

Use Table

USE CATEGORY	SPECIFIC USE	AG	RESIDENTIAL						COMMERCIAL					IND		Standards
		AG	RE	RL	RM-1	RM-2	RV	RC	O-1	B-1	CC	C-1	C-2	I-1	I-2	
OPEN USES																
Agriculture	Animal Production and Support Facilities	P	PS	PS												8.3.2.A
	Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Crop Production Support Activities	P												P	P	
	Farm Product Sales, Raw Materials	P													P	
	Farm Supply Store without outdoor storage	P											P	P	P	
	Farm Supply Store with outdoor storage	P											PS	PS	P	
	Sawmill/Lumber processing	S														
	Swine Farm	S														
	Warehousing and Storage, farm related products	P													P	
	Livestock Auction	PS													PS	8.3.2.B
Resource Extraction	All Resource Extraction (except borrow pit)	SS													SS	8.3.2.C
	Borrow Pit	PS												PS	PS	
RESIDENTIAL USES (See 8.2.2(b))																
Household Living (see 8.1.1.A and section ? for accessory uses)	Mixed Use Dwelling/Live-Work Unit								P	P	P	P	P			
	Single Family Detached Dwelling, Single-Family Modular Home	P	P	P	P	P	P	P	PS							7.7
	Single Family Attached Dwelling							P	P	PS						7.7 ¹
	Multifamily Dwelling/Apartment							SS	PS	PS	PS	PS	SS			7.8 ²
	Duplex/Triplex							PS	PS							
	Accessory Dwelling	PS	PS	PS	PS	PS	PS	PS								8.3.3 ³

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		AG	RE	RL	RM-1	RM-2	RV	RC	O-1	B-1	CC	C-1	C-2	I-1	I-2	
	Limousine/Chauffeur Service/Taxi Company/Taxi Stand										SS	SS	PS			
	Public Transportation System	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Places of Worship	Religious Institution/House of Worship, more than 350 seats	SS	SS	SS	SS	SS	SS	SS	PS	SS	SS	PS	P			8.3.4.E
	Religious Institution/House of Worship, up to 350 seats	SS	SS	SS	SS	SS	SS	SS	P	P	P	P	P			8.3.4.E
Utilities	All utilities, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Electric Generating Facility	S												S	P	
	Natural Gas Distribution Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Pipeline, Petroleum and Natural or Manufactured Gases	S	S	S	S	S	S	S	S	S	S	S	S	P	P	
	Sewage Treatment Facility, Private as permitted by NCDENR	S	S	S	S	S	S	S	S	S	S	S	S	P	P	
	Water Treatment Facility	P											P		P	
	Solar Farm	SS														Standards to be drafted
COMMERCIAL USES																
Indoor Recreation (see 8.3.5.O)	All Indoor Recreation except as listed below										P	P	P			
	Amusement Arcade, indoors only (less than 4 pool tables)										P	P	P			
	Auditorium or Assembly Hall, up to 350 seats								P	P	P	P	P			
	Auditorium or Assembly Hall, more than 350 seats								PS	PS	SS	PS	P			
	Bowling Center										P	P	P			
	Firing & Archery Range, Indoors												P	P		
	Go-Kart Track												P	PS		8.3.5.P
	Health Club, Fitness Center, Dance Studio, Martial Arts Studio								P	P	P	P	P	PS		8.3.5.P
	Motion Picture Theater, Indoor										P	P	P			
	Performing Arts Company								P	P	P	P	P			

