



PLANNING BOARD

Tuesday, April 15, 2025 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Determination of Quorum
- 1.3 Pledge of Allegiance
- 1.4 Recognitions and Acknowledgements
- 1.5 Adoption of Agenda

2. APPROVAL OF MINUTES FOR MEETING(S):

- [2.1](#) Consider Approval of March 18, 2025, Meeting Minutes

3. OLD BUSINESS:

4. NEW BUSINESS:

- [4.1](#) Consider Discussion of Each Zoning Type with Examples

5. REPORTS:

- [5.1](#) Planning & Zoning Reports (Included in Packet)
- [5.2](#) Code Enforcement Report

6. CLOSING:

- 6.1 Adjournment



PLANNING BOARD

Tuesday, March 18, 2025 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:01 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Vice Chair Scott Faw, Member Glenn Corriher, Member Mark Bringle, Member Jade Bittle

Members Absent: Deborah Cox, Beryl Alston

Staff Present: Town Manager Michael Ambrose, Planning Director Phil Collins, Deputy Clerk/Planning Technician Angie Sands, Police Chief Matthew Geelen, Public Works Director Blake Abernathy

Others Present: Alderman Tony Corriher, Citizen Nadine Cherry

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm led those in attendance to the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED BY VICE CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER. MOTION PASSED BY UNANIMOUS VOTE (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of February 18, 2025, Meeting Minutes

A MOTION WAS MADE BY VICE CHAIR SCOTT FAW TO APPROVE THE FEBRUARY 18, 2025, MEETING MINUTES, SECONDED BY MEMBER GLENN CORRIHER, PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion of Irish Creek Phase 2 TRC Review

Planning Director Phil Collins gave a brief overview of the Irish Creek Phase 2 TRC Review.

Member Glenn Corriher asked how many total lots.

Planning Director Phil responded 168.

Member Jade Bittle asked if anything had changed since the last review.

Town Manager Michael Ambrose answered that in the last review there were a lot more homes in those plans. The last review was with Lennar Homes. Shea Homes is the developer on these plans. The difference is some regional pump stations that we will have to have on the utilities side, that we have been working with Kannapolis on and have a development agreement with them that was approved by the Board of Alderman on March 17, 2025, that we will be working with Kannapolis with wastewater and water side of the development. Those are the only significant changes. There was a landlocked piece of property in the development that could not develop because it was locked. They are in the process of purchasing that property so that it will not be locked on land anymore.

A MOTION WAS MADE BY VICE CHAIR SCOTT FAW AS A CONDITIONAL APPROVAL BASED ON THE COMMENTS BEING ADDRESSED FROM THE REVIEW, SECONDED BY MEMBER GLENN CORRIHER, PASSED BY UNANIMOUS VOTE (5-0).

4. NEW BUSINESS:

4.1 Consider Discussion of Code Enforcement Updates

Chief Geelen gave a brief overview of how Code Enforcement works. He explained the process in detail to better help the Board Members understand how it all works.

Member Jade Bittle stated that some of the items on the monthly reports from Code Enforcement have been on the list for almost a year or more.

Chief Geelen stated that when he started assisting with Code Enforcement a year ago, the town had a different company assisting with Code Enforcement, that company was resistant to the Police Department assisting with them. Since then, I specifically have started educating myself, learning the procedures. We have a new company who is contracted and assisting the Police Department. I am very much involved in this process now. I can tell you that the Mary Hilton properties, I believe that it's 3 hearings in the Board Room next week on March 26th on some of these properties. We are moving forward.

Town Manager Michael Ambrose added that it took a warrant to go through and find who the owner of the property was.

Member Jade Bittle asked if a house had ever had to be demolished.

Chief Geelen stated that they had demolished the modular units on W. Ryder.

Madam Chair Catherine Drumm asked what the cost of a lien would be for mowing a lawn that was overgrown.

Chief Geelen stated that would be the cost of the man hours, fuel, equipment. I don't want to misquote, but it's certainly cheaper to have it done yourself than the town have to do it.

Member Jade Bittle asked if they turned around and paid that lien off.

Chief Geelen stated that several had been paid.

Town Manager Michael Ambrose added that the equipment, man hours cost is in line with FEMA costs.

Chief Geelen stated that Code Enforcement is certainly a process, and he believes that moving forward you will see some changes around town.

Vice Chair, Scott Faw asked who the company was that is assisting with Code Enforcement.

Chief Geelen stated Alliance Code Enforcement.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Monthly Report

Town Manager Michael Ambrose stated that in the Planning & Zoning Department they have implemented weekly inspections. Just to make sure everything is in compliance. We used to just go out to inspect when we hit milestones.

Vice Chair Scott Faw asked if Landis Ridge Phase 2-A had closed on that property.

Mr. Ambrose stated that the closing was done today. It is approved and ready to go, and hopefully in two weeks we can be able to publicly announce who that is.

CLOSING:

Adjournment

A MOTION WAS MADE BY MEMBER JADE BITTLE, SECONDED BY A MEMBER GLENN CORRIHER TO ADJOURN THE MEETING AT 6:30 PM. MOTION PASSED BY UNANIMOUS VOTE (5-0).

Respectfully submitted,

Angie Sands, Deputy Clerk

AG – Agriculture

The Agriculture district is established to protect lands used for agricultural production, agriculturally based businesses and related activities. Farmland is a defining element of Landis’s traditional identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.



Agricultural/Farm uses



Rural Residential



Commercial Kennel



Farmers Market (agricultural support uses)



Country Club/Golf Courses



Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Agricultural Production (Crops only) 	<ul style="list-style-type: none"> • Agricultural Production (Crops & Livestock) 	<ul style="list-style-type: none"> • Agricultural Production (Within Buildings)
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<ul style="list-style-type: none"> Ambulance, Fire, Rescue Station 	<ul style="list-style-type: none"> Athletic Fields 	<ul style="list-style-type: none"> Camp Ground (Recreational Vehicle Park)
<ul style="list-style-type: none"> Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction 	<ul style="list-style-type: none"> Event and Wedding Venue 	<ul style="list-style-type: none"> Family Care Facility (Family Care Home)
<ul style="list-style-type: none"> Farmers Market 	<ul style="list-style-type: none"> Florist 	<ul style="list-style-type: none"> Government Office
<ul style="list-style-type: none"> Kennels or Pet Grooming, No Outdoor Pens or Runs 	<ul style="list-style-type: none"> Landscape Services with Outside Storage 	<ul style="list-style-type: none"> Pottery and Related Products
<ul style="list-style-type: none"> Retreat Center 	<ul style="list-style-type: none"> Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> Sign (Accessory Use as permitted by Article 17)
<ul style="list-style-type: none"> Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> Temporary Family Health Care Structure (per G.S. 160D-914(a)(5)) 	<ul style="list-style-type: none"> Vending Machine - Outdoor (with or without advertising)
<ul style="list-style-type: none"> Veterinary Service, Large Animal 	<ul style="list-style-type: none"> "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs" 	<ul style="list-style-type: none"> Yard Sale (no more than 3 per year)

