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."

ZONING DISTRICTS

LAND USE

LAND USE	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												●	●						●	●	●	●	●	●
Forestry													●						●	●	●	●	●	●
Research farm	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Temporary event	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Wildlife sanctuary	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

*City Council *site plan* approval *shall* be required for *buildings* eighty (80) feet in height or higher, which contain any occupiable room, as defined by the **North Carolina State Building Code**, or for uses located in the downtown area as set forth in §10-2132.2(b)(4).

LAND USE	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
RECREATION*																								
Accessory structure (fence, wall, storage building)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Non-governmental																								
Not for profit:																								
Accessory to *single family dwelling unit* (e.g. swimming pool, basketball goal, tennis court, horse stall)	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●		●	●	●	●	●		
Camp	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Recreational use related to residential development, other than a *single family dwelling unit* (e.g. swimming pool, *play court*, party and reception room, sauna)	○	○	○	○	○	○	○	○	○	○	○	○		○	○	○		○	○	○	○	○		
Recreational use restricted to membership - not for profit (e.g. golf course, swimming pool, *play court*)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○	○	○	●	●	●	●	●	●
Commercial:																								
Recreational use restricted to membership - commercial (e.g. golf course, health club, swimming pool)															○	○	○	○	●	●	●	●	●	●
Recreational indoor use - commercial (e.g. indoor arena/coliseum/theater, arcade, bowling alley, billiard parlor, dance hall, miniature golf)																			●	●	●	●	●	●
Recreational outdoor use - commercial (e. g. batting cage, golf course, driving range)	■	■	■	■	■	■	■	■	■	■	■											●	●	●
Riding stable	■												■						■	■	■	●	●	●
Rifle range - indoor																						●	●	●
Rifle range - outdoor																							●	●
(*Recreational outdoor use - commercial*: Ord. No. 1996-877-TC-130, §3, TC-2-96, 5-7-96; Ord. No. 1999-616-TC-181, § 25,TC-3-99, 8-3-99)																								

ZONING DISTRICTS

● 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

*City council *site plan* approval *shall* be required for *buildings* eighty (80) feet in height or higher, which contain any occupiable room, as defined by the **North Carolina State Building Code**, or for uses located in the downtown area as set forth in §10-2132.2(b)(4).

LAND USE	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
RECREATION (continued)																								
Non-governmental (continued)																								
Commercial: (continued)																								
Outdoor: stadium / theater / amphitheatre / racetrack																								
250 seats or less	○	○	○	○	○	○	○	○	○	○	○			○	○	○	○	○	○	○	○	●	●	●
More than 250 seats	□	□	□	□	□	□	□	□	□	□	□			□	□	□	□	□	□	□	□	□	□	□
Governmental																								
Recreational use - governmental (e.g. park, greenway, athletic league field, swimming pool)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Indoor arena / coliseum / theater as a principal use or not part of a public park															●	●	●	●	●	●	●	●	●	●
Outdoor: stadium / theater / amphitheatre / racetrack																								
250 seats or less	○	○	○	○	○	○	○	○	○	○	○			○	●	●	●	●	●	●	●	●	●	●
More than 250 seats	□	□	□	□	□	□	□	□	□	□	□			□	□	□	□	□	□	□	□	□	□	□
Riding stable	■												■						■	■	■	●	●	●
Rifle range																								
Indoor (as part of a law enforcement training facility)	●	●	●	●	●	●	●	●	●	●	●			●	●	●	●	●	●	●	●	●	●	●
Indoor (other)																						●	●	●
Outdoor																							●	●
Temporary event	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○

(Temporary event: Ord. No. 1993-296-TC-68, §2, TC-23-93, 12-7-93)

Editor's note: Ord. No. 1996-851-TC-128, §3, TC-23-95, adopted April 2, 1996, changed the designation "Conservation Buffer" to "Conservation Management."

