Sec. 10-2071. - SCHEDULE OF PERMITTED LAND USES IN ZONING DISTRICTS.

ARTICLE D. USE, RESIDENTIAL DENSITY, SETBACK, HEIGHT REGULATIONS AND SUMMARY SCHEDULES

Section 10-2071. SCHEDULE OF PERMITTED LAND USES IN ZONING DISTRICTS

Principal uses and activities for *buildings*, structures and land permitted by the Zoning Code are listed within the following schedule. All uses listed are **principal** uses of land, unless accessory uses are specifically identified. See Article H to determine the method of approval, either by the City staff or City Council. In addition, specific uses *may* require approval by the Board of Adjustment. The symbols on the schedule indicate categories of approval and certain approval procedures which are not contained in Article H:

- ● GENERAL USE — approved upon meeting applicable standards.
- ○ CONDITIONAL USE — approved upon meeting applicable standards and additional conditions in **§10-2072**.
- □ SPECIAL USE (CITY COUNCIL) — requires a public hearing and approval of a special use permit by City Council **(10-2145)**.
- ■ SPECIAL USE (BOARD OF ADJUSTMENT) — requires a public hearing and approval of a special use permit by Board of Adjustment **(10-2144)**.
- ▭ SITE PLAN APPROVAL (CITY COUNCIL) — proposed use requires preliminary *site plan* approval from the City Council (10-2132.2). See Article H.
- ▨ SITE PLAN APPROVAL (PLANNING COMMISSION OR CITY COUNCIL) — proposed use *may* require preliminary *site plan* approval from the Planning Commission or City Council depending on the location, size, and level of intensity (10-2132.2). See Article H.

Notes: LAND USE TERMS appearing in italic are defined in §10-2002 (e.g. *Forestry*, *Eating establishment*).

A BLANK SPACE, regardless of shading, indicates that the use is not permitted in that zoning district, except as *may* be modified by applicable overlay district (TC-19-92, Section 26).

In addition to this schedule, regulations and procedures can also apply which restrict use, design, construction and intensity. Additional requirements include overlay zoning districts, conditional use zoning districts, other zoning district regulations, the Comprehensive Plan, or other regulations. If a use encompasses more than one listing, such as *group housing* and *unit ownership (condominium) development*, then the symbol for each listing is applicable. Conversions of uses to other permitted uses, unless otherwise provided in this schedule, are allowed in accordance with applicable regulations relating to the new use. A use not listed is prohibited. Any permitted use *may* be approved as a *unit ownership (condominium) development* in accordance with §10-2108 and §10-2122.

SYMBOLS

- ● General Use
- ○ Conditional Use
- □ Special Use (City Council)
- ■ Special Use (Board of Adjustment)
- ▭ *Site Plan* Approval (City Council)
- ▨ *Preliminary Site Plan* Approval (Planning Comm. or City Council) *may* be required

Editor's Note: Ord. No. 2000-734-TC-189, §1, TC-2-00, changed the "Mobile Home" designation to "Manufactured Home."

LAND USE	ZONING DISTRICTS																																						
	RURAL RESIDENTIAL (R-1)	RESIDENTIAL - 2	RESIDENTIAL - 4	SPECIAL RESIDENTIAL - 6	RESIDENTIAL - 6	MANUFACTURED HOME	RESIDENTIAL - 10	RESIDENTIAL - 15	RESIDENTIAL - 20	SPECIAL RESIDENTIAL - 30	RESIDENTIAL - 30	CONSERVATION MANAGEMENT	AGRICULTURAL PRODUCTIVE	RESIDENTIAL BUSINESS	OFFICE & INSTITUTION - 1	OFFICE & INSTITUTION - 2	OFFICE & INSTITUTION - 3	BUFFER COMMERCIAL	SHOPPING CENTER	NEIGHBORHOOD BUSINESS	BUSINESS	THOROUGHFARE DISTRICT	INDUSTRIAL - 1	INDUSTRIAL - 2													
AGRICULTURE*																																							
Accessory structure (fence, wall, storage building)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○															
Agriculture - general												●						●	●	●	●	●	●																
Agriculture - restricted	○										●	●						●	●	●	●	●	●																
Fish hatchery and fish farm											●	●						●	●	●	●	●	●																
Minor tree removal activity	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●																
Research farm	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●																
Temporary event	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○																
Tree disturbing activity except a *minor tree removal activity*	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○																
Wildlife sanctuary	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●																
(*Forestry*: Ord. No. 2005-762-TC-264, ;s;7, TC-7-04, 1-4-05)																																						

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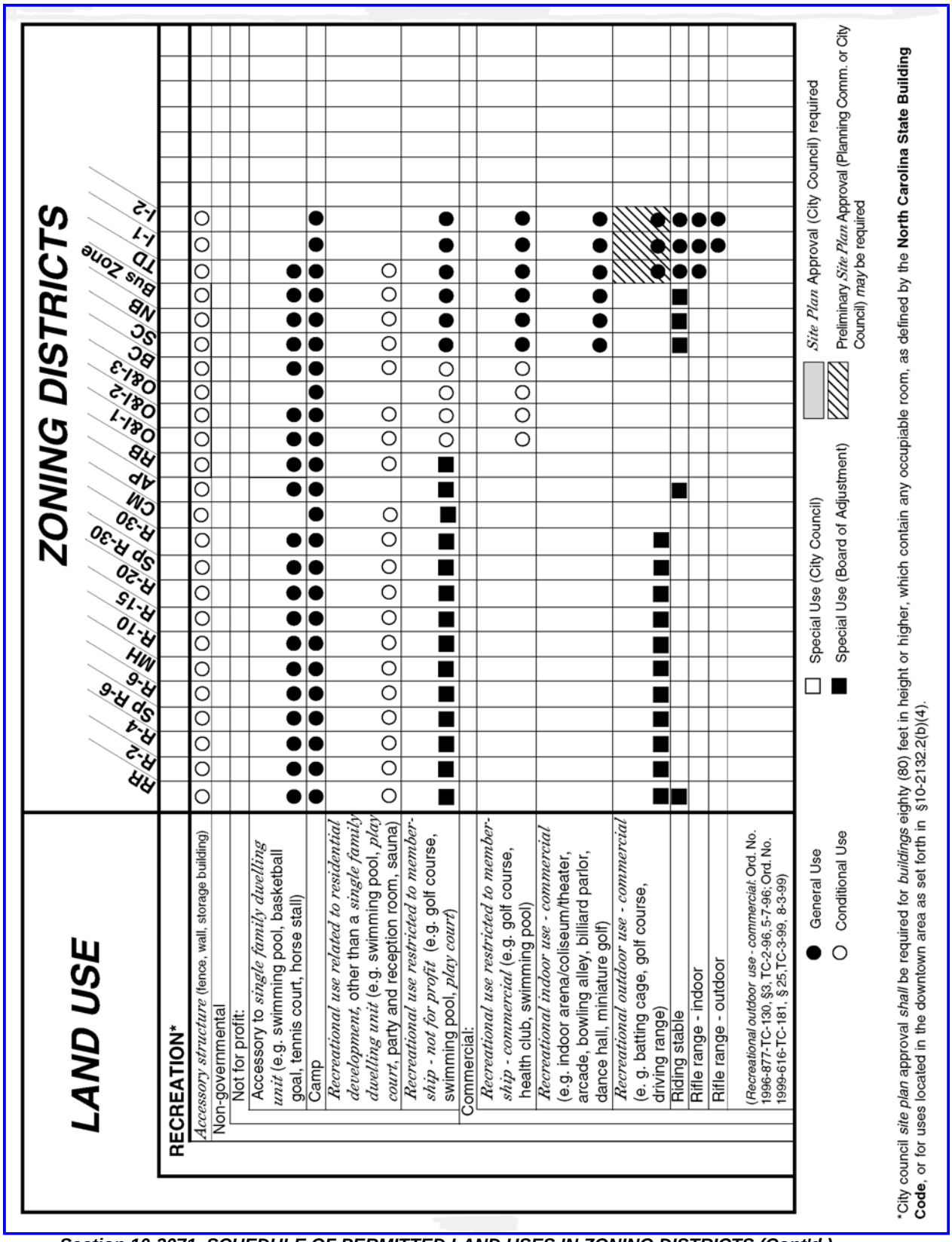
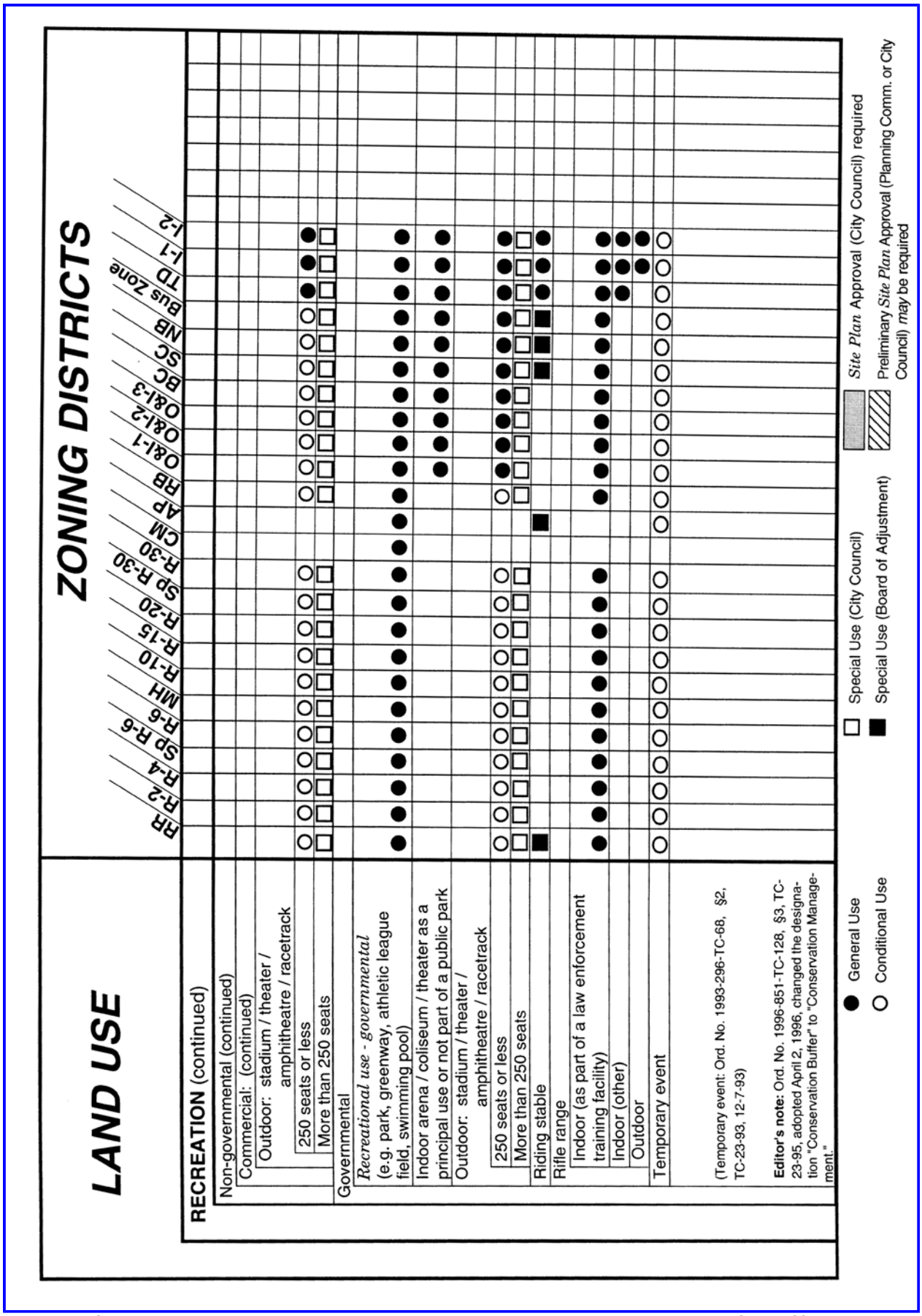
Section 10-2071. SCHEDULE OF PERMITTED LAND USES IN ZONING DISTRICTS



