

Proposed text changes

Draft Format (showing changes)

~~Strike through~~ indicates text to be removed
Bold Italics indicates text to be added
 Plain text indicates text to remain as written

18-1-025. Table of permitted uses.

General Use	AG	CS	E	SE	SR	UR	UC	VC	SI	LI HS	SC	NC
A. Agricultural												
1. Agriculture	Y	Y	C	C	C	C	N	N	C	Y	N	Y ⁶
2. Commercial Forestry												
2a. Noncommercial Forestry	Y	Y	C	C	C	C	C	C	C	C	C	C
3. Nurseries	Y	Y	C	C	N	N	Y	C	Y	Y	Y	C
4. Private Stables	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y
5. Commercial Stables	Y	Y	C	C	C	N	N	C	N	N	N	C
B. Residential												
1. Single-Family	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y
2. Manufactured Home ¹ Single-Wide	N	N	N	N	N	N	N	N	N	N	N	Y ¹
3. Sliding scale Subdivision	Y	Y	N	N	N	N	N	N	N	N	N	N
4. Large-Lot Agricultural Subdivision	Y	N	N	N	N	N	N	N	N	N	N	N
5. Cluster, Major	Y	Y	Y	Y	Y	Y	N	C	N	N	N	C
6. Cluster, Minor	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	Y
7. Planned, Major	N	Y	Y	Y	Y	Y	N	C	N	N	N	C
8. Planned, Minor	N	Y	Y	Y	Y	Y	N	Y	N	N	N	C
9. Manufactured Home ² Community	N	N	N	C	Y	Y	N	N	N	N	N	C ²
10. Commercial Apartments ³	N ³	N	N	N	N	N	Y	Y	N	N	Y	N
11. First Floor Commercial Apartment	N	N	N	N	N	N	C	C	N	N	C	N
C. Institutional												
1. Outdoor Recreation	Y	Y	Y	Y	Y	Y	Y	Y	C	C	Y	C
2. Institutional (Nonprofit)	C	C	Y	Y	Y	Y	Y	C	Y	Y	Y	C
2a. Institutional (For-Profit)	C	C	C	C	C	C	Y	C	Y	Y	Y	C
3. Institutional Residential Serving 6 or More Residents.	C	C	C	C	C	Y	N	C	N	N	N	C
4. Institutional Residential Serving 5 or Fewer Residents	Y	Y	Y	Y	Y	Y	N	C	N	N	N	Y
5. Public Service	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6. Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C
7. Day-Care - Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8. Day-Care - Group [*]	C	C	C	C	C	Y	Y	C	N+Y	N+Y	Y	N
9. Migrant Labor Camp	N	N	N	N	N	N	N	N	P	N	N	N
D. Commercial ⁴												
1. High	N	N	N	N	N	N	Y	C	NA	NA	Y	N
2. Medium	N	N	N	N	N	N	Y	C	NA	NA	Y	N
3. Low	N	N	N	N	N	N	Y	C	NA	NA	Y	N
4. SI/LIHS Commercial	N	N	N	N	N	N	N	N	Y	Y	N	N
5. Hotels	N	N	N	N	N	N	Y	C	N	Y	Y	N
6. Country Inn	C	C	C	N	N	N	Y	C	N	N	Y	N
7. Bed-and-Breakfast	Y	Y	C	C	C	N	N	C	N	N	Y	C
8. Marinas	N	C	C	C	C	C	C	C	C	N	C	C
9. Regional Shopping Center	N	N	N	N	N	N	Y	N	Y	Y	Y	N
10. Ag. Support	Y	C	N	N	N	N	Y	C	Y	Y	Y	N
11. Private Airports	C	C	N	N	N	N	C	N	C	C	N	N
12. Home Occupations	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	Y
13. Campgrounds	C	C	N	N	N	N	N	N	N	N	C	N
14. Fraternal Organization	C	C	C	C	C	C	Y	C	N	N	Y	C
15. Funeral Homes	C	C	C	C	C	C	Y	Y	N	N	Y	C
16. Shooting Clubs	C	C	N	N	N	N	N	N	N	N	N	N
17. Truck Stops and Travel Plazas	N	N	N	N	N	N	N	N	C	C	N	N

18. Country Store	C	N	N	N	N	N	N	Y	C	N	N	Y	N
E. Industrial													
1. Light Industry	N	N	N	N	N	N	N	Y	C	Y	Y	C	N
2. Heavy Industry	N	N	N	N	N	N	N	N	C	C	C	N	N
3. Extraction and Disposal	C	C	N	N	N	N	N	N	N	C	C	N	N
4. Minor Extraction and Dredge Disposal Uses	Y	Y	C	C	C	C	C	C	C	Y	Y	C	C
5. Effluent Disposal	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	C
6. Towers	C	C	N	N	N	N	N	N	N	C	C	N	N
7. Public Heliports and Airports	C	N	N	N	N	N	N	N	N	C	C	N	N
F. Other													
1. Private Landing Strips and Heliports	C	C	N	N	N	N	N	N	N	N	N	N	N
2. Covered Slips/Private	N	C	C	C	C	C	C	N	C	N	N	N	C

Y = Permitted N = Not Permitted C = Permitted as a Conditional Use
 NA = Not Applicable

1. A single-wide manufactured home is a permitted use in NC Districts with a "T" designation only. A single-wide manufactured home is also permitted in any zoning district as a replacement for any legal existing mobile home or single-wide home. A single-wide manufactured home is permitted to provide housing for temporary farm workers in the AG and CS Districts, provided the requirements of ~ 18-1-033 of this subtitle have been met. A single-wide manufactured home is also permitted as temporary shelter, provided the requirements of ~ 18-1-033 of this subtitle have been met.

