

ARTICLE 6

USES BY DISTRICTS

Uses by Zoning Districts	R-20	R-12	R-10	R-MH <i>Over lay</i>	B-1	B-2	B-3	M-1	WS- IV-CA <i>Over lay</i>	WS- IV-PA <i>Over lay</i>
Accessory uses and structures, including, but not limited to: garages, community pools, provided they are located in the rear yard and do not cover more than 20% of the lot.	X	X	X	X	X	X	X	X		
Agriculture or horticulture	X	X	X	X	X	X	X	X		
Agriculture, subject to the provisions of the Food Security Act of 1985 and the Food, Agricultural, Conservation and Trade Act of 1990										X
Agriculture subject to the provisions of the Food Security Act of 1985 and the Food, Agriculture, Conservation and Trade Act of 1990. Agricultural activities conducted after January 1, 1993 shall maintain a minimum ten (10) foot vegetative buffer, or equivalent control as determined by the Soil and Water Conservation Commission, along all perennial waters indicated on the most recent versions of U.S.G.S. 1:24,000 (7.5 minutes) scale topographic maps or as determined by local government studies. Animal operations greater than one hundred (100) animal units shall employ BMPs by July 1, 1994 recommended by the Soil and Water Conservation Commission.									X	
All uses in underlying zoning districts where the watershed is located, unless specifically prohibited									X	X
Automobile parts and supplies, new					X	X				
Automobile repair shops (garages) J						X				
Automobile sales, new and used						X				

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Automobile car washes						X				
Banks and other financial institutions, including savings and loan companies					X	X				
Bakeries and other wholesalers of food products								X		
Barber and beauty shops					X	X	X			
Bottling works						X		X		
Building materials storage and sale yards, provided any outside storage is surrounded by a fence, at least, 6 ft in height.						X		X		
Cabinet, woodworking and upholstery shops						X				
Churches and their related uses including cemeteries, provided all buildings and graves are at least, twenty (20) feet from any property line.	X	X	X	X	X	X	X	X		
Community centers	X									
Contractors' offices and storage yards, provided all outside storage surrounded by fence, at least, 6 ft in height						X		X		
Convenience stores <u>with</u> gasoline pumps					X	X		X		
Clubs and lodges (non-profit organizations such as Elks, American Legion)	X									
Dance studios					X	X				
Drug stores					X	X				
Dwellings, single-family - site built and modular units built to the NC State Building Code	X	X	X	X	X					

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Dwellings, single family: manufactured homes, Class A and B (see definition in Article 2)	X			X						
Dwellings, duplex			X							
Dwellings, multi-family, subject to Article 11, Section 11-4			X							
Day care facilities, provided they are licensed by the State of North Carolina	X	X	X	X	X					
Dry cleaning and laundry establishments						X				
Floral and gift shops					X	X				
Funeral homes and mortuaries					X					
Food stores					X	X				
Golf courses	X									
Government offices, local, state, or federal, including military recruitment centers and federal post offices					X	X				
Greenhouses and horticultural nurseries								X		
Incidental (secondary) home occupations (see definition in Article 2)	X	X	X	X						
Industrial parks, subject to Article 11, Section 11-8								X		
Industrial supply and equipment establishments, sale and service						X		X		
Landfills (Within the WS-IV-CA landfills are specifically prohibited)										
Laundromats					X	X				
Libraries					X					

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Manufacturing establishments, including, but not limited to: clothing, carpet and bedding, electronics, electrical appliances, furniture, leather products, rubber, and textile								X		
Manufactured home, Class A and B only (see dwelling, single-family: manufactured homes, Class A and B above)	X			X						
Manufactured home sale lots						X				
Manufactured home parks, subject to Article 11, Section 11-5	S									
Medical and dental clinics, including laboratories					X					
Mini-warehouses						X		X		
Mixed uses (residential and commercial uses) on a single lot, either in a common building or in separate structures provided such buildings have side yards of at least 8 ft. However, this setback does not apply to the street side or a corner lot.					S	S				
Monument works and sales								X		
Motels						X				
Newspaper offices including printing plants secondary to such offices					X	X				
Nursing homes	X									
Parks (public and private), playgrounds	X	X	X	X						
Offices and professional centers, subject to Article 11, Section 11-7					C	C	C	C		

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Offices, business, professional					X	X	X	X		
Office supply and equipment establishments, sale and service					X	X				
Planned unit developments, subject to Article 11, Section 11-5	C	C	C	C						
Photographic studios					X	X				
Plumbing and heating supply establishments, including outside storage						X				
Public safety facilities (fire, rescue, police, or EMS) provided: (1) all vehicles and equipment shall be stored indoors; (2) all buildings shall be set back at least twenty (20) feet from all property lines; and (3) the facilities shall be designed and landscaped to blend in with the surrounding area.	X	X	X	X	X	X	X	X		

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Public works and public utility facilities (transformer stations, pumping stations, water towers, telephone exchanges and relay towers), provided: (1) no materials or vehicles shall be stored on the premises; (2) all buildings and apparatus shall be set back at least twenty (20) feet from the property lines; and (3) shall be designed and landscaped to blend in to the surrounding area.	X	X	X	X	X	X	X	X		
Printing, publishing and reproduction establishments					X	X				
Office and professional centers, subject to Article 11, Section 11-7					C	C	C	C		
Off-street parking, subject to Article 9	X	X	X	X	X	X	X	X		
Recreational facilities, commercial (for-profit) including, but not limited to: bowling alleys, skating rinks, miniature golf courses. However, go-cart tracks are specifically excluded from this permitted use						X				

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Retail sales establishments, including, but not limited to: clothing, fabric, shoe, notion, drug, hardware, furniture, appliance, paint, jewelry, gift, music, toy, sporting goods, book and stationary, pet and hobby, and craft outlets.					X	X				
Retail services including, but not limited to: radio and TV repair shops, tailor and dressmaking, and shoe repair					X	X	X			
Restaurants with drive-thru facilities					X	X		X		
Restaurants without drive thru facilities					X	X		X		
Schools, public or private	X	X	X	X						
Silviculture, using best management practices required to implement the provisions of the <u>Forest Practices Guidelines Related to Water Quality</u> (15 NCAC 11.6101 - .0209).									X	X
Service stations, including full service and self-service					X	X		X		
Sheet metal, roofing, plumbing, heating and refrigeration shops								X		
Shopping centers, subject to Article 11, Section 11-3					C	C	C	C		
Sign painting shops								X		
Signs, subject to Article 10	X	X	X	X	X	X	X	X		
Sites for land application of sludge/residuals or petroleum contaminated soils (Within the WS-IV CA Watershed land application is specifically prohibited)										

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