Section 10-2071. SCHEDULE OF PERMITTED LAND USES IN ZONING DISTRICTS (Cont'd.)



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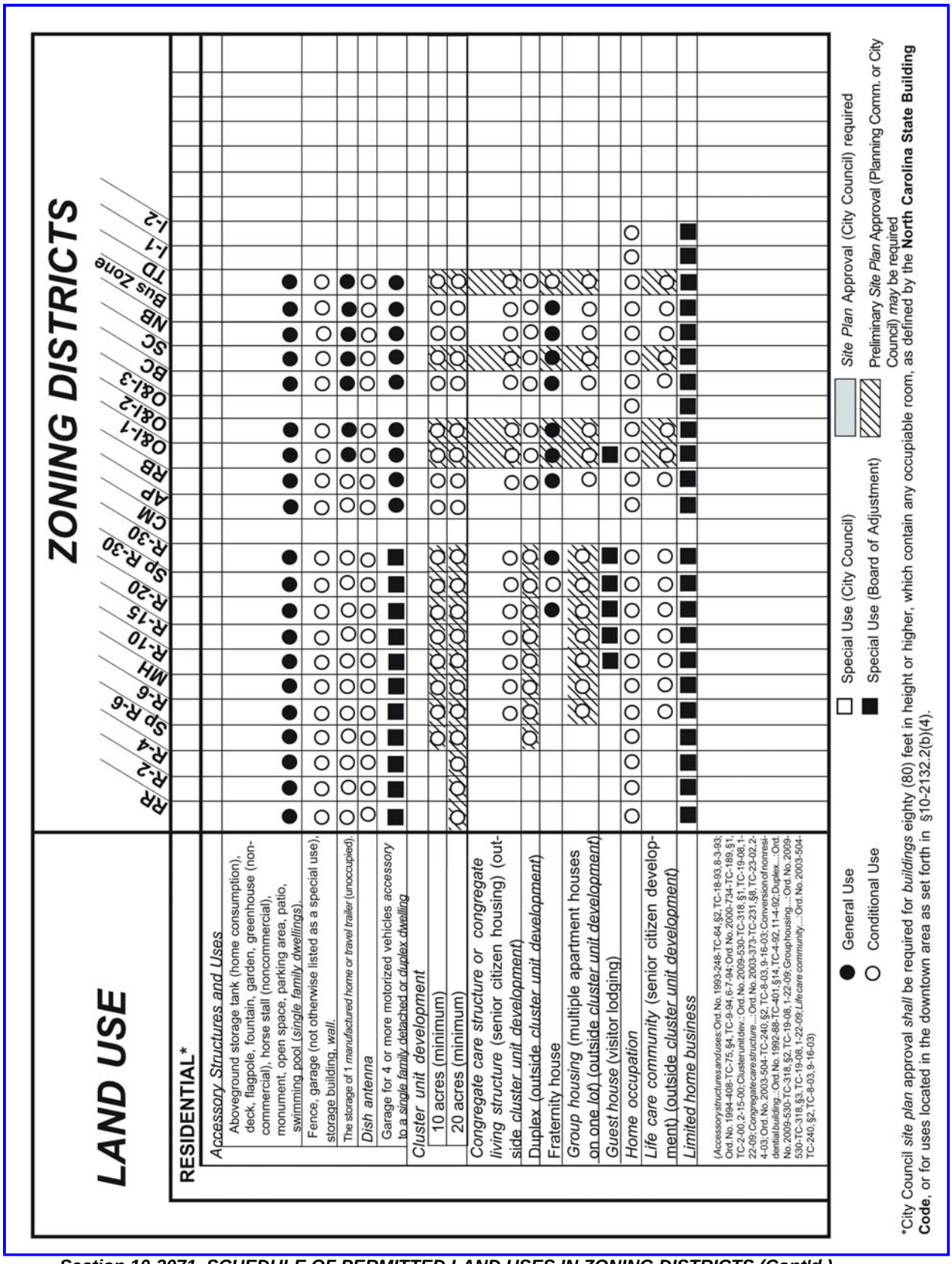