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		AG	RE	RL	RM-1	RM-2	RV	RC	O-I	B-1	CC	C-1	C-2	I-1	I-2	
	Miniature Golf Course										P	P	P			
	Motion Picture Theater, drive-in	S											S	P		
	Racetrack and Spectator Sports, including racing test track													P	P	
	Recreational Instruction and Camps, Indoor or Outdoor	P							P	P	P	P	P	P	P	
Hotel, Motel, Inn	All overnight accommodations except as listed below								P	P	P	P	P			
	Bed and Breakfast Inn	PS	PS	SS	SS	SS	SS	SS	PS	PS	PS	PS	PS			8.3.5.C
	Campground	PS														8.3.5.D
Parking, Commercial	Parking lot or deck, principal use						PS	PS	PS	PS	P	P	P	P		8.3.5.E
Restaurants (see 8.2.6.F)	All restaurants except as listed below								P	P	P	P	P			
	Banquet Home	SS	SS	SS	SS	SS										8.3.5.N
	Private Club										SS		SS			8.3.5.F
	Restaurant, carryout, delivery, no seating									P	P	P	P			
	Restaurant, drive-thru or drive-in											P	P			Standards being drafted
Alcoholic Beverage Production (see 8.2.6.J)	Brewpubs/Brewery-Micro										PS	PS	PS	PS	PS	8.3.5.O
	Brewery- Large													P	P	
	Winery/Cidery													P	P	8.3.5.O
	Winery/Cidery-Micro										PS	PS	PS	PS	PS	8.3.5.O
	Distillery													P	P	
Retail Sales and Services	All retail sales and service except as listed below									P	P	P	P			
	ABC Store											P	P			
	Animal Clinic/Hospital/Kennel	PS									PS	PS	PS	PS	PS	8.3.4.B
	Animal Grooming Establishment - no overnight boarding									P	P	P	P	P		
	Animal Obedience School	SS											PS	PS	PS	8.3.4.B
	Animal and/or Feed Supply Store	P										PS	PS			8.3.5.J
	Appliance Sales, Rental and Repair										P	P	P	P		

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		AG	RE	RL	RM-1	RM-2	RV	RC	O-I	B-1	CC	C-1	C-2	I-1	I-2	
	Auction Sales Establishment												P			
	Blueprinting and Drafting Service								P	P	P	P	P			
	Building Material Supply no outdoor storage											P	P	P		
	Building Material Supply with outdoor storage												PS	P	P	8.3.5.G
	Cemetery Monument Dealer												P	P		
	Check Cashing Establishment												P			
	Cleaning and Maintenance Service									P	P	P	P	P		
	Convenience Store									PS	SS	PS	PS			8.3.5.H [KA1]
	Delivery/Courier Service, local (no commercial vehicles)									P	P	P	P	P		
	Dry Cleaning Drop Off/Pick Up									P	P	P	P	P		
	Electronics Sales and Repair										P	P	P	P		
	Event Center											PS	PS	PS		8.3.5.R ⁶
	Farmer's Market/Produce Stand	P								P	P	P	P			8.3.5.I
	Flea Market	P											P	P	P	Address design of outside areas
	Floor Covering Store										P	P	P			
	Grocery/Food Store									P	P	P	P			Address scale issues
	Fortuneteller, Divination, Palmistry												S			
	Funeral Home								P	P		P	P	P		
	Internet/Electronic Gaming									PS		PS	PS			8.3.5.L
	Laundromat (self service)									P	S	P	P			
	Lawn and Garden Supply, Nursery with Outdoor Storage	P											P	P		8.3.5.j
	Lawn and Garden Supply without Outdoor Storage										P	P	P	P		
	Massage Therapist								P	P	P	P	P	P		
	Pawnshop										S	S	P			