● 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

LAND USE — ZONING DISTRICTS

LAND USE	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
RESIDENTIAL*																								
Accessory Structures and Uses																								
Aboveground storage tank (home consumption), deck, flagpole, fountain, garden, greenhouse (non-commercial), horse stall (noncommercial), monument, open space, parking area, patio, swimming pool (*single family dwellings*).	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●		●	●	●	●	●		
Fence, garage (not otherwise listed as a special use), storage building, *wall*.	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○		○	○	○	○	○		
The storage of 1 *manufactured home or travel trailer* (unoccupied).	○	○	○	○	○	○	○	○	○	○	○		○	○	●	●		●	●	●	●	●		
Dish antenna	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○		○	○	○	○	○		
Garage for 4 or more motorized vehicles *accessory* to a *single family* detached or *duplex dwelling*	■	■	■	■	■	■	■	■	■	■	■		●	●	●	●		●	●	●	●	●		
Cluster unit development																								
10 acres (minimum)				○	○	○	○	○	○	○	○		○	○	○	○		○	○	○	○	○		
20 acres (minimum)	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○		○	○	○	○	○		
Congregate care structure or congregate living structure (senior citizen housing)					○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Duplex (outside *cluster unit development*)				○	○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Fraternity house									●	○	●			●	●	●		●	●	●	●	○		
Group housing (multiple apartment houses on one *lot*) (outside *cluster unit development*)					○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Guest house (visitor lodging)							■	■	■	■	■				■									
Home occupation	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Life care community (senior citizen development)					○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Limited home business	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■

(*Accessory structures and uses:* Ord. No. 1993-248-TC-64, §2, TC-18-93, 8-3-93; Ord. No. 1994-408-TC-75, §4, TC-9-94, 6-7-94; Ord. No. 2000-734-TC-189, §1, TC-2-00, 2-15-00; Conversion of nonresidential *building* to residential project...: Ord. No. 1992-88-TC-401, §14, TC-4-92, 11-4-92)

● General Use
○ Conditional Use
□ Special Use (City Council)
■ Special Use (Board of Adjustment)
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LAND USE

ZONING DISTRICTS

LAND USE	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
RESIDENTIAL (continued)																								
Manufactured home park						○																		
Manufactured home subdivision						○																		
Multifamily dwelling development (outside *cluster unit development*)					○	○	○	○	○	○	○			○	⊘	⊘		○	⊘	○	○	⊘		
Residential development sales office or model home	○	○	○	○	○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Residence of a caretaker or watchman *accessory* to a permitted industrial use, rectory, parish house																						●	●	●
Rest home					●	●	●	●	●	○	●			●	⊘	⊘		●	⊘	●	●	⊘		
Rooming house, boarding house, lodging house or tourist home							■	■	■	■	■			■	■									
Room rental in *dwelling unit* (lodger)	○	○	○	○	○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Single family detached *dwelling unit*	●	●	●	●	●	●	●	●	●	●	●		○	●	●	●		●	●	●	●	○		
Sorority house									●	○	●			●	⊘	⊘		●	⊘	●	●	⊘		
Temporary event	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Townhouse development (outside *cluster unit development*)					○	○	○	○	○	○	○			○	⊘	⊘		○	⊘	○	○	⊘		
Transitional housing																								
Emergency shelter type A																				○	○	○	○	○
Emergency shelter type B															○	○		○	○	○	○	○	○	○
Multi-unit supportive housing residence	○	○	○	○	○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Religious shelter unit	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘			○	○	○	○	○	○	○	○	○	○	○
Supportive housing residence	○	○	○	○	○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Unit-ownership (condominium) development (outside *cluster unit development*)					○	○	○	○	○	○	○			○	⊘	⊘		○	⊘	○	○	⊘		
Utility apartment (accessory to *single family dwelling unit*)	○	○	○	○	○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		

(Manufactured home park: Ord. No. 2000-734-TC-189, §1, TC-2-00, 2-15-00; Manufactured home subdivision: Ord. No. 2000-734-TC-189, §1, TC-2-00, 2-15-00; Residence of caretaker: Ord. No. 1994-408-TC-75, §4, TC-9-94, 6-7-94; Temporary event: Ord. No. 1993-296-TC-68, §2, TC-23-93, 12-7-93; Transitional housing: Ord. No. 1994-65-TC-71, §12, TC-22-93, 4-5-94; Ord. No. 1992- 88-TC-401, §14, TC-4-92, 11-4-92)