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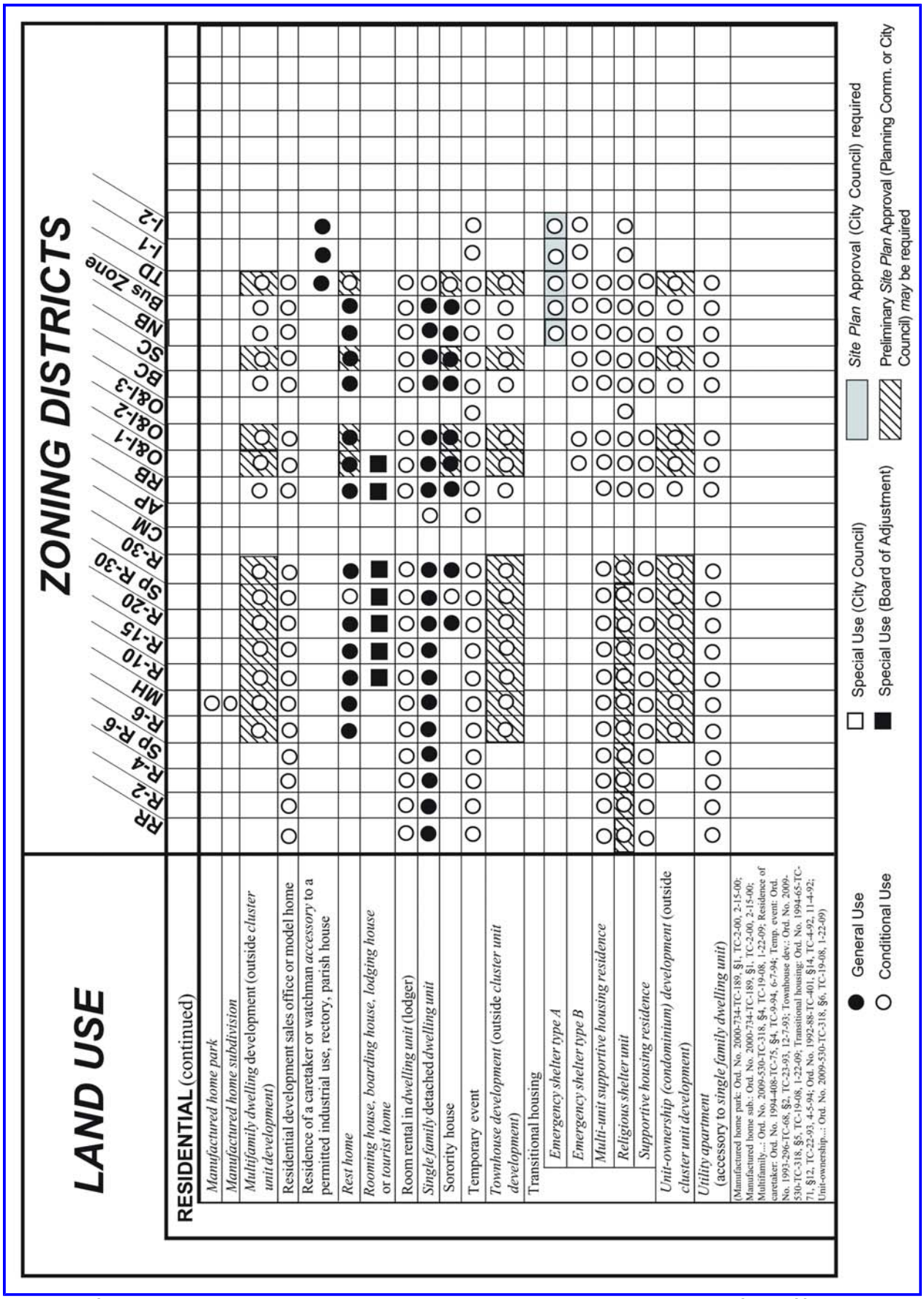

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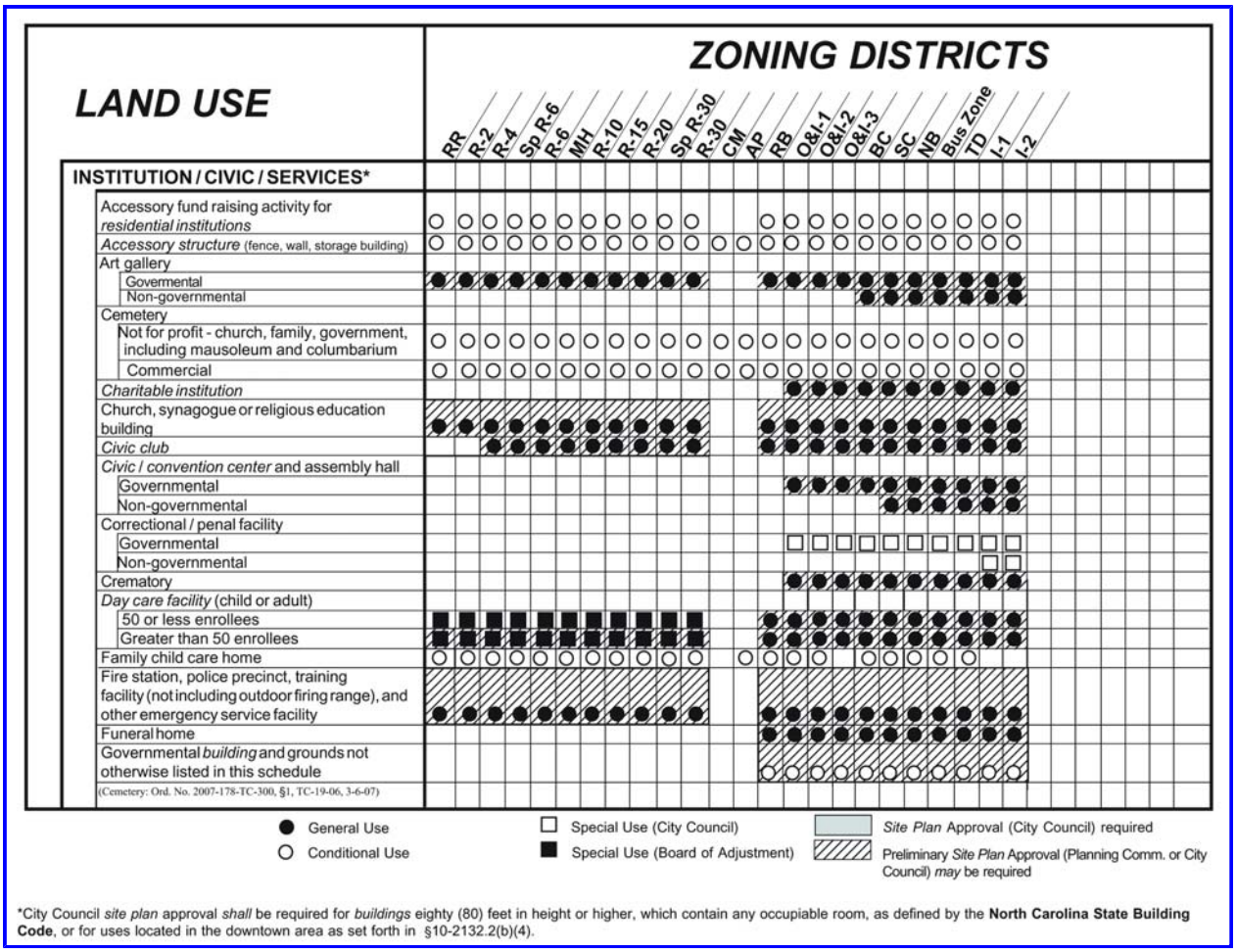

