

10.13 Table 1: Zoning Table of Permitted Uses (*BOC suggested changes are in yellow: “P” Permitted changed to “CU” Conditional Use Permit as Highlighted*) (*PB suggested additional changes are highlighted in green “P” Permitted changed to “CU” Conditional Use Permit*)

Notes: Compact Communities (CC) uses are listed separately in the Compact Communities Ordinance

Many commercial activities that are otherwise prohibited in this table may be allowed as Home Occupations if they meet the requirements of that section.

Key: P = Permitted; A = Accessory Only; CU = Conditional Use Only; PRD = Planned Residential Development Only;

[illegible]

Zoning District	R5	R2	R1	O&I	B-1	NB	CB	RB	IL CU	IH P
Automobile and truck assembly										
Automobile and automobile accessory sales and service					P		CU	P		
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services. ¹					P	P	P	P	P	P
Avocational farming	P	P	P							
Bait and tackle shops					P	P	P	P	P	P
Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises					P	P	P	P		
Bakeries or baking plants									P	P
Banks, savings and loans, finance companies, credit agencies and similar financial institutions				P	P	P	P	P		
Beauty Shops, Salons					P	P	P	P		
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located	P	P	P							
Bed and breakfast inns with no more than six rooms for rent with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	CU	CU	CU				P	P		
Bedding, carpet and pillow manufacturing, cleaning and renovating									P	P
Bicycle sales and repair					P	P	P	P		
Blacksmith or horseshoeing shops						P			P	P
Blueprinting and Photostatting establishments								P	P	P
Boarding kennels (See Section 17.5 for acreage requirements)	CU	CU	CU			P	P	P		

¹ Fuel, oil and similar pumps and appliances may be located in the minimum required front and side yards provided that none shall be located nearer than 15 feet to any street line and may be covered by an attached or free standing unenclosed canopy provided such canopy does not extend nearer than five feet to any property line and does not cover greater than 30% of the required yard area.

Zoning District	R5	R2	R1	O&I	B-1	NB	CB	RB	IL	IH
Boat, trailer and other utility vehicle sales and service					P		CU	P		
Boat Storage Facility					P	CU	CU	CU	P	P
Book, stationery and office supply stores					P	P	P	P		
Bookbindery									P	P
Bottling works for soft drinks									P	P
Breeding kennels with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	CU	CU				P	P	P		
Brick, tile, clay pipe and other clay products manufacture (Craft pottery is not covered in this definition)										P
Bus passenger stations					P			P		
Cabinet shops					P	P	P	P		
Campgrounds—SEE Public and Private recreation camps and grounds										
Candy products manufacture									P	P
Canvas and burlap products manufacture, sales and storage									P	P
Carpeting, Flooring, Tile, and Stone Products Sales					P	P	P	P		
Catering establishments					P	P	P	P		
Cement, lime, plaster manufacture										CU
Cemeteries	CU	CU	CU	P						
Churches and other places of worship	P††	P†	P†	P	P	P	P	P		
Circuses, carnivals, exhibition shows, sideshows, races, trade shows, flea markets, banquets, conventions, religious events, arts and crafts shows, stage shows, athletic events and other similar events, including temporary living quarters such as mobile homes and recreational vehicles provided that the stay of such temporary living quarters shall be limited to a period of not more than five days longer than the duration of the event and no more than 30 total days in any 12 month period for any one separate event								CU	CU	CU

† Provided such are located on a lot of not less than three acres and provided further that the minimum side and rear yards shall be 50 feet and the front yard setback a minimum of 25 feet greater than required for a single-family residence within the district.

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Zoning District	R5	R2	R1	O&I	B-1	NB	CB	RB	IL	IH
Eating and drinking establishments					P	P	P	P		
Electric light or power generating station									CU	CU
Emory cloth or sandpaper manufacture									P	P
Enameling, japanning, lacquering or the plating or galvanizing of metals										P
Event Center Limited					P	P	P	P		
Excelsior and fiber manufacture										P
Fabric shops					P	P	P	P		
Family Care Home (except that a Family Care Home may not be located within 1,125 feet of an existing Family Care Home)	P	P	P	P						
Feed and seed processing									P	P
Feed and seed wholesale									P	P
Feed, seed, fertilizer retail sales					P	CU	CU	P	P	P
Felt manufacture										P
Fertilizer wholesale sales									P	P
Fire stations and emergency medical facilities with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement of the district in which it is located	P	P	P							
Fire stations, emergency medical service facilities, police stations and law enforcement offices (less than three acres in the residential districts)	CU	CU	CU	P	P	P	P	P	P	P
Flammable liquids - bulk plants and storage										CU
Flea markets and rummage sales conducted either within a building or outdoors provided that no principal building or sales area shall be located in the required yard								CU	CU	CU
Florist - greenhouses, cultivation facilities and warehousing for wholesale and related retail sales									P	P
Florist shops					P	P	P	P		
Food processing in wholesale quantities									P	P
Food stores, retail					P	P	P	P		