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		AG	RE	RL	RM-1	RM-2	RV	RC	O-I	B-1	CC	C-1	C-2	I-1	I-2	
	Photofinishing Laboratory												P	P	P	
	Printing and Related Support Activities												P	P	P	
	Shopping Centers, less than 25,000 sq. ft.									P	P	P	P			
	Shopping Centers, greater than 25,000 sq. ft.												P			
	Sign or Banner Shop with outdoor storage													P	P	
	Sign or Banner shop without outdoor storage										P	P	P	P		
	Swimming Pool, Hot Tub Sales and Service													P	P	
	Tattoo Parlor, Body Piercing														PS	
	Taxidermist														P	
	Weight Loss Centers								P	P	P	P	P			
Self Service Storage	Self-service storage, including mini-warehouses													PS	PS	8.3.6.E ⁷
Vehicle Sales and Service	Automobile Towing and Wrecker Service, Vehicle Storage Lot													PS	PS	8.3.6.H
	Automobile Parts, Tires and Accessories Store									PS		PS	PS	PS		8.3.6.I ⁸
	Automobile Repair, Major												PS	PS		8.3.6.H 8.3.6.I ⁸
	Automobile Repair, Minor										PS	PS	PS	PS	PS	8.3.6.D 8.3.6.I ⁸
	Automobile Wash (carwash) including detailing service												P	P	P	
	Manufactured Home Sales													PS	PS	8.3.6.F
	Vehicle Sales, Lease, Rental, including boat, RV and storage buildings											PS	PS	PS		8.3.6.G
	Truck Stop, Travel Plaza													P	P	
INDUSTRIAL USES																
Light Industrial Service	Truck/Construction Equipment Rental													PS	P	

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		AG	RE	RL	RM-1	RM-2	RV	RC	O-I	B-1	CC	C-1	C-2	I-1	I-2	
	Flex/Office Space												P	P	SS	
	All light industrial service, except as listed below												P	P	[KA2]	
	Cabinet and Woodwork Shop											P	P	P		
	Equipment Supply House, commercial												P	P	P	
	Food Catering Facility									PS	PS	PS	PS	PS		8.3.7.A
	LP Gas & Heating Oil Dealer												P	P	P	
	Machine Shop												P	P	P	
	Musical Instrument Manufacturing												P	P	P	
	Pest Control Service											P	P	P		
	Portable Toilet Service														P	
	Small Engine Repair												P	P	P	
	Tire Recap and Repair Facility														P	
	Upholstery Shop												P	P	P	
	Shipping Container Development									PS	PS	PS	PS	PS	PS	PS
Warehouse and Freight Movement	Electronic Shopping, Mail Order House													P	P	
	Moving and Storage Facility													P	P	
	Product Distribution Center													SS		8.3.7.F ⁹
	Rail Transportation and Support Facilities													P		
	Warehousing and Storage, Non-farm related products													SS		8.3.7.F ⁹
	Truck Terminal and Support Facilities														SS	8.3.7.G ¹⁰
Waste Related Service	Hazardous Waste Facility														PS	8.3.7.B
	Sanitary Landfill														PS	8.3.6.B
	Recycling Processing Facility														P	
	Land Clearing, Inert Debris Landfill	PS												PS	PS	8.3.7.C
	Septic Tank Cleaning Service and Vehicle Storage Facility													P	P	
	Solid Waste Management Facility												P	P	P	

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		AG	RE	RL	RM-1	RM-2	RV	RC	O-1	B-1	CC	C-1	C-2	I-1	I-2		
	Junkyard/Salvage Yard														SS	8.3.7.C	
Heavy Industrial	All heavy industrial, except as listed below													P	P		
	Abrasive Products Manufacturing														P		
	Cement, Concrete, Clary, Brick and Stone Product Manufacturing														P		
	Chemical Manufacturing														P		
	Coal, Ore Supply with outdoor storage														S		
	Dry Cleaning/Laundry Plant												P	P	P		
	Food Manufacturing with Animal Slaughtering and Processing															S	
	Tobacco Manufacturing															P	
	Metal Plating															P	

8.1 USE CATEGORIES

COMMENTARY: Appendix A of this ordinance contains a use table to assist in the administration of the use table. The use categories in that table are not zoning districts. These categories group uses for regulatory purposes. The names of some use categories (for example, "Commercial") may be similar to names for zoning districts (such as "Commercial, General"). A use listed in the examples below is only permitted in accordance with the use table.

8.1.1 IN GENERAL

A. Approach to Categorizing Uses

Specific uses in Appendix A may be further defined in Article 14, Definitions. The Zoning Administrator may determine that uses not listed in Appendix A are similar to those uses listed in Appendix A. Where such similar permitted use is subject to special use standards or supplemental standards the proposed use shall also be subject to such standards or approval.