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> Accessory Dwelling Unit 	<ul style="list-style-type: none"> "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence"")" 	<ul style="list-style-type: none"> Cemetery or Mausoleum
<ul style="list-style-type: none"> Country Club with or without Golf Course 	<ul style="list-style-type: none"> Day Care Center for Children or Adults (6 or more) 	<ul style="list-style-type: none"> Day Care Center, Home Occupation for less than 6 children
<ul style="list-style-type: none"> Dwelling, Accessory Unit 	<ul style="list-style-type: none"> Golf Driving Range 	<ul style="list-style-type: none"> Home Occupation
<ul style="list-style-type: none"> Junked Motor Vehicle Storage as Accessory Use 	<ul style="list-style-type: none"> Kennels or Pet Grooming w/Outdoor Pens or Runs 	<ul style="list-style-type: none"> Nursing Home, Assisted Living

<ul style="list-style-type: none"> • Parks and Recreation Facilities, Public 	<ul style="list-style-type: none"> • Swim and Tennis Club 	<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office
<ul style="list-style-type: none"> • Utility Metering Station 	<ul style="list-style-type: none"> • Utility Pumping Station 	<ul style="list-style-type: none"> • Utility Substation
<ul style="list-style-type: none"> • Veterinary Service w/Outdoor Kennels and/or Runs 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed
<ul style="list-style-type: none"> • Wireless Facility, Micro 		

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> • Agricultural Based Business Facilities 	<ul style="list-style-type: none"> • Animal Feeds 	<ul style="list-style-type: none"> • Beer, Wine or Distilled Alcoholic Beverages
<ul style="list-style-type: none"> • Beverage Products and/or Bottling 	<ul style="list-style-type: none"> • Dairy Products 	<ul style="list-style-type: none"> • Equestrian Facility
<ul style="list-style-type: none"> • Flowers, Nursery Stock and Florist Supplies 	<ul style="list-style-type: none"> • Group Care Facility 	<ul style="list-style-type: none"> • Leather Products (not including tanning)

SFR-1, SFR-2 & SFR-3 – Single Family Residential

The Single-Family Residential districts provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Landis and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Landis prior to the effective date of these regulations.



Single Family Residential



Duplexes



Parks



Swim Club

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Agricultural Production (Crops only) 	<ul style="list-style-type: none"> • Athletic Fields 	<ul style="list-style-type: none"> • Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction
<ul style="list-style-type: none"> • Family Care Facility (Family Care Home) 	<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17)

<ul style="list-style-type: none"> Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> Temporary Family Health Care Structure (per G.S. 160D-914(a)(5)) 	<ul style="list-style-type: none"> Yard Sale (no more than 3 per year) (Sect. 15.3)
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Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> Accessory Dwelling Unit 	<ul style="list-style-type: none"> Home Occupation 	<ul style="list-style-type: none"> Parks and Recreation Facilities, Public
<ul style="list-style-type: none"> Swim and Tennis Club 	<ul style="list-style-type: none"> Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> Utility Metering Station
<ul style="list-style-type: none"> Utility Pumping Station 	<ul style="list-style-type: none"> Utility Substation 	<ul style="list-style-type: none"> Wireless Facility, Micro
<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Concealed 	<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Collocated 	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> Group Care Facility 		
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RMST – Residential Main Street Transition

The Residential Main Street Transition district provides for the completion of residential neighborhoods in the residential area(s) surrounding the Main Street and contiguous Civic Districts through in-fill development. The intent of this district is to recognize that gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the Town. Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, and Multi-family Building. Streets in the Residential Main Street Transition District should be interconnected, with streets and sidewalks providing a connection from Landis’s Main Street and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged. Criteria for the mix of building types establishes compatibility.



Single Family Residential



Single Family Residential Attached/Townhomes



Small Multi-Family Residential



Recreation Facilities

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Athletic Fields 	<ul style="list-style-type: none"> • Dwelling, Attached House (incl. term "Townhouse") 	<ul style="list-style-type: none"> • Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction
<ul style="list-style-type: none"> • Family Care Facility (Family Care Home) 	<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17)

<ul style="list-style-type: none"> Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> Temporary Family Health Care Structure (per G.S. 160D-914(a)(5)) 	<ul style="list-style-type: none"> Yard Sale (no more than 3 per year) (Sect. 15.3)
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Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

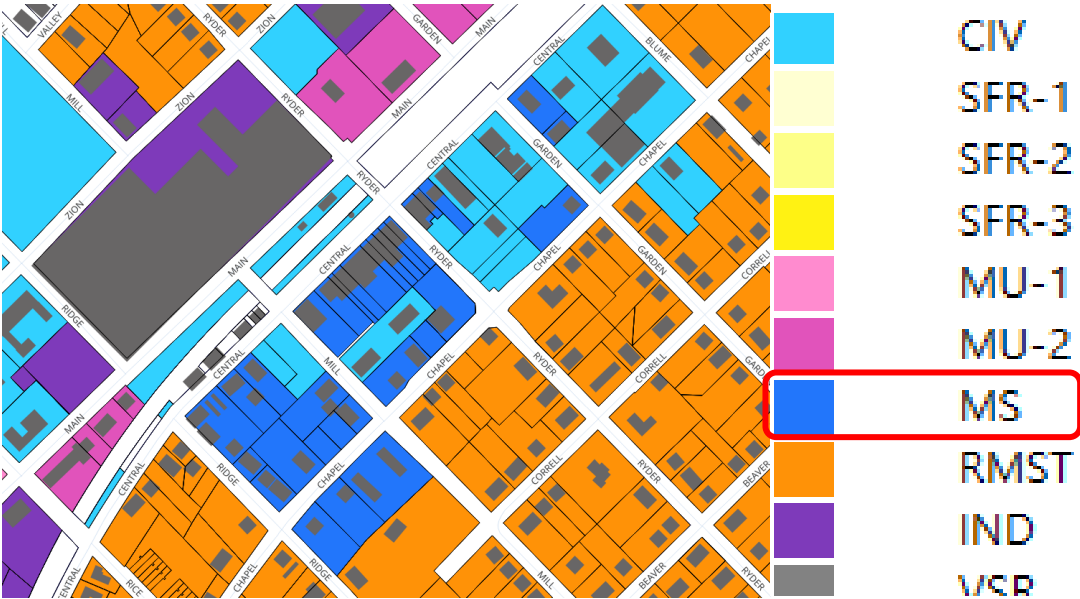
<ul style="list-style-type: none"> Accessory Dwelling Unit 	<ul style="list-style-type: none"> "Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence""")" 	<ul style="list-style-type: none"> Day Care Center, Home Occupation for less than 6 children
<ul style="list-style-type: none"> Dwelling, Multifamily 8 Units or Less 	<ul style="list-style-type: none"> Home Occupation 	<ul style="list-style-type: none"> Parks and Recreation Facilities, Public
<ul style="list-style-type: none"> Swim and Tennis Club 	<ul style="list-style-type: none"> Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> Utility Metering Station
<ul style="list-style-type: none"> Utility Pumping Station 	<ul style="list-style-type: none"> Utility Substation 	<ul style="list-style-type: none"> Wireless Facility, Micro
<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Concealed 	<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Collocated 	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> Group Care Facility 		
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MS – Main Street

The Main Street district provides for new development, revitalization, reuse, and infill development in Landis’s core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.