● 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

LAND USE

ZONING DISTRICTS

LAND USE	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
INSTITUTION / CIVIC / SERVICES*																								
Accessory fund raising activity for *residential institutions*	○	○	○	○	○	○	○	○	○	○	○			○	○	○	○	○	○	○	○	○	○	○
Accessory structure (fence, wall, storage building)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Art gallery																								
Govermental	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Non-governmental																		●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Cemetery																								
Not for profit - church, family, government, including mausoleum and columbarium	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Commercial															●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Charitable institution															●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Church, synagogue or religious education building	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Civic club			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Civic / convention center and assembly hall																								
Governmental															●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Non-governmental																			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Correctional / penal facility																								
Governmental															□	□	□	□	□	□	□	□	□	□
Non-governmental																							□	□
Crematory															●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Day care facility (child or adult)																								
50 or less enrollees	■	■	■	■	■	■	■	■	■	■	■			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Greater than 50 enrollees	■/▨	■/▨	■/▨	■/▨	■/▨	■/▨	■/▨	■/▨	■/▨	■/▨	■/▨			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Fire station, police precinct, training facility (not including outdoor firing range), and other emergency service facility	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Funeral home														●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Governmental *building* and grounds not otherwise listed in this schedule														○/▨	○/▨	○/▨	○/▨	○/▨	○/▨	○/▨	○/▨	○/▨	○/▨	○/▨

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

*City Council *site plan* approval *shall* be required for *buildings* eighty (80) feet in height or higher, which contain any occupiable room, as defined by the **North Carolina State Building Code**, or for uses located in the downtown area as set forth in §10-2132.2(b)(4).

LAND USE

ZONING DISTRICTS

LAND USE	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
INSTITUTION / CIVIC / SERVICES (cont.)																								
Hospital (medical / psychiatric)															●	●	●	●	●	●	●	●	●	●
Library or museum																								
Governmental	●	●	●	●	●	●	●	●	●	●	●			●	●	●	●	●	●	●	●	●	●	●
Non-governmental														●	●	●	●	●	●	●	●	●	●	●
Monastery and convent															●	●		●	●	●	●	●	●	●
Orphanage															●	●		●	●	●	●	●	●	●
Schools																								
Public (elementary, middle and high)	●	●	●	●	●	●	●	●	●	●	●			●	●	●	●	●	●	●	●	●	●	●
Private / parochial (elementary, middle and high)	■	■	■	■	■	■	■	■	■	■	■			○	○	○	○	○	○	○	○	○	○	○
Institution of higher education including college and university															●	●	●	●	●	●	●	●	●	●
Technical and vocational institution															●	●	●	●	●	●	●	●	●	●
Specialty school (as a *limited home business* in *residential districts* and Residential Business District)	■	■	■	■	■	■	■	■	■	■	■			■	●	●	●	●	●	●	●	●	●	●
Temporary event	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Veterinary hospital																								
Without a kennel/cattery															●	●	●	●	●	●	●	●	●	●
With a kennel/cattery	■												■						■	■	■	■	●	●
With the boarding of well animals															○	○	○	○	○	○	○	○	○	○

(Art gallery: Ord. No. 1995-555-TC-100, §2, TC-1-95, 2-7-95; Cemeteries: Ord. No. 799-TC-267, §7, TC-21-85, 1-1-87 and Ord. No. 1995-593-TC-106, §1, TC-8-95, 4-4-95; Correctional/penal facility: Ord. No. 1993-178-TC-54, §2, TC-6-93, 4-20-93 and Ord. No. 1993-187-TC-56, §11, TC-138-93, 5-4-93; *Day care facility:* Ord. No. 1992-111-TC-42, §27, TC-19-92, 12-8-92 and Ord. No. 1994-453-TC-85, §2, TC-19-94, 8-2-94; Hospital: Ord. No. 1996-855, §3, TC-4-96, 4-2-96; Library or museum: Ord. No. 1995-555-TC-100, §2, TC-1-95, 2-7-95; Temporary event: Ord. No. 1993-296-TC-68, §2, TC-23-93, 12-7-93; *Veterinary hospital:* Ord. No. 1996-855, §3, TC-4-96, 4-2-96; Ord. No. 1999-489-TC-177[TC-14-98], §1, 1-5-99; Ord. No. 2001-16-TC-207, §2, TC-7-01, 6-5-01)

