Store	L
Drive Through Window as Accessory Use	S (10.1-17)
Equestrian Facility	SUP (10.2-7)
Equipment Rental & Leasing (no outside storage)	L
Event and Wedding Venue	L
Fabric or Piece Goods Store	L
Family Care Facility (Family Care Home)	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Florist	L
Furniture Sales	L
Gift or Card Shop	L
Golf Course (See Country Club with Golf Course)	S (10.1-13)
Golf Driving Range	S (10.1-19)
Grocery Store	L
Group Care Facility	SUP (10.2-8)
Hardware Store	L
Hobby Shop	L
Home Occupation	S (10.1-21)
Hotel or Motel	L
Jewelry Store	L

Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laundry or Dry Cleaning	L
Library	L
Lighting Sales and Service	L
Market Showroom (Furniture, Apparel etc.)	L
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	L
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Machine Sales	L
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L
Stock, Security or Commodity Broker	L
Travel Agency	L
Optical Goods Sale	L
Paint and Wallpaper Sales	L
Parks and Recreation Facilities, Public	S (10.1-26)
Personal Training Facility, Health Club	L
Pet Store	L
Pharmacy/Drugstore without Drive Thru	L
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	L
Printing, Photocopying and Duplicating Services	L
Recorded Media Sales (Record/Compact Disc/Tape)	L
Recreation Facilities and Community Amenities	S (10.1-29)
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	L
Dwelling, Multifamily (Apartments or Condominiums)	CZ (10.1-24)
Dwelling, Single Family Detached, including Modular Construction	L
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory Use	L
Retail Sales Not Otherwise Listed	L

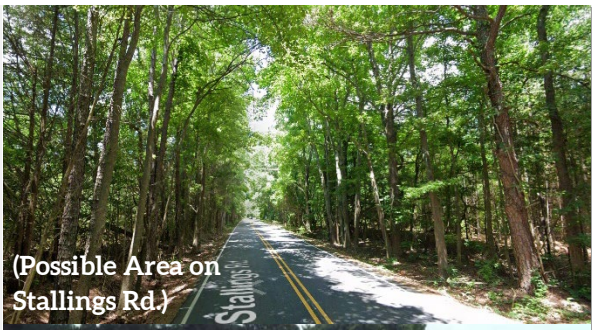
Retreat Center	L
Secondhand Thrift/Consignment & Antique Shops	L
Shoe Repair or Shoeshine Shop	L
Sign (Accessory Use as permitted by Article 17)	L
Sporting Goods Store	L
Sports and Recreation Clubs, Indoor	L
Stationery Store	L
Swimming Pool as Accessory Use	L
Television, Radio or Electronics Sales & Repair	L
Temporary Construction Storage and/or Office	S (10.1-30)
Theater, Indoor	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Vocational, Business or Secretarial School	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Yard Sale (No more than 3 per year) See Section 15.3	L
Wholesale Trade,	
Beer, Wine or Distilled Alcoholic Beverages	L

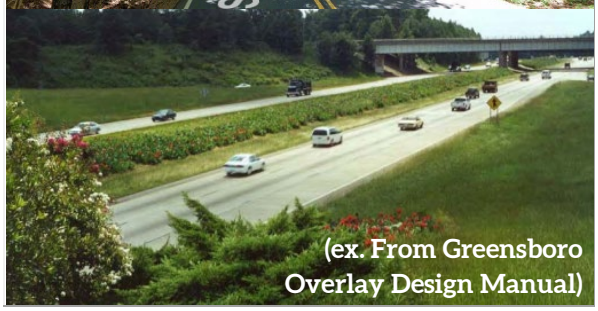
8.5-2 Scenic Corridor Overlay (SCO)

District Description

The Scenic Corridor Overlay (SCO) intends to protect the pastoral scenes and open spaces that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the Town.

The goal of this district is to protect the scenic value of the corridors through a mix of incentives and development standards. These standards will preserve the suburban character of the Town by; maintaining the sense of a suburban corridor in an urban environment, provide an aesthetically appealing experience for those traveling the corridor, provide multi-modal transportation options for travel, and promote a safe transportation corridor for vehicles and pedestrians.





Listed Activities

May be used for passive recreation, agricultural uses, and equestrian uses. No other use shall be listed within the scenic corridor easement.

No building construction, parking, land disturbing activity, signs, tree removal, lighting, or other development activity shall occur within this district unless supporting one of the listed activities and is approved as a Special Use.

Dimensional Standards

Width of scenic easement within the Suburban Scenic Corridor	10% of lot depth but no more than 100 Feet from r/w
Width of scenic easement within the Gateway Scenic Corridor	10% of lot depth but no more than 50 Feet from r/w
Width of scenic easement within the Bypass Scenic Corridor	10% of lot depth but no more than 75 Feet from r/w

Corridor Types

Suburban Scenic Corridor – development is limited, consisting largely of fields, pastures, and scattered residential uses.

Gateway Scenic Corridor - serves as an entrance way to a place that is unique and different from other communities in the area. May be more developed than the suburban scenic corridor.