Town of Landis Zoning Map

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • ABC Store (liquor sales) 	<ul style="list-style-type: none"> • Accessory Dwelling Unit 	<ul style="list-style-type: none"> • Accounting, Auditing or Bookkeeping Services
<ul style="list-style-type: none"> • Administrative or Management Services 	<ul style="list-style-type: none"> • Advertising Agency 	<ul style="list-style-type: none"> • Alteration, Clothing Repair
<ul style="list-style-type: none"> • Animal Feeds 	<ul style="list-style-type: none"> • Antique Store 	<ul style="list-style-type: none"> • Apparel and Finished Fabric Products
<ul style="list-style-type: none"> • Apparel Sales (Clothing, Shoes, Accessories) 	<ul style="list-style-type: none"> • Architect, Engineer or Surveyor's Office 	<ul style="list-style-type: none"> • Arts and Crafts Store
<ul style="list-style-type: none"> • Assembly of components 	<ul style="list-style-type: none"> • Audio, Video and Communications Equipment 	<ul style="list-style-type: none"> • Auditorium, Coliseum or Stadium

manufactured off-site, Final		
<ul style="list-style-type: none"> • Bakery 	<ul style="list-style-type: none"> • Bakery, Soap & Wax/Candle Products 	<ul style="list-style-type: none"> • Bar (with/without Beverage Production Accessory Use)
<ul style="list-style-type: none"> • Barber Shop 	<ul style="list-style-type: none"> • Batting Cage, Indoor 	<ul style="list-style-type: none"> • Beauty Shop
<ul style="list-style-type: none"> • Beverage Products and/or Bottling 	<ul style="list-style-type: none"> • Bicycle Parts and Accessories 	<ul style="list-style-type: none"> • Billiard Parlors
<ul style="list-style-type: none"> • Bingo Games 	<ul style="list-style-type: none"> • Bookstore 	<ul style="list-style-type: none"> • Bowling Lanes (bowling alley)
<ul style="list-style-type: none"> • Brooms and Brushes 	<ul style="list-style-type: none"> • Bulk Mail and Packaging 	<ul style="list-style-type: none"> • Bus Terminal
<ul style="list-style-type: none"> • Camera Store 	<ul style="list-style-type: none"> • Candy Store 	<ul style="list-style-type: none"> • Clothing, Shoe and Accessory Store
<ul style="list-style-type: none"> • Coin Operated Amusement 	<ul style="list-style-type: none"> • Communication or Broadcasting Facility, without Tower 	<ul style="list-style-type: none"> • Computer and Office Equipment
<ul style="list-style-type: none"> • Computer Sales and Service 	<ul style="list-style-type: none"> • Convenience Store (without gasoline pumps) 	<ul style="list-style-type: none"> • Dance School
<ul style="list-style-type: none"> • Dental, Medical or Related Office 	<ul style="list-style-type: none"> • Department, Variety or General Merchandise Store 	<ul style="list-style-type: none"> • Drugstore/Pharmacy, without Drive Through Window
<ul style="list-style-type: none"> • Dwelling, Accessory Unit 	<ul style="list-style-type: none"> • Dwelling, Attached House (incl. term "Townhouse") 	<ul style="list-style-type: none"> • Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction
<ul style="list-style-type: none"> • Employment Agency, Personnel Agency 	<ul style="list-style-type: none"> • Equipment Rental & Leasing (no outside storage) 	<ul style="list-style-type: none"> • Event and Wedding Venue
<ul style="list-style-type: none"> • Fabric or Piece Goods Store 	<ul style="list-style-type: none"> • Family Care Facility (Family Care Home) 	<ul style="list-style-type: none"> • Farmers Market
<ul style="list-style-type: none"> • Finance or Loan Office 	<ul style="list-style-type: none"> • Fire, Ambulance, Rescue Station 	<ul style="list-style-type: none"> • Floor Covering, Drapery, and/or Upholstery Sales
<ul style="list-style-type: none"> • Florist 	<ul style="list-style-type: none"> • Funeral Home without Crematorium 	<ul style="list-style-type: none"> • Furniture and Fixtures
<ul style="list-style-type: none"> • Furniture Framing 	<ul style="list-style-type: none"> • Furniture Sales 	<ul style="list-style-type: none"> • Gift or Card Shop
<ul style="list-style-type: none"> • Glass Products from Purchased Glass 	<ul style="list-style-type: none"> • Government Office 	<ul style="list-style-type: none"> • Hobby Shop

<ul style="list-style-type: none"> • Hospital 	<ul style="list-style-type: none"> • Hotel or Motel 	<ul style="list-style-type: none"> • Insurance Agency (w/on-site claims inspections)
<ul style="list-style-type: none"> • Insurance Agency (without on-site claims inspections) 	<ul style="list-style-type: none"> • Jewelry Store 	<ul style="list-style-type: none"> • Kennels or Pet Grooming, No Outdoor Pens or Runs
<ul style="list-style-type: none"> • Laboratory, Medical or Dental 	<ul style="list-style-type: none"> • Laundromat, Coin-Operated 	<ul style="list-style-type: none"> • Laundry or Dry Cleaning
<ul style="list-style-type: none"> • Law Office 	<ul style="list-style-type: none"> • Leather Products (not including tanning) 	<ul style="list-style-type: none"> • Library
<ul style="list-style-type: none"> • Lighting and Wiring Equipment 	<ul style="list-style-type: none"> • Martial Arts Instructional Schools 	<ul style="list-style-type: none"> • Medical, Dental or Related Office
<ul style="list-style-type: none"> • Museum or Art Gallery 	<ul style="list-style-type: none"> • Musical Instrument Sales 	<ul style="list-style-type: none"> • Newsstand
<ul style="list-style-type: none"> • Office Machine Sales 	<ul style="list-style-type: none"> • Office Uses Not Otherwise Classified 	<ul style="list-style-type: none"> • Optical Goods Sales
<ul style="list-style-type: none"> • Parking Lots or Structures 	<ul style="list-style-type: none"> • Pet Store 	<ul style="list-style-type: none"> • Pharmacy/Drugstore
<ul style="list-style-type: none"> • Photofinishing Laboratory 	<ul style="list-style-type: none"> • Photography Studio 	<ul style="list-style-type: none"> • Photography, Commercial
<ul style="list-style-type: none"> • Physical Fitness Center, Health Club 	<ul style="list-style-type: none"> • Police Station 	<ul style="list-style-type: none"> • Post Office
<ul style="list-style-type: none"> • Pottery and Related Products 	<ul style="list-style-type: none"> • Real Estate Office 	<ul style="list-style-type: none"> • Recorded Media Sales (Record/Compact Disc/Tape)
<ul style="list-style-type: none"> • Restaurant (w/drive-thru window acc. use - see 10.1-17) 	<ul style="list-style-type: none"> • Retreat Center 	<ul style="list-style-type: none"> • Satellite Dish As Accessory Use
<ul style="list-style-type: none"> • Shoe Repair or Shoeshine Shop 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17) 	<ul style="list-style-type: none"> • Sign manufacture
<ul style="list-style-type: none"> • Sporting Goods and Toys 	<ul style="list-style-type: none"> • Sporting Goods Store 	<ul style="list-style-type: none"> • Sports and Recreation Clubs, Indoor
<ul style="list-style-type: none"> • Stationery Store 	<ul style="list-style-type: none"> • Stock, Security or Commodity Broker 	<ul style="list-style-type: none"> • Television, Radio or Electronics Sales & Repair
<ul style="list-style-type: none"> • Temporary Family Health Care Structure (per G.S. 160D-914(a)(5)) 	<ul style="list-style-type: none"> • Textile Product A (no dyeing and finishing) 	<ul style="list-style-type: none"> • Theater (indoor)