● 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

LAND USE	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
OFFICE*																								
Accessory structure (fence, wall, storage building)	○	○	○	○	○	○	○	○	○	○	○			○	○	○	○	○	○	○	○	○	○	○
Office, agency, or studio of a professional or business agent, or political, labor or service association including, **but not limited to the following:** Finance - banker, bonding agent, finance agent, insurance adjuster, insurance agent, investment agent and mortgage agent. Medical - association of nurses, chiropractor, chiropodist, dentist, dental supply company serving dentists and dental laboratories only, nurse, optometrist, osteopath, physician, plasma center, clinic and veterinarian. Professional / service - accountant, advertising agent, architect, artist, broker, *copy center*, cosmetician (excluding barbering as defined in G.S. 86A-2), engineer, engineering research laboratory, government, hair replacement, landscape architect, lawyer, masseur, office-business machine agent, publicity agent, realtor, secretarial agent, mail order store and travel agent.														●	○	○	○	●	●	●	●	●	●	●
Other professional or service office, studio or agency not otherwise listed as permitted in the zoning district														■	■	■	■	●	●	●	●	●	●	●
Office center														○	○	○	○	○	○	○	○	○	○	○
School, church or government building adaptively reused as an office, *agency* or studio, operating on a not for profit basis, for a professional, business, political, or labor or service association or agency	■	■	■	■	■	■	■	■	■	■	■			●	○	○	●	●	●	●	●	●	●	●
Temporary event (Ord. No. 1993-296-TC-68, §2, 12-7-93)	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Unit Ownership (condominium) development														○	○	○	○	○	○	○	○	○	○	○

● 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

*City Council *site plan* approval *shall* be required for *buildings* eighty (80) feet in height or higher, which contain any occupiable room, as defined by the **North Carolina State Building Code**, or for uses located in the downtown area as set forth in §10-2132.2(b)(4).

LAND USE — ZONING DISTRICTS

LAND USE	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
COMMERCIAL*																								
Accessory structure (fence, wall storage building)	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Adult establishment																			■	■	■	■	■	■
Bank																								
With no drive-thru window and with or without an automated teller machine attached to *principal building*														●	●	●	●	●	●	●	●	●	●	●
With drive-thru and/or automated teller machine (detached)															●	●	●	●	●	●	●	●	●	●
All other															●	●	●	●	●	●	●	●	●	●
Bar, nightclub, tavern, lounge																		○	●	●	●	●	●	●
Beauty, nail and manicure, cosmetic art and barber-shop														●	●	●	●	●	●	●	●	●	●	●
Bed and breakfast inn							■	■	■	■	■			■	■									
Christmas tree, greens and ornamental outdoor display area sales between Nov. 15 and Dec. 31					●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Communications																								
Dish antenna														○	○	○	○	○	○	○	○	○	○	○
Radio and television studio															●	●	●	●	●	●	●	●	●	●
Telecommunication tower located on a *building* constructed for purposes other than supporting telecommunications equipment, and no taller than 30 ft. or 30% of the height of the *building*, whichever is greater	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Telecommunication towers less than 250 ft. in height													○	○	○	○	○	○	○	○	○	○	○	○
Telecommunication tower of 250 ft. in height or greater, or does not meet the conditional use standards of a tower less than 250 ft. in height	□	□	□	□	□	□	□	□	□	□	□		□	□	□	□	□	□	□	□	□	□	□	□
Telegraph office														●	●	●	●	●	●	●	●	●	●	●
Dance, recording, music studio															○	○	○	○	●	●	●	●	●	●

(Bank: Ord. No. 1999-616-TC-181, § 25, TC-3-99, 8-3-99; Bar...: Ord. No. 1999-616-TC-181, § 25, TC-3-99, 8-3-99; Beauty, nail and manicure, cosmetic art and barber-shop: Ord. No. 1994-408-TC-75, §4, TC-9-94, 6-7-94; Christmas tree...: Ord. No. 1998-301-TC-164, §1, TC-4-98, 4-7-98; Communications: Ord. No. 1994-372-TC-72, §1, TC-3-94, 4-19-94; Ord. No. 1995-692-TC-113, §2, TC-15-95, 8-1-95; Ord. No. 2000-732-TC-188, §1, TC-17-99, 2-15-00)

● 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

*City Council *site plan* approval *shall* be required for *buildings* eighty (80) feet in height or higher, which contain any occupiable room, as defined by the **North Carolina State Building Code**, or for uses located in the downtown area as set forth in §10-2132.2(b)(4).