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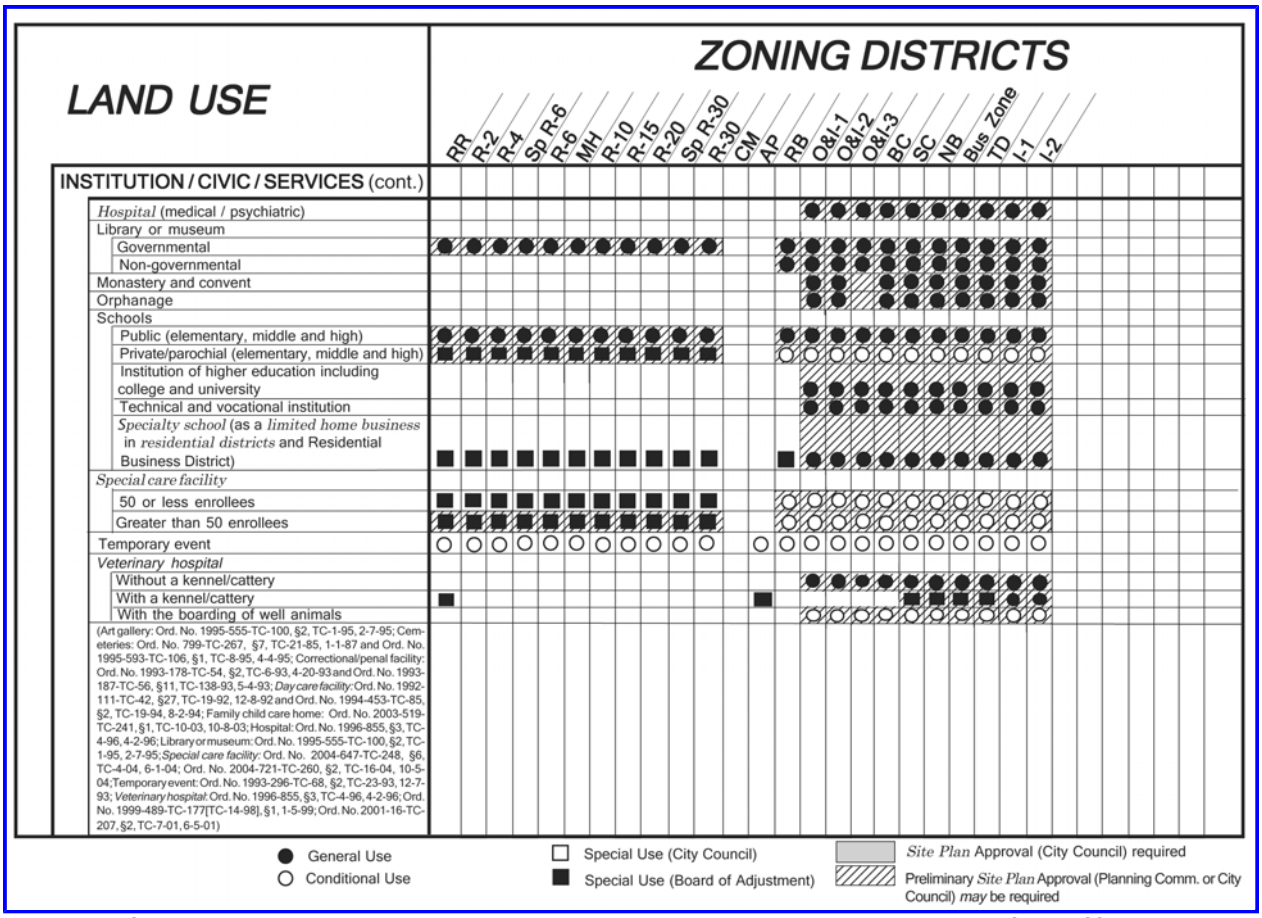

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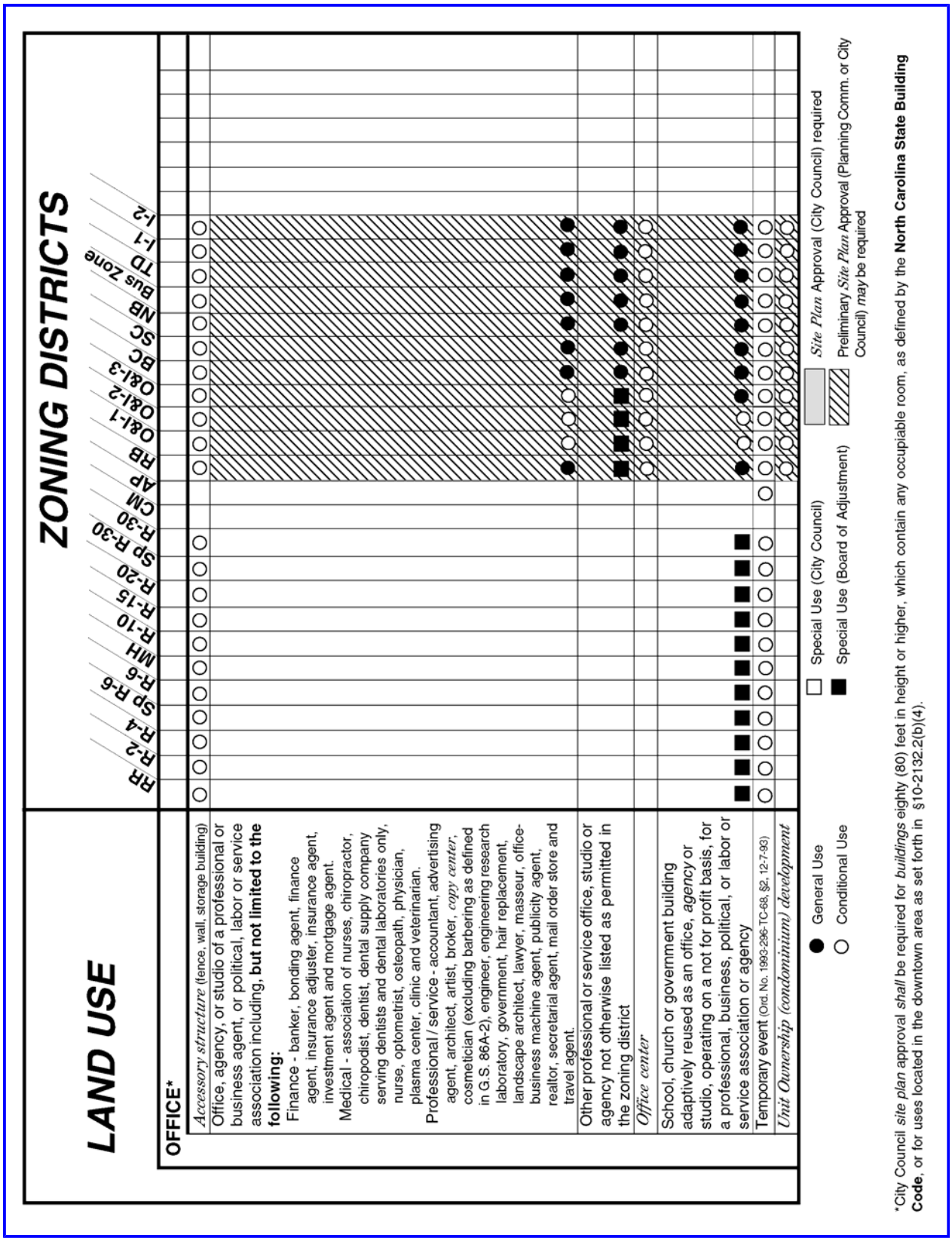

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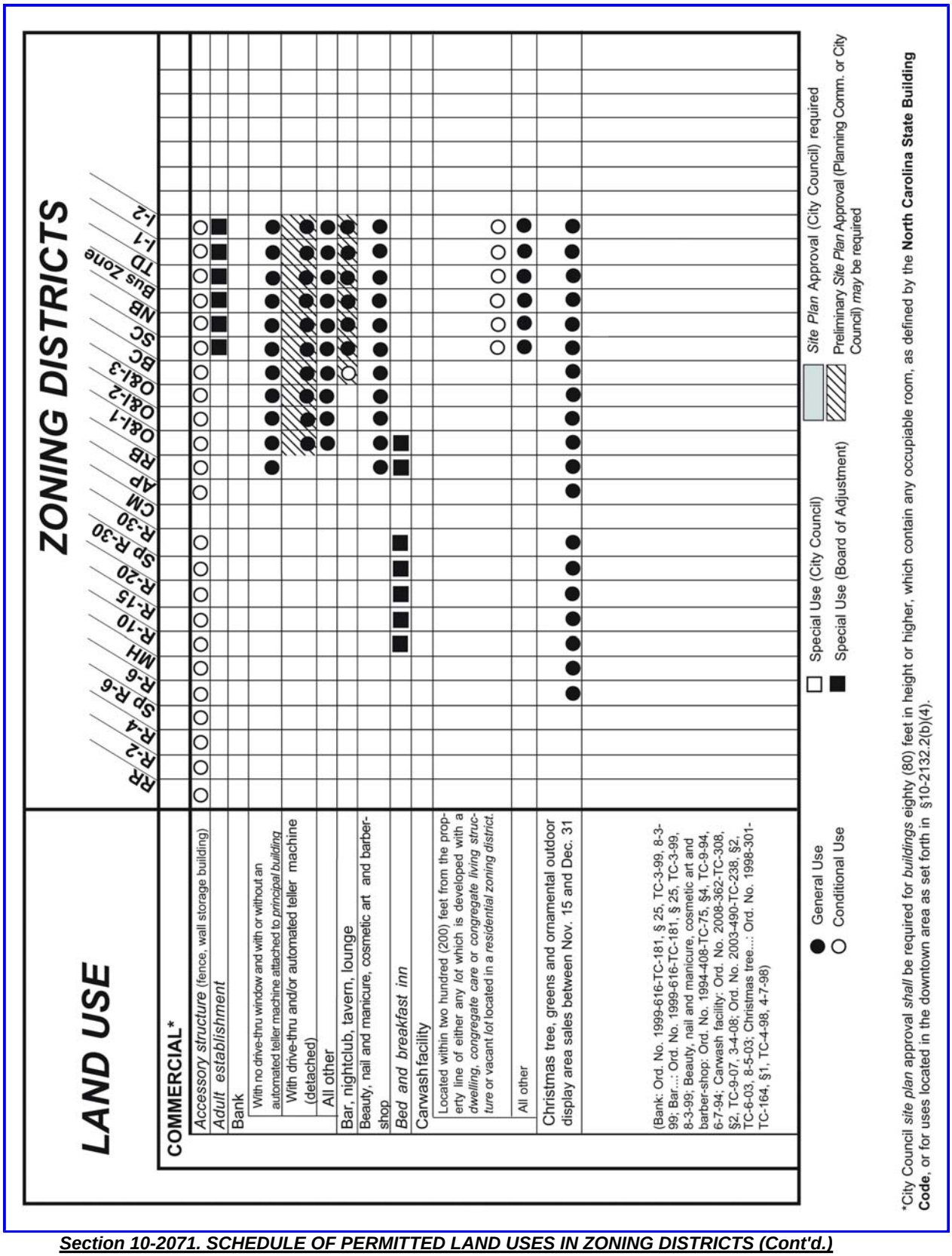