<ul style="list-style-type: none"> • Travel Agency 	<ul style="list-style-type: none"> • Vending Machine - Outdoor (with or without advertising) 	<ul style="list-style-type: none"> • "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs"
<ul style="list-style-type: none"> • Video Media Rental and Sales 	<ul style="list-style-type: none"> • Vocational, Business or Secretarial School 	<ul style="list-style-type: none"> • Warehouse (general storage, enclosed, no outdoor storage)
<ul style="list-style-type: none"> • Wedding and Events Venue 	<ul style="list-style-type: none"> • Yard Sale (no more than 3 per year) 	

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Bank, Savings and Loan, or Credit Union 	<ul style="list-style-type: none"> • "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence""")" 	<ul style="list-style-type: none"> • Bicycle Assembly (Bike Shop)
<ul style="list-style-type: none"> • Club or Lodge 	<ul style="list-style-type: none"> • Day Care Center for Children or Adults (6 or more) 	<ul style="list-style-type: none"> • Day Care Center, Home Occupation for less than 6 children
<ul style="list-style-type: none"> • Drive Through Window as Accessory Use 	<ul style="list-style-type: none"> • Dwelling, Multifamily (apartments or condominiums) 	<ul style="list-style-type: none"> • Dwelling, Multifamily 8 Units or Less
<ul style="list-style-type: none"> • Grocery Store 	<ul style="list-style-type: none"> • Hardware Store 	<ul style="list-style-type: none"> • Home Furnishings Sales
<ul style="list-style-type: none"> • Home Occupation 	<ul style="list-style-type: none"> • Lighting Sales and Service 	<ul style="list-style-type: none"> • Market Showroom (Furniture, Apparel etc.)
<ul style="list-style-type: none"> • Motion Picture and/or Television Production 	<ul style="list-style-type: none"> • Nursing Home, Assisted Living 	<ul style="list-style-type: none"> • Paint and Wallpaper Sales
<ul style="list-style-type: none"> • Parks and Recreation Facilities, Public 	<ul style="list-style-type: none"> • Printing and Publishing Operation 	<ul style="list-style-type: none"> • Printing, Photocopying and Duplicating Services
<ul style="list-style-type: none"> • Retail Sales Not Otherwise Listed 	<ul style="list-style-type: none"> • Sign fabricating 	<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office
<ul style="list-style-type: none"> • Utility Metering Station 	<ul style="list-style-type: none"> • Utility Pumping Station 	<ul style="list-style-type: none"> • Utility Substation
<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed 	<ul style="list-style-type: none"> • Wireless Facility, Micro

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none">• Game Room, Video Game Room, Coin Operated	<ul style="list-style-type: none">• Group Care Facility	<ul style="list-style-type: none">• Towers, Telecommunications and/or Broadcast
<ul style="list-style-type: none">• Wireless Support Structure (telecommunication tower)		

CIV – Civic

The Civic district provides a location for educational, medical, governmental, religious, and other institutional uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic uses will establish uniform standards.



Fire Departments



Library



Hospital



School



Offices

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Agricultural Production (Crops only) 	<ul style="list-style-type: none"> • Ambulance, Fire, Rescue Station 	<ul style="list-style-type: none"> • Athletic Fields
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<ul style="list-style-type: none"> • Auditorium, Coliseum or Stadium 	<ul style="list-style-type: none"> • Books, Periodicals and Newspapers 	<ul style="list-style-type: none"> • Bookstore
<ul style="list-style-type: none"> • Bus Terminal 	<ul style="list-style-type: none"> • College or University 	<ul style="list-style-type: none"> • Communication or Broadcasting Facility, without Tower
<ul style="list-style-type: none"> • Dance School 	<ul style="list-style-type: none"> • Dental, Medical or Related Office 	<ul style="list-style-type: none"> • Dwelling, Attached House (incl. term "Townhouse")
<ul style="list-style-type: none"> • Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction 	<ul style="list-style-type: none"> • Employment Agency, Personnel Agency 	<ul style="list-style-type: none"> • Event and Wedding Venue
<ul style="list-style-type: none"> • Family Care Facility (Family Care Home) 	<ul style="list-style-type: none"> • Farmers Market 	<ul style="list-style-type: none"> • Fire, Ambulance, Rescue Station
<ul style="list-style-type: none"> • Gift or Card Shop 	<ul style="list-style-type: none"> • Government Office 	<ul style="list-style-type: none"> • Hospital
<ul style="list-style-type: none"> • Laboratory, Medical or Dental 	<ul style="list-style-type: none"> • Law Office 	<ul style="list-style-type: none"> • Library
<ul style="list-style-type: none"> • Medical, Dental or Related Office 	<ul style="list-style-type: none"> • Museum or Art Gallery 	<ul style="list-style-type: none"> • Newsstand
<ul style="list-style-type: none"> • Optical Goods Sales 	<ul style="list-style-type: none"> • Parking Lots or Structures 	<ul style="list-style-type: none"> • Photography Studio
<ul style="list-style-type: none"> • Physical Fitness Center, Health Club 	<ul style="list-style-type: none"> • Police Station 	<ul style="list-style-type: none"> • Post Office
<ul style="list-style-type: none"> • Retreat Center 	<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17)
<ul style="list-style-type: none"> • Sports and Recreation Clubs, Indoor 	<ul style="list-style-type: none"> • Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> • Temporary Family Health Care Structure (per G.S. 160D-914(a)(5))
<ul style="list-style-type: none"> • Theater (indoor) 	<ul style="list-style-type: none"> • Vending Machine - Outdoor (with or without advertising) 	<ul style="list-style-type: none"> • Vocational, Business or Secretarial School
<ul style="list-style-type: none"> • Wedding and Events Venue 	<ul style="list-style-type: none"> • Yard Sale (no more than 3 per year) 	