LAND USE — ZONING DISTRICTS

LAND USE	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
COMMERCIAL (continued)																								
Eating establishment																								
With no drive-thru, drive-in service and with no alcohol sales for on-premise consumption					○	○	○	○	○	○	○			●/▨	■	■	■	●	●	●	●	●	●	●
With no drive-thru, drive-in service and with alcohol sales for on-premise consumption															■	■	■	○	●	●	●	●	●	●
With drive-thru, drive-in service, and with or without alcohol sales for on-premise consumption																			●	●	●	●	●	●
Exterminating service																		●/▨	●	●	●	●	●	●
Food store - retail					○	○	○	○	○	○	○			●/▨				●	●	●	●	●	●	●
Hotel / Motel																								
Without any *lodging* or *dwelling units*																●	▨	●	●	●	●	●	●	●
Containing one (1) or more *lodging units* without either a microwave oven of one (1) or more cubic feet capacity, a burner cook top, or refrigerator with more than seven (7) cubic feet																○	▨	○	○	○	○	○	○	○
Containing one (1) or more *lodging units* with a burner cook top and/or refrigerator with more than seven (7) cubic feet																○	▨	○	○	○	○	○	○	○
Containing one (1) or more dwelling units with cooking facilities and refrigerators of unlimited size																○	▨	○	○	○	○	○	○	○
Interim use, redevelopment area														○										
Kennel / cattery	■												■						■	■	■	■	●	●
Mixed use Master Plan Development																						○	○	○
Movie theater - indoor																			●/▨	●/▨	●/▨	●/▨	●/▨	●/▨
Movie theater - outdoor	□	□	□	□	□	□	□	□	□	□	□			□	□	□	□	□	□	□	□	●/▨	●/▨	●/▨

(*Eating establishment*: Ord. No. 1999-616-TC-181, § 25, TC-3-99, 8-3-99; *Food Store-retail*: Ord. No. 1999-616-TC-181, § 25, TC-3-99, 8-3-99; *Hotel/motel*: Ord. No. 1996-931-TC-138, §3, TC-27-95, 7-2-96; Ord. No. 1997-248-TC-160, §1, TC-19-97, 12-2-97)

● 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

LAND USE

ZONING DISTRICTS

LAND USE	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
COMMERCIAL (continued)																								
Parking facility - *principal use*																								
Residential institution (off-site)	□	□	□	□	□	□	□	□	□	□	□													
Parking deck/garage														◐	●	●	●	●	●	●	●	●	●	●
Parking lot														◐	●	●	●		●	●	●	●	●	●
Motorpool																			●	●	●	●	●	●
Plant nursery, fruit and vegetable stand	■												◐						●	●	●	●	●	●
Post office																		●	●	●	●	●	●	●
Retail sales																								
Residential related service (e.g. beauty shop, drug store, eating establishment, gift shop, laundry, newsstand)	○	○	○	○	○	○	○	○	○	○	○			○	○	○		○	○	○	○	○		
Nonresidential related service (general) [e.g. *eating establishment*, flower shop, gift shop, laundry and dry cleaning (pick-up), newsstand, office supply sales]															○	○	○	○	○	○	○	○	○	○
Personal service [laundry and dry cleaning (with pick-up or walk-up services), photography studio, shoe repair shop...]														▨ ●				▨ ●	▨ ●	▨ ●	▨ ●	▨ ●	▨ ●	▨ ●

(*Mixed use...*: Ord. No. 1999-616-TC-181, §25, TC-3-99, 8-3-99; Parking facility-*principal use*: Ord. No. 1999-616-TC-181, §§25, 27, TC-3-99, 8-3-99; *Retail sales:* Ord. No. 1994-408-TC-75, §4, TC-9-94, 6-7-94; Ord. No. 1999-616-TC-181, §§24, 26, TC-3-99, 8-3-99)

● 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

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						
COMMERCIAL (continued)																														
Convenience (apparel, books, drugs, film developing, florist, furniture, gifts, hardware, jewelry, laundries with or without drive-thru, music, shoes, sporting goods, toys...)																		●	●	●	●	●	●	●						
General (e.g. department store, discount store, home building supply store)																			●	●	●	●	●	●						
(*Convenience:* Ord. No. 1999-616-TC-181, §24, TC-3-99, 8-3-99; *General:* Ord. No. 1999-616-TC-181, §24, TC-3-99, 8-3-99)																														

● 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

LAND USE	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
COMMERCIAL (continued)																								
Highway (e.g. equipment sales/repair, vehicle sales/rental, *automotive service and repair facility*)																		▨●	▨●	▨●	▨●	▨●	▨●	
Retail sales not otherwise listed as a permitted general or conditional use														▨■				▨■	▨●	▨●	▨●	▨●	▨●	▨●
(*Highway:* Ord. No. 1999-616-TC-181, §24, TC-3-99, 8-3-99; *Retail sales...:* Ord. No. 1999-616-TC-181, §24, TC-3-99, 8-3-99)																								