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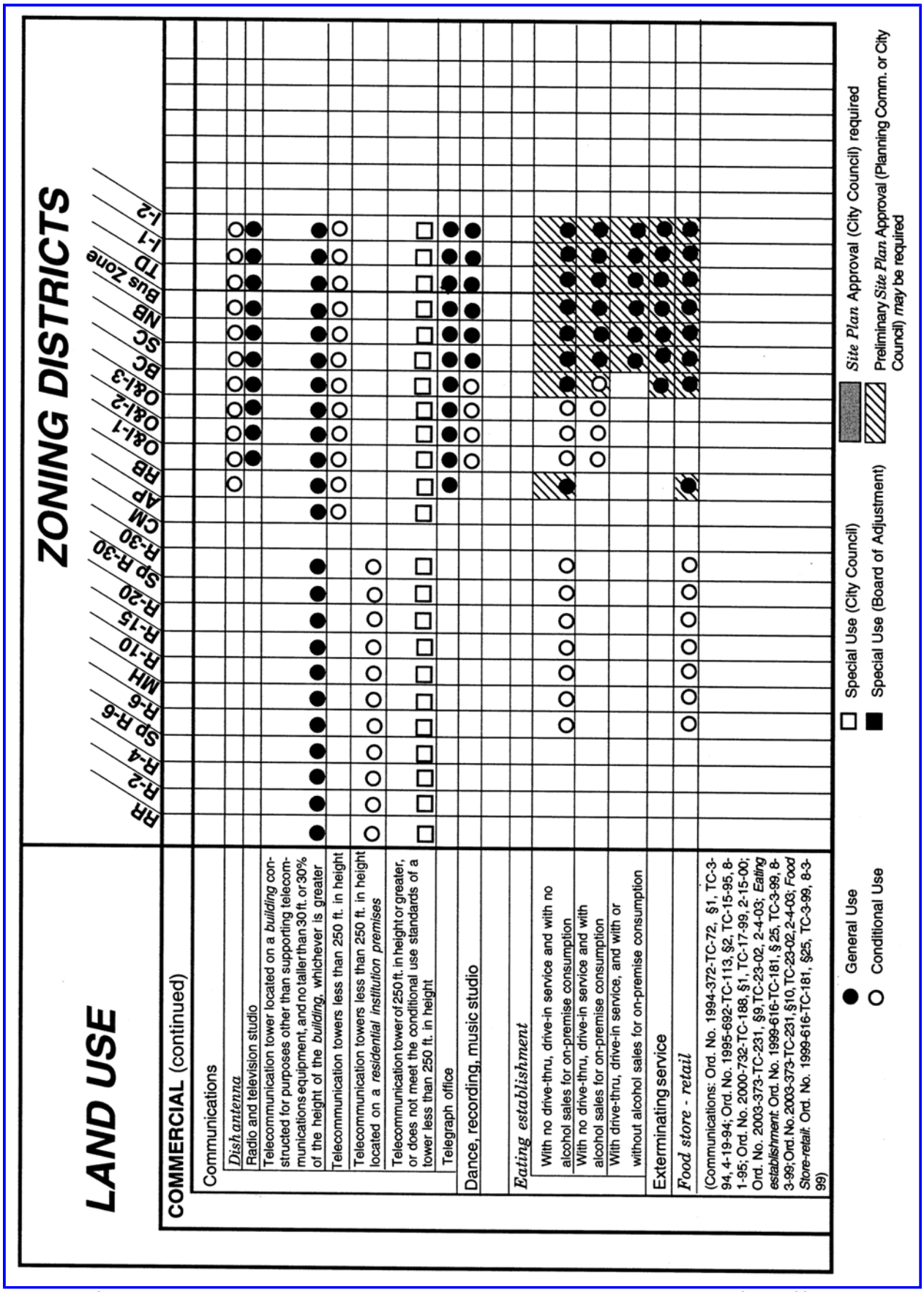

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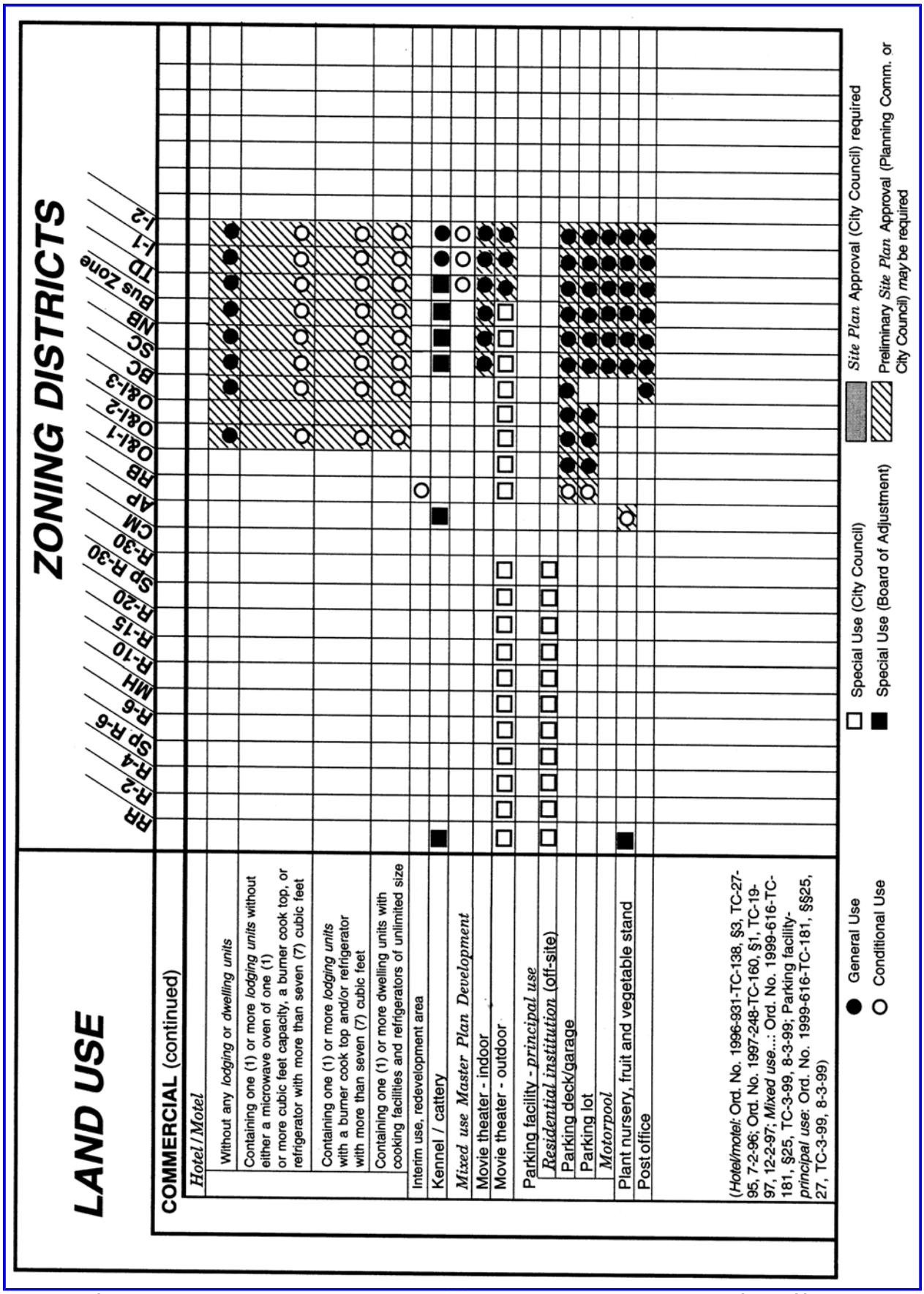