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Accessory Dwelling Unit 	<ul style="list-style-type: none"> • Cemetery or Mausoleum 	<ul style="list-style-type: none"> • Club or Lodge
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<ul style="list-style-type: none"> Country Club with or without Golf Course 	<ul style="list-style-type: none"> Day Care Center for Children or Adults (6 or more) 	<ul style="list-style-type: none"> Day Care Center, Home Occupation for less than 6 children
<ul style="list-style-type: none"> Dormitories 	<ul style="list-style-type: none"> Drive Through Window as Accessory Use 	<ul style="list-style-type: none"> Dwelling, Accessory Unit
<ul style="list-style-type: none"> Dwelling, Multifamily (apartments or condominiums) 	<ul style="list-style-type: none"> Dwelling, Multifamily 8 Units or Less 	<ul style="list-style-type: none"> Golf Course (See Country Club with Golf Course)
<ul style="list-style-type: none"> Golf Driving Range 	<ul style="list-style-type: none"> Home Occupation 	<ul style="list-style-type: none"> Motion Picture and/or Television Production
<ul style="list-style-type: none"> Nursing Home, Assisted Living 	<ul style="list-style-type: none"> Parks and Recreation Facilities, Public 	<ul style="list-style-type: none"> Printing and Publishing Operation
<ul style="list-style-type: none"> Printing, Photocopying and Duplicating Services 	<ul style="list-style-type: none"> "Religious Institutions (Church, Synagogue, Mosque or Place of Worship)" 	<ul style="list-style-type: none"> School, Elementary or Secondary
<ul style="list-style-type: none"> Swim and Tennis Club 	<ul style="list-style-type: none"> Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> Utility Metering Station
<ul style="list-style-type: none"> Utility Pumping Station 	<ul style="list-style-type: none"> Utility Substation 	<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Collocated
<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Concealed 	<ul style="list-style-type: none"> Wireless Facility, Micro 	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> Group Care Facility 		
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MU-1 & MU-2 – Mixed Use

The Mixed-Use districts are established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented streets, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shopfront, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Landis residents as well as people who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to uses in adjacent neighborhood districts.



Birkdale Village (Huntersville)



Morrison Plantation (Mooresville)



Conceptual Mixed-Use development

Permitted Uses in MU-1 & 2, MU-2 Only

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • ABC Store (liquor sales) 	<ul style="list-style-type: none"> • Accounting, Auditing or Bookkeeping Services 	<ul style="list-style-type: none"> • Administrative or Management Services
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<ul style="list-style-type: none"> Advertising Agency 	<ul style="list-style-type: none"> Alteration, Clothing Repair 	<ul style="list-style-type: none"> Ambulance, Fire, Rescue Station
<ul style="list-style-type: none"> Antique Store 	<ul style="list-style-type: none"> Apparel Sales (Clothing, Shoes, Accessories) 	<ul style="list-style-type: none"> Architect, Engineer or Surveyor's Office
<ul style="list-style-type: none"> Arts and Crafts Store 	<ul style="list-style-type: none"> Assembly of components manufactured off-site, Final 	<ul style="list-style-type: none"> Athletic Fields
<ul style="list-style-type: none"> Audio, Video and Communications Equipment 	<ul style="list-style-type: none"> Auditorium, Coliseum or Stadium 	<ul style="list-style-type: none"> Automobile Rental or Leasing
<ul style="list-style-type: none"> Bakery 	<ul style="list-style-type: none"> Bakery, Soap & Wax/Candle Products 	<ul style="list-style-type: none"> Bar (with/without Beverage Production Accessory Use)
<ul style="list-style-type: none"> Barber Shop 	<ul style="list-style-type: none"> Batting Cage, Indoor 	<ul style="list-style-type: none"> Beauty Shop
<ul style="list-style-type: none"> Billiard Parlors 	<ul style="list-style-type: none"> Bingo Games 	<ul style="list-style-type: none"> Bookstore
<ul style="list-style-type: none"> Bowling Lanes (bowling alley) 	<ul style="list-style-type: none"> Bulk Mail and Packaging 	<ul style="list-style-type: none"> Bus Terminal
<ul style="list-style-type: none"> Camera Store 	<ul style="list-style-type: none"> Candy Store 	<ul style="list-style-type: none"> Clothing, Shoe and Accessory Store
<ul style="list-style-type: none"> Coin Operated Amusement 	<ul style="list-style-type: none"> Communication or Broadcasting Facility, without Tower 	<ul style="list-style-type: none"> Computer and Office Equipment
<ul style="list-style-type: none"> Computer Sales and Service 	<ul style="list-style-type: none"> Convenience Store (with gasoline pumps) 	<ul style="list-style-type: none"> Convenience Store (without gasoline pumps)
<ul style="list-style-type: none"> Dance School 	<ul style="list-style-type: none"> Dental, Medical or Related Office 	<ul style="list-style-type: none"> Department, Variety or General Merchandise Store
<ul style="list-style-type: none"> Drugstore/Pharmacy, without Drive Through Window 	<ul style="list-style-type: none"> Dwelling, Attached House (incl. term "Townhouse") 	<ul style="list-style-type: none"> Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction
<ul style="list-style-type: none"> Employment Agency, Personnel Agency 	<ul style="list-style-type: none"> Equipment Rental & Leasing (no outside storage) 	<ul style="list-style-type: none"> Event and Wedding Venue
<ul style="list-style-type: none"> Fabric or Piece Goods Store 	<ul style="list-style-type: none"> Family Care Facility (Family Care Home) 	<ul style="list-style-type: none"> Farmers Market