Zoning District	R5	R2	R1	O&I	B-1	NB	CB	RB	IL	IH
Laboratory - dental, medical, optical					P			P		
Land clearing and inert debris landfill (For beneficial fill see "Inert Debris")								CU	CU	CU
Landscape design business					P	P	P	P		
Landscaping and grading business					P			P	P	P
Laundries, Laundromats and dry cleaning establishments	CU	CU			P	P	P	P		
Laundries, steam								CU	P	P
Lawn and garden shops					P	CU	P	P		
Leather goods manufacture excluding tanning									P	P
Leather goods sales and service including manufacture for retail sales on premises					P	P	P	P		
Libraries, museums and art galleries				P	CU	CU	P	P		
Light manufacturing or processing not otherwise named herein provided no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor or dust which will be detrimental to the health, safety or general welfare of the community									P	P
Lock and gunsmiths	CU	CU			P	P	P	P	P	P
Lumberyards, building materials storage and sales									P	P
Machine shops									P	P
Meat processing and packing										P
Meat processing and packing related to onsite raising of livestock										
Medical clinics - inpatient and outpatient care				P	P	CU	P	P		
Metal fabricating plants using plate and structural shapes and including boiler for tank works										P
Mining										CU
Major Utilities									P	P
Minor Utilities (Any noise producing equipment must be stored within a structure, or must be setback a minimum fifty (50) feet from any public right-of-way or property line)	P	P	P	P	P	P	P	P	P	P
Mixed Use Building				CU	CU	CU	CU	CU		

Zoning District	R5	R2	R1	O&I	B-1	NB	CB	RB	IL	IH
Mixing plants for concrete, or paving materials and manufacture of concrete products										CU
Mobile home sales and service					P		CU	P	P	P
Motorcycle sales and service					P		CU	P	P	P
Mulch – grinding, screening (sifting and separating of particles), mixing, blending, processing and dyeing of mulch									CU	CU
Music stores including repair and craft manufacture	CU	CU			P	P	P	P		
Newsstands					P	P	P	P		
Office - business, professional and governmental				P	P	P	P	P		
Office - engineering supply and similar sales and services including blueprinting, Photostatting and similar services				P	P	P	P	P		
Open air sales and service of accessory buildings and gazeboes and like free-standing structures					P		CU	P		
Open-air sales or displays from a temporary building or structure					P	CU	P	P	P	P
Optical and scientific instrument, jewelry and clock, musical instrument manufacture									P	P
Opticians and optical sales and service					P	P	P	P		
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located.	P	P	P							
Oxygen manufacture and/or storage										P
Paint and enamel manufacture not employing a boiling process										P
Paint retail shops					P	P	P	P		
Paper, cardboard and building board manufacture										CU
Pawnshops and secondhand stores					P	P	P	P		
Pet shops					P	P	P	P		
Pharmaceutical products manufacture									CU	CU
Photographic studios, camera shops					P	P	P	P		

Zoning District	R5	R2	R1	O&I	B-1	NB	CB	RB	IL	IH
Planing or sawmills									P	P
Planned residential developments	CU	CU	CU							
Plastics manufacture										CU
Plating works										P
Plumbing shop and yard									P	P
Post offices				P	P		P	P		
Pottery (hand crafted) and related retail					P	P	P	P		
Pottery, porcelain and vitreous china manufacture										P
Printing and publishing					P	P	P	P		
Printing, publishing and reproduction establishments									P	P
Private recreation camps and ground with a minimum lot area of 10 acres and provided that all buildings, structures, spaces, and high intensity activity areas shall be set back a minimum of fifty (50) feet from all property line/boundary areas except in the Haw River Township, which shall meet the minimum setback requirements of the base zoning district					P	P	P	P		
Public and private recreation camps and grounds (See Section 17.5 for acreage requirements)	CU	CU	CU							
Public and private schools, training and conference centers				P	P	CU	CU	P	CU	CU
Public parks and recreation areas including marinas and concessions with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	P	P	P							
Public utility transmission lines	P	P	P	P	P	P	P	P	P	P
Radio and television stations and their towers when the towers are located on the same site with the station					P			P		
Rag, bag and carpet cleaning establishments										P
Railroad freight yards, terminals or classification yards and rights-of-way									P	P
Railroad rights-of-way									P	P
Recreational Facilities (Gyms, yoga studios, et cetera)					P	P	P	P		
Recreational Vehicle Storage Facility					P	CU	CU	CU	P	P

Zoning District		R5	R2	R1	O&I	B-1	NB	CB	RB	IL	IH
Street and railway rights-of-way		P	P	P							
Swimming pool and related items sales and service						P		P	P		
Tannery or tanning operations											CU
Tar and waterproofing materials manufacture, treatment and storage											CU
Wireless Telecommunications Facilities and Wireless Support Structures <i>*Subject to the provisions of the Wireless Facilities Ordinance</i>	Wireless Support Structures that are sixty (60) feet or less in height	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
	Concealed Wireless Facilities that are sixty (60) feet or less in height	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
	Concealed Wireless Facilities one hundred fifty (150) feet or less in height but greater than sixty (60) feet in height	CU*	CU*	CU*	P*	P*	P*	P*	P*	P*	P*
	Wireless Support Structures that are less than one hundred ninety-nine (199) feet, but greater than sixty (60) feet in height	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	P*	P*
	Wireless Support Structures that are greater than one hundred ninety-nine (199) feet, but no more than three hundred (300) feet in height	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*
Temporary construction trailers or structures (See definitions for requirements)		P	P	P	P	P	P	P	P	P	P
Textile machinery manufacture											P
Textile manufacture including spinning, dyeing, bleaching and other heavy processes											CU
Tire recapping and re-treading										CU	CU
Tobacco processing and storage										P	P
Trailer sales areas										P	P
Truck terminals, repair shops, hauling and storage yards										P	P
Upholstery, paper hanging and decorator shops						P	P	P	P	P	P

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