ZONING DISTRICTS

● 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

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						
COMMERCIAL (continued)																														
Shopping area														⊘				⊘	⊘	⊘	⊘	⊘	⊘	⊘						
Shopping center														⊘				⊘	⊘	⊘	⊘	⊘	⊘	⊘						
Temporary event	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○						
Trade show and temporary retail activity within a *hotel/motel*																○		○	●	●	●	●	●	●						

(*Shopping area:* Ord. No. 1999-616-TC-181, §24, TC-3-99, 8-3-99; *Shopping center:* Ord. No. 1999-616-TC-181, §24, TC-3-99, 8-3-99; Temporary event: Ord. No. 1993-296-TC-68, §2, TC-23-93, 12-7-93)
Editor's note: Ord. No. 1993-296-TC-68, §2, TC-23-93, adopted Dec. 7, 1993, set out provisions deleting the land use "Temporary *display area* up to 15 days" from the §10-2071 table, Commercial land use category.

● 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

LAND USE

ZONING DISTRICTS

LAND USE	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*																								
Accessory structure (fence, wall, storage building)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Billboard (*off-premise sign*)																							○	○
Bottling plant																					●	●	●	●
Bulk products (storing, sorting, breaking)																					●	●	●	●
Bulk storage of flammable and combustable liquids if a governmental water supply is available for firefighting purposes																						●	●	●
Incinerator																							●	●
Machine shop																					●	●	●	●
Manufacturing																								
Custom (store / shop for custom work)																		○	○	○	●	●	●	●
Specialized (assembly of scientific measuring, clocks, medical, musical instruments, watches...)															■	■	■	■	○	○	○	●	●	●
Restricted (within the First Fire District - see map in § 10-2076(a))																					○	●	●	●
General																						●	●	●
Mining and quarrying																							●	●
Mini warehouse storage facility																		○	○	○	●	●	●	●
Outdoor storage																								
Building materials or contractors construction equipment																						●	●	●
Coal yard, lumber yard and lumber mill																						●	●	●
Recyclable material																							■	■
Unlicensed, uninspected, wrecked, crushed, dismantled or partially dismantled vehicles (more than one (1))																							■	■
Reservoir and water control structures	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Scrap materials - indoor storage																							○	○
Solid waste																								
Indoor reclamation																						●	●	●
Outdoor reclamation																							●	●
Landfill (debris from on-site)	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Landfill (all other lawfully approved)																							●	●

● 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

*City Council *site plan* approval *shall* be required for *buildings* eighty (80) feet in height or higher, which contain any occupiable room, as defined by the **North Carolina State Building Code**, or for uses located in the downtown area as set forth in §10-2132.2(b)(4).

LAND USE — ZONING DISTRICTS

LAND USE	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)																								
Temporary event	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Transportation																								
Airfield, landing strip and heliport	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Railroad freight and passenger station and bus station																					●	●	●	●
Taxicab dispatch stand																		●	●	●	●	●	●	●
Taxicab stand														●	●	●	●	●	●	●	●	●	●	●
Terminal, facility, railroad roundhouse and depot																						●	●	●
Utilities																								
Conversion of a utility to another utility use or a municipal use	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Gas plant																							●	●
Power plant																								
Electrical generating plant powered by wind, water or solar	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Other power plants																							●	●
Substation	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Utility services	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Water or sanitary sewer treatment plant																								
Governmental	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
Community	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	○	○
Warehousing / distribution center																					●	●	●	●
Wholesale laundry, dyeing and dry cleaning																					●	●	●	●
Wholesaling																					●	●	●	●
NONGOVERNMENTAL USE OR TRADE NOT OTHERWISE PROHIBITED																							○	○

(Outdoor storage...dismantled vehicles: Ord. No. 1993-134-TC-47, §3, TC-1-93, 2-2-93; Recyclable material: Ord. No. 1992-87-TC-400, §4, 11-4-92; Temporary event: Ord. No. 1993-296-TC-68, §2, TC-23-93, 12-7-93; Utilities: Ord. No. 278-TC-326, §3, TC-18-88, 11-20-89)

Editor's note: Section 45 of Ord. No. 1997-137-TC-153, TC-18-96, adopted June 17, 1997, made major changes to this Schedule of Permitted Land Uses in Zoning Districts. For specific information on these changes, too numerous to history note individually within the schedule, please see Ord. No. 1997-137-TC-153.

● 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

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