<ul style="list-style-type: none"> • Finance or Loan Office 	<ul style="list-style-type: none"> • Fire, Ambulance, Rescue Station 	<ul style="list-style-type: none"> • Florist
<ul style="list-style-type: none"> • Funeral Home without Crematorium 	<ul style="list-style-type: none"> • Gift or Card Shop 	<ul style="list-style-type: none"> • Golf Course, Miniature
<ul style="list-style-type: none"> • Government Office 	<ul style="list-style-type: none"> • Hardware, Wholesale Dealer 	<ul style="list-style-type: none"> • Hobby Shop
<ul style="list-style-type: none"> • Hospital 	<ul style="list-style-type: none"> • Hotel or Motel 	<ul style="list-style-type: none"> • Insurance Agency (w/on-site claims inspections)
<ul style="list-style-type: none"> • Insurance Agency (without on-site claims inspections) 	<ul style="list-style-type: none"> • Jewelry Store 	<ul style="list-style-type: none"> • Kennels or Pet Grooming, No Outdoor Pens or Runs
<ul style="list-style-type: none"> • Laboratory, Medical or Dental 	<ul style="list-style-type: none"> • Laundromat, Coin-Operated 	<ul style="list-style-type: none"> • Laundry or Dry Cleaning
<ul style="list-style-type: none"> • Law Office 	<ul style="list-style-type: none"> • Manufactured Home/Dwelling Sales 	<ul style="list-style-type: none"> • Martial Arts Instructional Schools
<ul style="list-style-type: none"> • Medical, Dental and Surgical Equipment 	<ul style="list-style-type: none"> • Medical, Dental or Related Office 	<ul style="list-style-type: none"> • Museum or Art Gallery
<ul style="list-style-type: none"> • Musical Instrument Sales 	<ul style="list-style-type: none"> • Newsstand 	<ul style="list-style-type: none"> • Office Machine Sales
<ul style="list-style-type: none"> • Office Uses Not Otherwise Classified 	<ul style="list-style-type: none"> • Optical Goods Sales 	<ul style="list-style-type: none"> • Parking Lots or Structures
<ul style="list-style-type: none"> • Pet Store 	<ul style="list-style-type: none"> • Pharmacy/Drugstore 	<ul style="list-style-type: none"> • Photofinishing Laboratory
<ul style="list-style-type: none"> • Photographic Equipment and Supplies 	<ul style="list-style-type: none"> • Photography Studio 	<ul style="list-style-type: none"> • Photography, Commercial
<ul style="list-style-type: none"> • Physical Fitness Center, Health Club 	<ul style="list-style-type: none"> • Police Station 	<ul style="list-style-type: none"> • Post Office
<ul style="list-style-type: none"> • Real Estate Office 	<ul style="list-style-type: none"> • Recorded Media Sales (Record/Compact Disc/Tape) 	<ul style="list-style-type: none"> • Restaurant (w/drive-thru window acc. use - see 10.1-17)
<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Shoe Repair or Shoeshine Shop 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17)
<ul style="list-style-type: none"> • Sports and Recreation Clubs, Indoor 	<ul style="list-style-type: none"> • Stationery Store 	<ul style="list-style-type: none"> • Stock, Security or Commodity Broker
<ul style="list-style-type: none"> • Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> • Taxidermist 	<ul style="list-style-type: none"> • Television, Radio or Electronics Sales & Repair
<ul style="list-style-type: none"> • Temporary Family Health Care Structure 	<ul style="list-style-type: none"> • Theater (indoor) 	<ul style="list-style-type: none"> • Travel Agency

(per G.S. 160D-914(a)(5))		
<ul style="list-style-type: none"> Vending Machine - Outdoor (with or without advertising) 	<ul style="list-style-type: none"> "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs" 	<ul style="list-style-type: none"> Video Media Rental and Sales
<ul style="list-style-type: none"> Vocational, Business or Secretarial School 	<ul style="list-style-type: none"> Wedding and Events Venue 	<ul style="list-style-type: none"> Yard Sale (no more than 3 per year)

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> Accessory Dwelling Unit 	<ul style="list-style-type: none"> Appliance Repair, Refrigerator or Large 	<ul style="list-style-type: none"> Appliance Store
<ul style="list-style-type: none"> Auto Supply Sales 	<ul style="list-style-type: none"> Bank, Savings and Loan, or Credit Union 	<ul style="list-style-type: none"> Batting Cages, Outdoor
<ul style="list-style-type: none"> "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence""")" 	<ul style="list-style-type: none"> Bicycle Assembly (Bike Shop) 	<ul style="list-style-type: none"> Car Wash
<ul style="list-style-type: none"> Club or Lodge 	<ul style="list-style-type: none"> Country Club with or without Golf Course 	<ul style="list-style-type: none"> Day Care Center for Children or Adults (6 or more)
<ul style="list-style-type: none"> Day Care Center, Home Occupation for less than 6 children 	<ul style="list-style-type: none"> Drive Through Window as Accessory Use 	<ul style="list-style-type: none"> Dwelling, Accessory Unit
<ul style="list-style-type: none"> Dwelling, Multifamily (apartments or condominiums) 	<ul style="list-style-type: none"> Dwelling, Multifamily 8 Units or Less 	<ul style="list-style-type: none"> Equipment Rental (w/fenced outside storage)
<ul style="list-style-type: none"> Floor Covering, Drapery, and/or Upholstery Sales 	<ul style="list-style-type: none"> Furniture Framing 	<ul style="list-style-type: none"> Furniture Repair Shop
<ul style="list-style-type: none"> Furniture Sales 	<ul style="list-style-type: none"> Garden Center or Retail Nursery 	<ul style="list-style-type: none"> Golf Course (See Country Club with Golf Course)
<ul style="list-style-type: none"> Golf Driving Range 	<ul style="list-style-type: none"> Grocery Store 	<ul style="list-style-type: none"> Hardware Store
<ul style="list-style-type: none"> Home Furnishings Sales 	<ul style="list-style-type: none"> Home Occupation 	<ul style="list-style-type: none"> Lighting Sales and Service
<ul style="list-style-type: none"> Market Showroom (Furniture, Apparel etc.) 	<ul style="list-style-type: none"> Motion Picture and/or Television Production 	<ul style="list-style-type: none"> Moving and Storage Service

<ul style="list-style-type: none"> Nursing Home, Assisted Living 	<ul style="list-style-type: none"> Paint and Wallpaper Sales 	<ul style="list-style-type: none"> Parks and Recreation Facilities, Public
<ul style="list-style-type: none"> Printing and Publishing Operation 	<ul style="list-style-type: none"> Printing, Photocopying and Duplicating Services 	<ul style="list-style-type: none"> Retail Sales Not Otherwise Listed
<ul style="list-style-type: none"> Service Station (Automobile Repair Services, Minor) 	<ul style="list-style-type: none"> Shopping Center 	<ul style="list-style-type: none"> Sign fabricating
<ul style="list-style-type: none"> Sporting Goods Store 	<ul style="list-style-type: none"> Swim and Tennis Club 	<ul style="list-style-type: none"> Temporary Construction Storage and/or Office
<ul style="list-style-type: none"> Truck and Utility Trailer Rental and Leasing 	<ul style="list-style-type: none"> Utility Metering Station 	<ul style="list-style-type: none"> Utility Pumping Station
<ul style="list-style-type: none"> Utility Substation 	<ul style="list-style-type: none"> Warehouse (Self-storage with outdoor storage) 	<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Collocated
<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Concealed 	<ul style="list-style-type: none"> Wireless Facility, Micro 	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> Game Room, Video Game Room, Coin Operated 	<ul style="list-style-type: none"> Group Care Facility 	<ul style="list-style-type: none"> Shooting Range, Indoor
<ul style="list-style-type: none"> Towers, Telecommunications and/or Broadcast 	<ul style="list-style-type: none"> Wireless Support Structure (telecommunication tower) 	

C-85 – Interstate Highway 85 Commercial District

The Interstate Highway 85 Commercial district is established to provide opportunities for compatible, resilient and sustainable development along the Interstate Highway 85 corridor. Development standards in the C-85 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-85 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited small-scale industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.