Bypass Scenic Corridor - providing for buffering of the Bypass to protect the traffic carrying capacity of the road. Requires an undeveloped setback from the bypass.

Additional Notes

There shall be a minimum separation of 500 feet between curb cuts in the suburban scenic corridors.

The lot type standards and building type standard listed in the underlying district, as set forth in Section 8.4 and further described in Article 9.

Relevant Articles

Article 8 – Table of Uses
Article 9 – Lot and Building Types
Article 11 – Landscaping Requirements
Article 12 – Parking Requirements
Article 21 – Open Space Requirements

8.5-3 Heavy Industry Overlay (HIO)

(ex. From Monroe Water Treatment Plant)

(ex. From Hyco Lake Power Plant)

District Description

The Heavy Industry Overlay (HIO) intends to provide and permit certain public and private heavy industrial uses and facilities that incorporate hazardous materials and/or scientific technology, including wholesale, distribution, storage, processing, manufacturing, and production.

Industries in this district are required to take all necessary actions, including, but not limited to, installing apparatus and technological equipment available to prevent negative impacts on the environment and the community from the emissions of smoke, dust, fumes, noise, vibrations, and other activities and/or products resulting from such hazardous industrial activities in accordance with federal, state, and local regulations.

Building Height Requirements

Maximum building height for a structure adjacent to a residential or commercial zoning district shall be no greater than forty (40') feet.

The maximum building height for a structure adjacent to an industrial zoning district – no height restrictions.

Min. Building/Parking/Storage Area Setbacks

From any arterial or collector street r/w	500 Feet
From any local street r/w	500 Feet
From an interior lot line adjacent to a non-residential zoning district	250 Feet
From an interior lot line adjacent to a school or day care facility	500 Feet

Additional Notes

Property must be within an Industrial (IND) Zoning District to be eligible for the HIO Overlay.

Special Use Permits for All Hazardous Industries are required.

The minimum lot size shall be of sufficient size to facilitate a hazardous industry facility which meets all requirements of Section 8.5-3, and all buffer requirements for new development.

Must follow all Use Requirements listed in Article 8.5-3 (I).

Primary Uses

Listed Use Examples:
Asphalt Plant
Sewage Treatment Plant
Meat-packing Plants

Listed Accessory Uses:
Signs
Fences & Walls (see 2.13)

Exempt Uses

These uses are exempt from the provisions of Section 8.5-3:

Medical Clinics (no in-patient care)
Medical Facilities (no in-patient care)
Doctor's Offices
Medical Labs
Dental Offices
Outpatient Facilities (no in-patient care)
Healthcare Facilities (no in-patient care)

Relevant Articles

Article 2 – Accessory Uses
Article 8 – Table of Uses
Article 10 – Uses with Additional Standards and Conditional Uses
Article 11 – Buffer Requirements

L = *listed use*	S= *use listed with additional standards*
CZ = *conditional zoning*	SUP = *special use permit*

Allowed Uses in Heavy Industry Overlay (HIO)	
Agricultural Production (Crops Only)	L
Agricultural Production (Within Buildings)	L
Asphalt Plant	SUP (10.2-6&16)
Fences & Walls (see 2.13)	L (2.13-2)
Fuel Oil Sales and Distribution for "Home" or other Delivery	SUP (10.2-11&16)
Hazardous &/or Radioactive Waste (Transport, Storage &/or Incineration)	SUP (10.2-16)
Junkyards, Salvage Yards, Used Auto Parts	SUP (10.2-9&16)
Metal Coating and Engraving	SUP (10.2-16)
Metal Processing	SUP (10.2-16)
Petroleum Products Storage and/or Transfer	SUP (10.2-11&16)
Photofinishing Laboratory	SUP (10.2-16)
Sewage Treatment Plant	SUP (10.2-12)
Sign (Accessory Use as permitted by Article 17)	L
Solid Waste Disposal (non-hazardous)	S (10.1-36)
Temporary Construction Storage and/or Office	S (10.1-30)
Tire Recapping	SUP (10.2-16)
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Water Treatment Plant	S (10.1-36)
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Manufacturing Industry,	
Asbestos, Abrasive, and Related Products	CZ (10.2-16)
Batteries	CZ (10.2-16)
Chemicals, Paints and Allied Products	CZ (10.2-16)
Foundries Producing Iron & Steel Products/Materials	CZ (10.2-16)
Hazardous Industry	CZ (10.2-16)
Hazardous &/or Radioactive Waste (Transport/Storage/Incineration)	CZ (10.2-16)
Leather Products (including tanning)	CZ (10.2-16)
Meat-packing Plants	CZ (10.2-16)
Pharmaceutical Products	CZ (10.2-16)
Rubber and Plastics	CZ (10.2-16)
Soaps and Cosmetics	CZ (10.2-16)
Textile Products	CZ (10.2-16)
Electrical Energy Production (All Sources)	CZ (10.2-16)
Wholesale Trade,	
Chemicals and Allied Products	CZ (10.2-16)
Resins	CZ (10.2-16)
Scrap & Waste Materials - Recycling collection & sorting Only	CZ (10.2-16)