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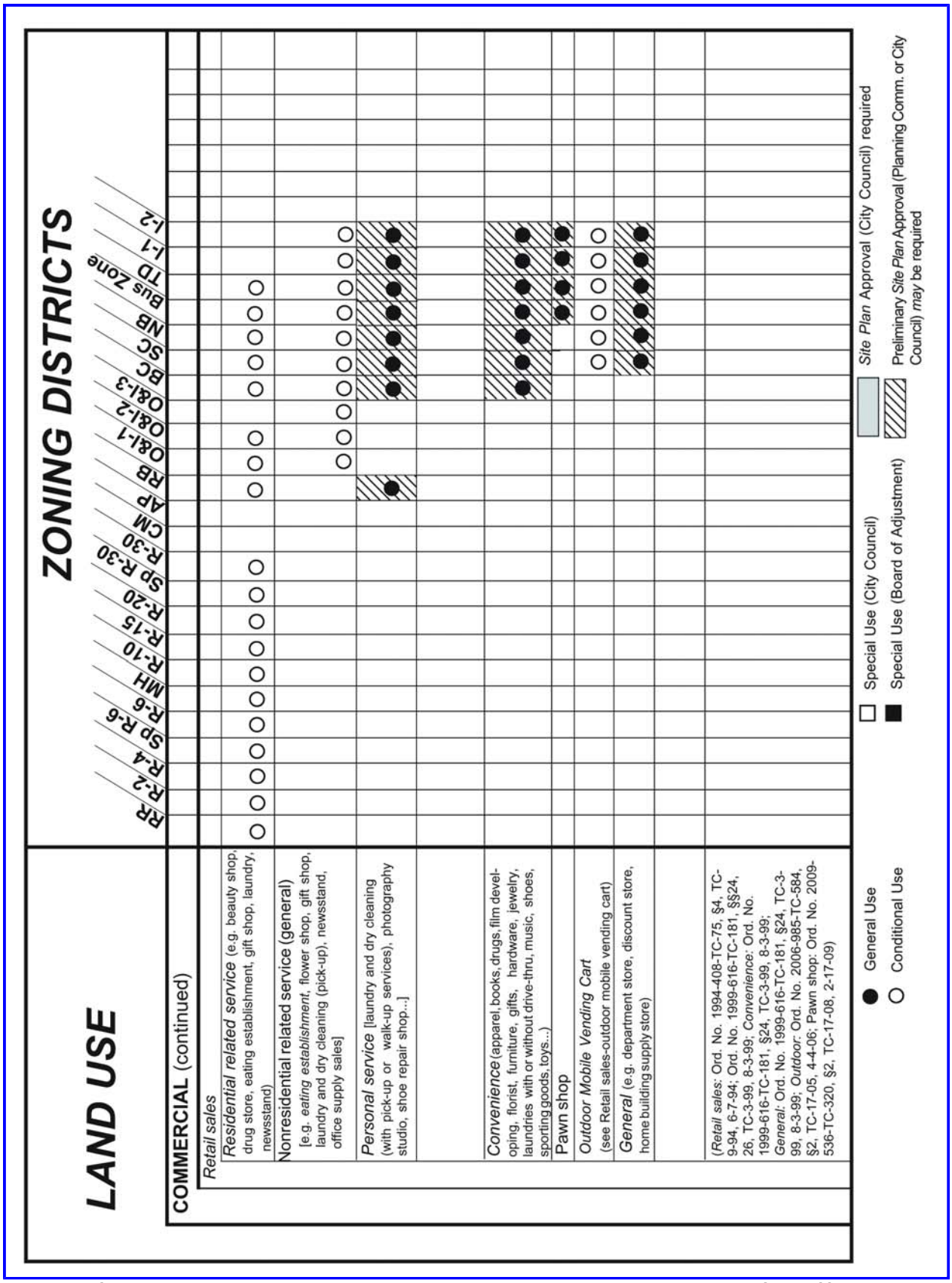

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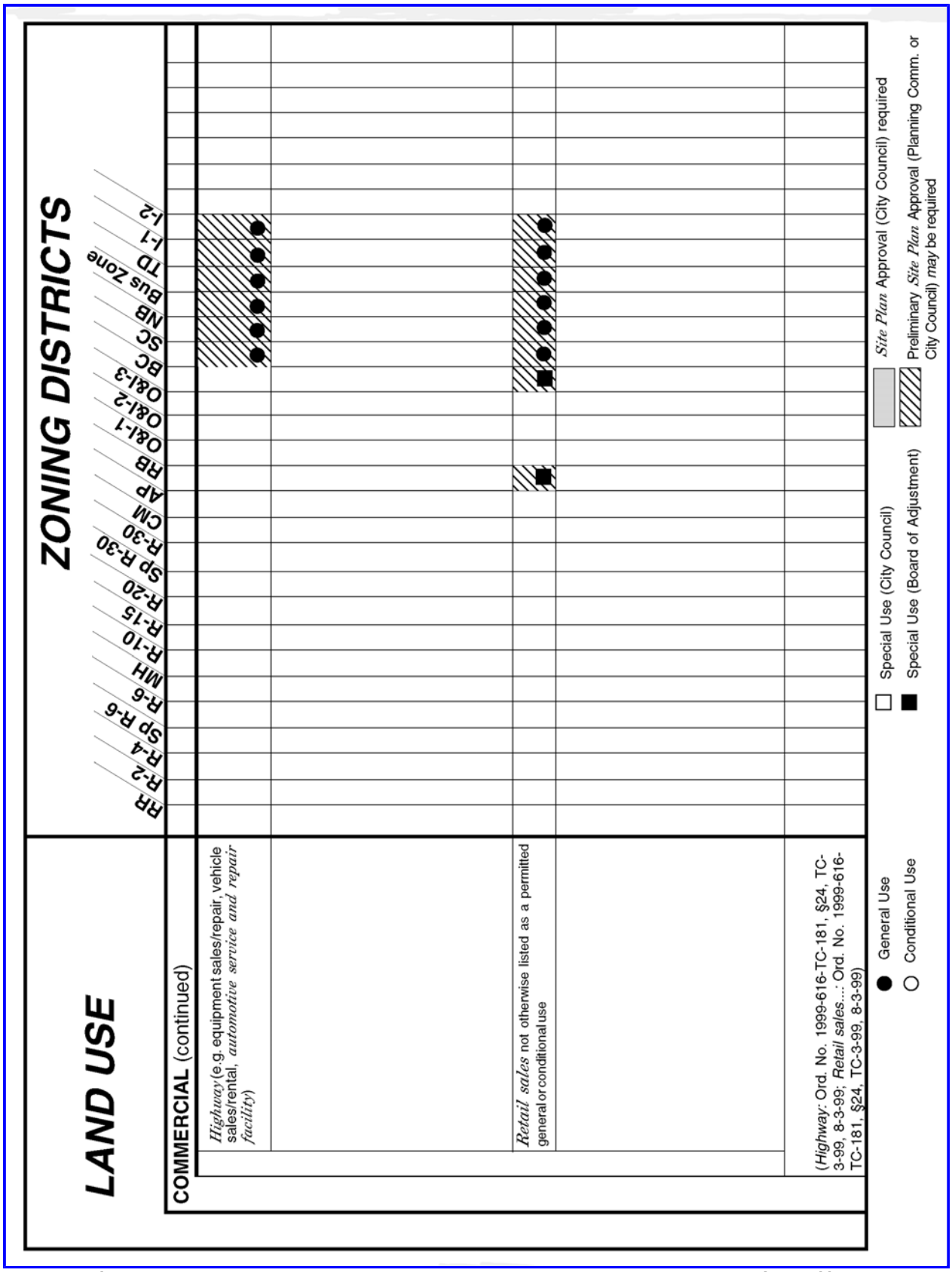