B. Basis for Classifications

Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on

surrounding properties, and site conditions. The Use Categories provide a systematic basis for assigning land uses to appropriate zoning districts. The Administrator may consult the North American Industry Classification System (NAICS) for further clarification on a particular use.

C. Principal Uses Not Specifically Listed

Determination of the appropriate category for a proposed principal use shall be made by the Zoning Administrator. The criteria below shall be used to determine both the appropriate category for a use not specifically listed in the Use Table or the examples in the Use Category descriptions, and whether a use is considered principal or accessory.

- A. The actual or projected characteristics of the activity in relationship to the stated characteristics of each Use Category.
- B. The relative amount of site area or floor space and equipment devoted to the activity.
- C. Relative amounts of sales from each activity.
- D. The customer type for each activity.
- E. The relative number of employees in each activity.
- F. Hours of operation.
- G. Building and site arrangement
- H. Types of vehicles used and their parking requirements.
- I. The relative number of vehicle trips generated.
- J. Signs.
- K. How the use is advertised.
- L. The likely impact on surrounding properties.
- M. Whether the activity is likely to be found independent of the other activities on the site.

Following a determination that a specific use not listed in these zoning regulations is similar to another listed use, the proposed use shall be subject to any supplemental use standards listed in § 8.3. The Zoning Administrator shall not vary these zoning regulations by adding to or eliminating any use standards in § 8.3 for the proposed use.

Where a use not listed in the use table is found by the Zoning Administrator not to be similar to any other use in the table, the use shall be permitted only following 1) a text amendment of these zoning regulations in accordance with § 3.3, or 2) an affirmative decision from the Board of Adjustment affirming the proposed land use.

When considering appropriate districts for a use not listed in the Use Table, the district intent statements in Article 7, Zoning Districts, shall be considered by the Administrator .

D. Developments with Multiple Principal Uses

Developments with multiple principal uses shall conform to the following:

- A. When all principal uses of a development fall within one Use Category, the entire development is assigned to that Use Category.
- B. When the principal uses of a development fall within different Use Categories, each principal use is classified in the applicable Use Category and each use is subject to all applicable regulations for that Use Category.

COMMENTARY: Where a use has a specific use standard applied in the use table (such as a minimum site acreage), the standard applies even when that use is part of a development with multiple principal uses.

- C. A development comprised of uses regulated by separate rows on the Use Table shall be reviewed using the most restrictive process from among the proposed uses.

COMMENTARY: If a proposed development includes a convenience store, fuel sales and a restaurant, including outparcels, and one of those uses is only permitted by special use permit in the district, then the entire development requires special use permit review and approval.

- D. Where a use requiring a special use permit lies on a separate legal parcel, only the building containing the use and its separate parcel shall be subject to special use permit review, not the entire project. However, where the separate legal parcel is an outparcel, the Special Use Permit application shall describe the relationship of the outparcel to the remaining site.

COMMENTARY: For example, where a Self Storage Facility in a C-2 District (requiring a Special Use Permit) is an outparcel within a larger retail development, the Special Use Permit shall review the outparcel only - not the entire development. However, where a Special Use Permit is proposed in a building that contains a variety of other uses, the entire building and its associated parcel(s) of land shall require special use permit review.

E. Principal Uses

The "Principal Uses" portion of each use category lists principal uses common to that use category. The names of these sample uses are generic and are based on common meanings, not on what a specific use may call itself. The Administrator's determination whether a use is permitted in a particular zoning district shall be final, subject to appeal to the Zoning Board of Adjustment.

COMMENTARY: A use that calls itself "Wholesale Warehouse," but sells mostly to retail consumers, is included in the Retail Sales and Service category rather than the Wholesale Trade category.

F. Accessory Uses

Accessory uses are allowed by right in conjunction with a principal use; however, specific accessory uses with parenthetical cross-references in the following tables are permitted subject to additional standards (see §8.4). Some listed accessory uses may also be considered accessory structures.

G. USES NOT INCLUDED

The "Uses Not Included" provides cross-references to uses that may appear to be part of a particular category, but that are explicitly handled in a different use category.