2. A manufactured home community which contains single-wide manufactured homes is allowed only as a conditional use in those NC Districts with a "T" designation.

3. Commercial apartments are a conditional use in conjunction with a country store in the AG District.

~~4. Group day care centers are permitted in the SI and LIHS districts only as an accessory use related to a principal use of industrial, commercial or office development.~~

5.4. All commercial uses that are not separately categorized in (D)(5) through (18) of the table under this section are to be specified in ~ 18-1-031 of this subtitle as either low, medium or high commercial.

~~6.~~ 5. Certain agricultural uses are allowed only on NC properties that meet the definition of a farm under ~ 18-1-001 of this subtitle. These include all methods of the commercial production or management of crops, vegetation, soil and the related activities of tillage, fertilization, pest control, silviculture and aquaculture harvesting and marketing. All other agriculture uses are prohibited on properties that meet the definition of farm.

Proposed text changes

Final Draft Format

18-1-025. Table of permitted uses.

General Use	AG	CS	E	SE	SR	UR	UC	VC	SI	LI HS	SC	NC
A. Agricultural												
1. Agriculture	Y	Y	C	C	C	C	N	N	C	Y	N	Y ⁶
2. Commercial Forestry	Y	Y	C	C	C	C	C	C	C	C	C	C
2a. Noncommercial Forestry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Nurseries	Y	Y	C	C	N	N	Y	C	Y	Y	Y	C
4. Private Stables	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y
5. Commercial Stables	Y	Y	C	C	C	N	N	C	N	N	N	C
B. Residential												
1. Single-Family	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y
2. Manufactured Home ¹ Single-Wide	N	N	N	N	N	N	N	N	N	N	N	Y ¹
3. Sliding scale Subdivision	Y	Y	N	N	N	N	N	N	N	N	N	N
4. Large-Lot Agricultural Subdivision	Y	N	N	N	N	N	N	N	N	N	N	N
5. Cluster, Major	Y	Y	Y	Y	Y	Y	N	C	N	N	N	C
6. Cluster, Minor	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	Y
7. Planned, Major	N	Y	Y	Y	Y	Y	N	C	N	N	N	C
8. Planned, Minor	N	Y	Y	Y	Y	Y	N	Y	N	N	N	C
9. Manufactured Home ² Community	N	N	N	C	Y	Y	N	N	N	N	N	C ²
10. Commercial Apartments ³	N ³	N	N	N	N	N	Y	Y	N	N	Y	N
11. First Floor Commercial Apartment	N	N	N	N	N	N	C	C	N	N	C	N
C. Institutional												
1. Outdoor Recreation	Y	Y	Y	Y	Y	Y	Y	Y	C	C	Y	C
2. Institutional (Nonprofit)	C	C	Y	Y	Y	Y	Y	C	Y	Y	Y	C
2a. Institutional (For-Profit)	C	C	C	C	C	C	Y	C	Y	Y	Y	C
3. Institutional Residential Serving 6 or More Residents.	C	C	C	C	C	Y	N	C	N	N	N	C
4. Institutional Residential Serving 5 or Fewer Residents	Y	Y	Y	Y	Y	Y	N	C	N	N	N	Y
5. Public Service	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6. Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C
7. Day-Care - Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8. Day-Care - Group	C	C	C	C	C	Y	Y	C	Y	Y	Y	N
9. Migrant Labor Camp	N	N	N	N	N	N	N	N	P	N	N	N
D. Commercial⁷												
1. High	N	N	N	N	N	N	Y	C	NA	NA	Y	N
2. Medium	N	N	N	N	N	N	Y	C	NA	NA	Y	N
3. Low	N	N	N	N	N	N	Y	C	NA	NA	Y	N
4. SI/LIHS Commercial	N	N	N	N	N	N	N	N	Y	Y	N	N
5. Hotels	N	N	N	N	N	N	Y	C	N	Y	Y	N
6. Country Inn	C	C	C	N	N	N	Y	C	N	N	Y	N
7. Bed-and-Breakfast	Y	Y	C	C	C	N	N	C	N	N	Y	C
8. Marinas	N	C	C	C	C	C	C	C	C	N	C	C
9. Regional Shopping Center	N	N	N	N	N	N	Y	N	Y	Y	Y	N
10. Ag. Support	Y	C	N	N	N	N	Y	C	Y	Y	Y	N
11. Private Airports	C	C	N	N	N	N	C	N	C	C	N	N
12. Home Occupations	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	Y
13. Campgrounds	C	C	N	N	N	N	N	N	N	N	C	N
14. Fraternal Organization	C	C	C	C	C	C	Y	C	N	N	Y	C
15. Funeral Homes	C	C	C	C	C	C	Y	Y	N	N	Y	C
16. Shooting Clubs	C	C	N	N	N	N	N	N	N	N	N	N
17. Truck Stops and Travel Plazas	N	N	N	N	N	N	N	N	C	C	N	N
18. Country Store	C	N	N	N	N	N	Y	C	N	N	Y	N
E. Industrial												
1. Light Industry	N	N	N	N	N	N	Y	C	Y	Y	C	N

2. Heavy Industry	N	N	N	N	N	N	N	N	C	C	N	N
3. Extraction and Disposal	C	C	N	N	N	N	N	N	C	C	N	N
4. Minor Extraction and Dredge Disposal Uses	Y	Y	C	C	C	C	C	C	Y	Y	C	C
5. Effluent Disposal	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	C
6. Towers	C	C	N	N	N	N	N	N	C	C	N	N
7. Public Heliports and Airports	C	N	N	N	N	N	N	N	C	C	N	N
F. Other												
1. Private Landing Strips and Heliports	C	C	N	N	N	N	N	N	N	N	N	N
2. Covered Slips/Private	N	C	C	C	C	C	N	C	N	N	N	C

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