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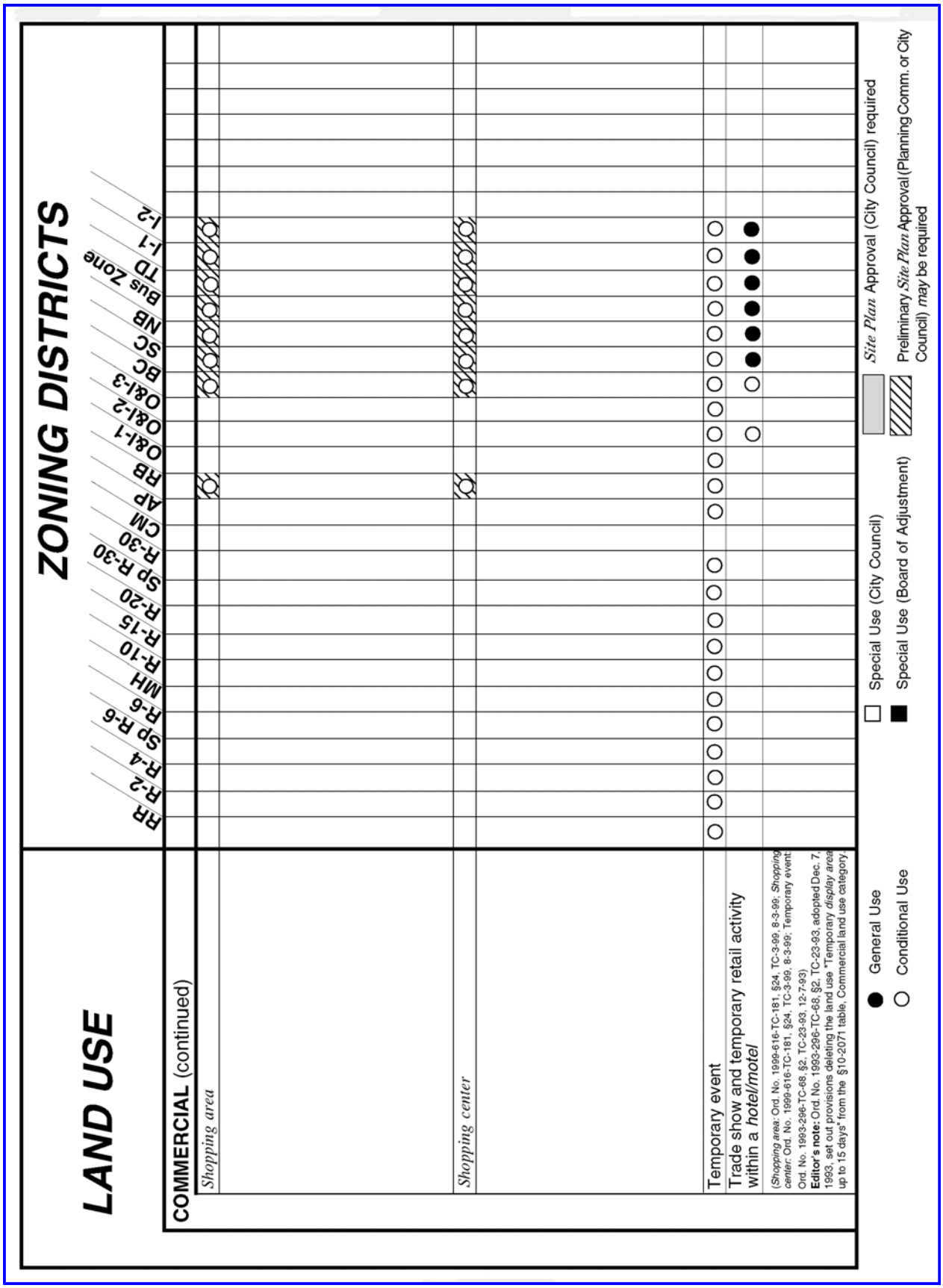

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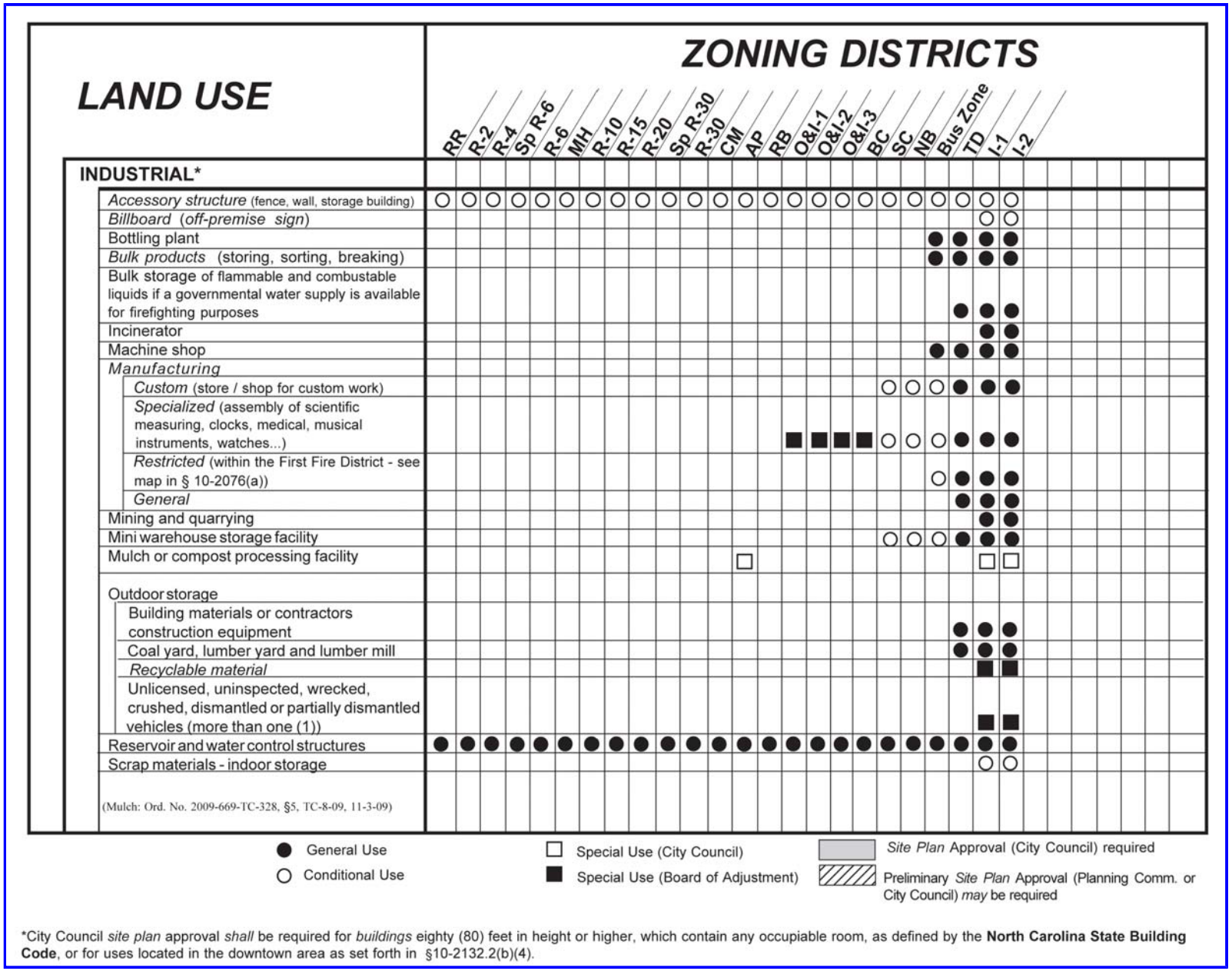