Bus Terminal



Restaurant



Automobile Rental



Drug Store/Pharmacy

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • ABC Store (liquor sales) 	<ul style="list-style-type: none"> • Accounting, Auditing or Bookkeeping Services 	<ul style="list-style-type: none"> • Administrative or Management Services
<ul style="list-style-type: none"> • Advertising Agency 	<ul style="list-style-type: none"> • Ambulance, Fire, Rescue Station 	<ul style="list-style-type: none"> • Antique Store
<ul style="list-style-type: none"> • Apparel 	<ul style="list-style-type: none"> • Apparel Sales (Clothing, Shoes, Accessories) 	<ul style="list-style-type: none"> • Architect, Engineer or Surveyor's Office

<ul style="list-style-type: none"> • Arts and Crafts Store 	<ul style="list-style-type: none"> • Automobile Rental or Leasing 	<ul style="list-style-type: none"> • Bakery
<ul style="list-style-type: none"> • Bakery, Soap & Wax/Candle Products 	<ul style="list-style-type: none"> • Bar (with/without Beverage Production Accessory Use) 	<ul style="list-style-type: none"> • Barber Shop
<ul style="list-style-type: none"> • Batting Cage, Indoor 	<ul style="list-style-type: none"> • Beauty Shop 	<ul style="list-style-type: none"> • Billiard Parlors
<ul style="list-style-type: none"> • Bingo Games 	<ul style="list-style-type: none"> • Boat Sales 	<ul style="list-style-type: none"> • Books, Periodicals and Newspapers
<ul style="list-style-type: none"> • Bookstore 	<ul style="list-style-type: none"> • Bowling Lanes (bowling alley) 	<ul style="list-style-type: none"> • Bulk Mail and Packaging
<ul style="list-style-type: none"> • Bus Terminal 	<ul style="list-style-type: none"> • Camera Store 	<ul style="list-style-type: none"> • Candy Store
<ul style="list-style-type: none"> • Clothing, Shoe and Accessory Store 	<ul style="list-style-type: none"> • Coin Operated Amusement 	<ul style="list-style-type: none"> • Communication or Broadcasting Facility, without Tower
<ul style="list-style-type: none"> • Computer Sales and Service 	<ul style="list-style-type: none"> • Convenience Store (with gasoline pumps) 	<ul style="list-style-type: none"> • Convenience Store (without gasoline pumps)
<ul style="list-style-type: none"> • Dental, Medical or Related Office 	<ul style="list-style-type: none"> • Department, Variety or General Merchandise Store 	<ul style="list-style-type: none"> • Drugstore/Pharmacy, without Drive Through Window
<ul style="list-style-type: none"> • Employment Agency, Personnel Agency 	<ul style="list-style-type: none"> • Equipment Rental & Leasing (no outside storage) 	<ul style="list-style-type: none"> • Finance or Loan Office
<ul style="list-style-type: none"> • Fire, Ambulance, Rescue Station 	<ul style="list-style-type: none"> • Furniture and Home Furnishings 	<ul style="list-style-type: none"> • General Contractors Offices without Outside Storage
<ul style="list-style-type: none"> • Gift or Card Shop 	<ul style="list-style-type: none"> • Government Office 	<ul style="list-style-type: none"> • Groceries and Related Products
<ul style="list-style-type: none"> • Hardware, Wholesale Dealer 	<ul style="list-style-type: none"> • Hobby Shop 	<ul style="list-style-type: none"> • Hotel or Motel
<ul style="list-style-type: none"> • Insurance Agency (w/on-site claims inspections) 	<ul style="list-style-type: none"> • Insurance Agency (without on-site claims inspections) 	<ul style="list-style-type: none"> • Jewelry Store
<ul style="list-style-type: none"> • Laboratory, Medical or Dental 	<ul style="list-style-type: none"> • Laundromat, Coin-Operated 	<ul style="list-style-type: none"> • Laundry or Dry Cleaning
<ul style="list-style-type: none"> • Medical, Dental or Related Office 	<ul style="list-style-type: none"> • Newsstand 	<ul style="list-style-type: none"> • Office Machine Sales
<ul style="list-style-type: none"> • Office Uses Not Otherwise Classified 	<ul style="list-style-type: none"> • Parking Lots or Structures 	<ul style="list-style-type: none"> • Pharmacy/Drugstore
<ul style="list-style-type: none"> • Photofinishing Laboratory 	<ul style="list-style-type: none"> • Police Station 	<ul style="list-style-type: none"> • Real Estate Office

<ul style="list-style-type: none"> Recorded Media Sales (Record/Compact Disc/Tape) 	<ul style="list-style-type: none"> Restaurant (w/drive-thru window acc. use - see 10.1-17) 	<ul style="list-style-type: none"> Satellite Dish As Accessory Use
<ul style="list-style-type: none"> Service Contractors Offices without Outside Storage 	<ul style="list-style-type: none"> Shoe Repair or Shoeshine Shop 	<ul style="list-style-type: none"> Sign (Accessory Use as permitted by Article 17)
<ul style="list-style-type: none"> Skating Rink 	<ul style="list-style-type: none"> Sporting and Recreational Goods and Supplies 	<ul style="list-style-type: none"> Stationery Store
<ul style="list-style-type: none"> Tattoo and/or Body Piercings Studio 	<ul style="list-style-type: none"> Taxidermist 	<ul style="list-style-type: none"> Television, Radio or Electronics Sales & Repair
<ul style="list-style-type: none"> Theater (indoor) 	<ul style="list-style-type: none"> Travel Agency 	<ul style="list-style-type: none"> Vending Machine - Outdoor (with or without advertising)
<ul style="list-style-type: none"> Veterinary Service, Large Animal 	<ul style="list-style-type: none"> "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs" 	<ul style="list-style-type: none"> Video Media Rental and Sales
<ul style="list-style-type: none"> Vocational, Business or Secretarial School 	<ul style="list-style-type: none"> Wallpaper and Paint Brushes 	<ul style="list-style-type: none"> Warehouse (general storage, enclosed, no outdoor storage)
<ul style="list-style-type: none"> Yard Sale (no more than 3 per year) (Sect. 15.3) 		

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> Appliance Repair, Refrigerator or Large 	<ul style="list-style-type: none"> Appliance Store 	<ul style="list-style-type: none"> Auto Supply Sales
<ul style="list-style-type: none"> Automobile Dealers 	<ul style="list-style-type: none"> Automobile Repair Services (Major) 	<ul style="list-style-type: none"> Automobile Repair Services (Minor)
<ul style="list-style-type: none"> Bank, Savings and Loan, or Credit Union 	<ul style="list-style-type: none"> Batting Cages, Outdoor 	<ul style="list-style-type: none"> Bicycle Assembly (Bike Shop)
<ul style="list-style-type: none"> Boat Repair 	<ul style="list-style-type: none"> Building Supply Sales 	<ul style="list-style-type: none"> Car Wash
<ul style="list-style-type: none"> Club or Lodge 	<ul style="list-style-type: none"> Country Club with or without Golf Course 	<ul style="list-style-type: none"> Drive Through Window as Accessory Use
<ul style="list-style-type: none"> Equipment Rental (w/fenced outside storage) 	<ul style="list-style-type: none"> Equipment Repair, Heavy 	<ul style="list-style-type: none"> Flowers, Nursery Stock and Florist Supplies
<ul style="list-style-type: none"> Furniture Framing 	<ul style="list-style-type: none"> Furniture Repair Shop 	<ul style="list-style-type: none"> Furniture Sales