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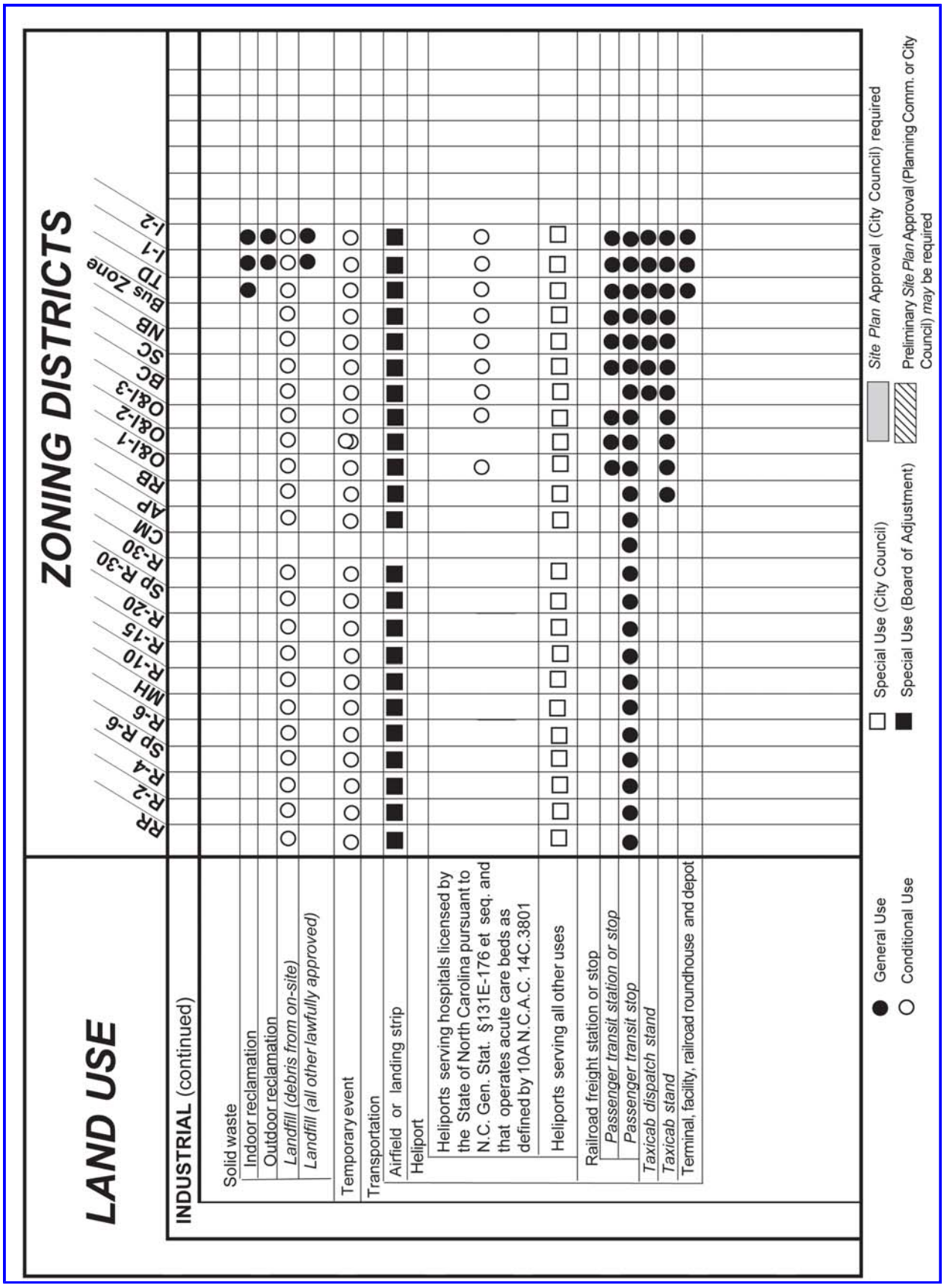
LAND USE
ZONING DISTRICTS
RR
R-2
R-4
Sp R-6
R-6
MH
R-10
R-15
R-20
Sp R-30
R-30
CM
AP
RB
O&I-1
O&I-2
O&I-3
BC
SC
NB
Bus Zone
TD
I-1
I-2
INDUSTRIAL (continued)
Solid waste
Indoor reclamation
Outdoor reclamation
Landfill (debris from on-site)
Landfill (all other lawfully approved)
Temporary event
Transportation
Airfield or landing strip
Heliport
Heliports serving hospitals licensed by the State of North Carolina pursuant to N.C. Gen. Stat. §131E-176 et seq. and that operates acute care beds as defined by 10A N.C.A.C. 14C.3801
Heliports serving all other uses
Railroad freight station or stop
Passenger transit station or stop
Passenger transit stop
Taxicab dispatch stand
Taxicab stand
Terminal, facility, railroad roundhouse and depot
General Use
Conditional Use
Special Use (City Council)
Special Use (Board of Adjustment)
Site Plan Approval (City Council) required
Preliminary Site Plan Approval (Planning Comm. or City Council) may be required

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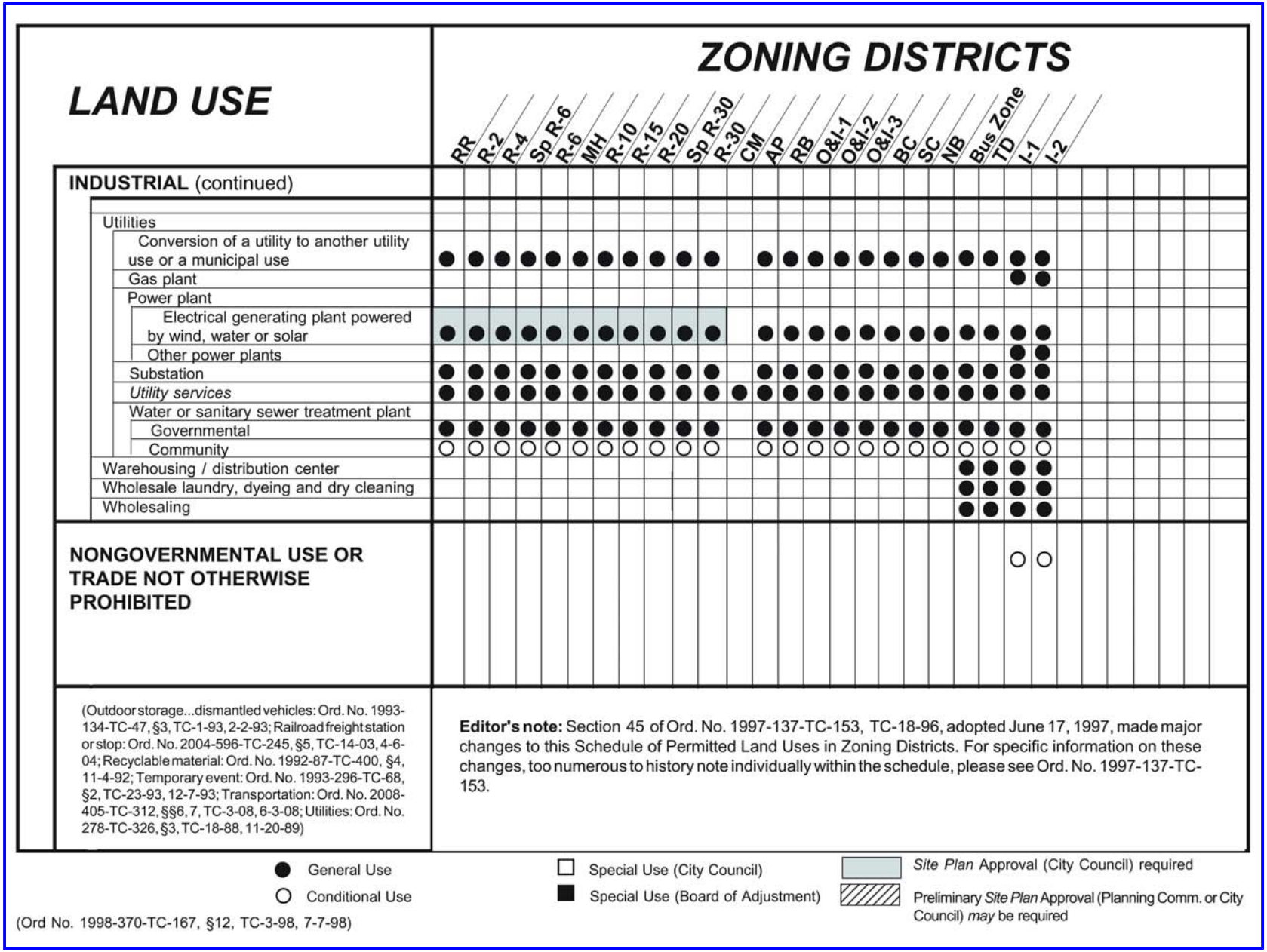

(Ord No. 1998-370-TC-167, §12, TC-3-98, 7-7-98)