<ul style="list-style-type: none"> • Garden Center or Retail Nursery 	<ul style="list-style-type: none"> • Golf Course (See Country Club with Golf Course) 	<ul style="list-style-type: none"> • Golf Driving Range
<ul style="list-style-type: none"> • Grocery Store 	<ul style="list-style-type: none"> • Home Furnishings Sales 	<ul style="list-style-type: none"> • Home Occupation
<ul style="list-style-type: none"> • Home Occupation 	<ul style="list-style-type: none"> • Junked Motor Vehicle Storage as Accessory Use 	<ul style="list-style-type: none"> • Landscape Services with Outside Storage
<ul style="list-style-type: none"> • Lighting Sales and Service 	<ul style="list-style-type: none"> • "Lumber and Other Construction Materials with fenced storage" 	<ul style="list-style-type: none"> • Lumber, Millwork and Veneer
<ul style="list-style-type: none"> • Machinery, Equipment and Supplies 	<ul style="list-style-type: none"> • Machinery, Farm and Garden 	<ul style="list-style-type: none"> • Market Showroom (Furniture, Apparel etc.)
<ul style="list-style-type: none"> • Motion Picture and/or Television Production 	<ul style="list-style-type: none"> • Motorcycle Sales (new & used), Parts and Service 	<ul style="list-style-type: none"> • Moving and Storage Service
<ul style="list-style-type: none"> • Paint and Wallpaper Sales 	<ul style="list-style-type: none"> • Paper and Paper Products 	<ul style="list-style-type: none"> • Pest or Termite Control Services
<ul style="list-style-type: none"> • Plastics Materials 	<ul style="list-style-type: none"> • Plumbing and Heating Equipment 	<ul style="list-style-type: none"> • Printing and Publishing Operation
<ul style="list-style-type: none"> • Printing, Photocopying and Duplicating Services 	<ul style="list-style-type: none"> • Raceway (Go-cart, Motorcycle, &/or Automobile) 	<ul style="list-style-type: none"> • Recreational Vehicle Sales (new and used)
<ul style="list-style-type: none"> • Retail Sales Not Otherwise Listed 	<ul style="list-style-type: none"> • Service Station (Automobile Repair Services, Major) 	<ul style="list-style-type: none"> • Service Station (Automobile Repair Services, Minor)
<ul style="list-style-type: none"> • Shopping Center 	<ul style="list-style-type: none"> • Sign fabricating 	<ul style="list-style-type: none"> • Sporting Goods Store
<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> • Tire Sales, Motor Vehicle 	<ul style="list-style-type: none"> • Truck and Utility Trailer Rental and Leasing
<ul style="list-style-type: none"> • Utility Metering Station 	<ul style="list-style-type: none"> • Utility Pumping Station 	<ul style="list-style-type: none"> • Utility Substation
<ul style="list-style-type: none"> • Veterinary Service w/Outdoor Kennels and/or Runs 	<ul style="list-style-type: none"> • Warehouse (Self-storage with outdoor storage) 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated
<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed 	<ul style="list-style-type: none"> • Wireless Facility, Micro 	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> • Amusement/Water Parks, Fairgrounds 	<ul style="list-style-type: none"> • Animal Feeds 	<ul style="list-style-type: none"> • Beer, Wine or Distilled Alcoholic Beverages
<ul style="list-style-type: none"> • Electronic Gaming Operation 	<ul style="list-style-type: none"> • Equestrian Facility 	<ul style="list-style-type: none"> • Game Room, Video Game Room, Coin Operated
<ul style="list-style-type: none"> • Shooting Range, Indoor 	<ul style="list-style-type: none"> • Towers, Telecommunications and/or Broadcast 	<ul style="list-style-type: none"> • Wireless Support Structure (telecommunication tower)

C-29 – US Highway 29 Commercial District

The US Highway 29 Commercial district is established to provide opportunities for compatible, resilient and sustainable development along the US Highway 29 corridor. Development standards in the C-29 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-29 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited small-scale industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.



Supermarket/Grocery Store



General Retail



Restaurant



Bank

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • ABC Store (liquor sales) 	<ul style="list-style-type: none"> • Accounting, Auditing or Bookkeeping Services 	<ul style="list-style-type: none"> • Administrative or Management Services
<ul style="list-style-type: none"> • Advertising Agency 	<ul style="list-style-type: none"> • Alteration, Clothing Repair 	<ul style="list-style-type: none"> • Ambulance, Fire, Rescue Station
<ul style="list-style-type: none"> • Antique Store 	<ul style="list-style-type: none"> • Apparel 	<ul style="list-style-type: none"> • Apparel Sales (Clothing, Shoes, Accessories)

<ul style="list-style-type: none"> • Appliance Store 	<ul style="list-style-type: none"> • Architect, Engineer or Surveyor's Office 	<ul style="list-style-type: none"> • Arts and Crafts Store
<ul style="list-style-type: none"> • Auto Supply Sales 	<ul style="list-style-type: none"> • Bakery 	<ul style="list-style-type: none"> • Bakery, Soap & Wax/Candle Products
<ul style="list-style-type: none"> • Barber Shop 	<ul style="list-style-type: none"> • Batting Cage, Indoor 	<ul style="list-style-type: none"> • Beauty Shop
<ul style="list-style-type: none"> • Books, Periodicals and Newspapers 	<ul style="list-style-type: none"> • Bookstore 	<ul style="list-style-type: none"> • Bowling Lanes (bowling alley)
<ul style="list-style-type: none"> • Bulk Mail and Packaging 	<ul style="list-style-type: none"> • Bus Terminal 	<ul style="list-style-type: none"> • Camera Store
<ul style="list-style-type: none"> • Candy Store 	<ul style="list-style-type: none"> • Clothing, Shoe and Accessory Store 	<ul style="list-style-type: none"> • Coin Operated Amusement
<ul style="list-style-type: none"> • Communication or Broadcasting Facility, without Tower 	<ul style="list-style-type: none"> • Computer Sales and Service 	<ul style="list-style-type: none"> • Convenience Store (with gasoline pumps)
<ul style="list-style-type: none"> • Convenience Store (without gasoline pumps) 	<ul style="list-style-type: none"> • Dance School 	<ul style="list-style-type: none"> • Dental, Medical or Related Office
<ul style="list-style-type: none"> • Department, Variety or General Merchandise Store 	<ul style="list-style-type: none"> • Drugstore/Pharmacy, without Drive Through Window 	<ul style="list-style-type: none"> • Employment Agency, Personnel Agency
<ul style="list-style-type: none"> • Equipment Rental & Leasing (no outside storage) 	<ul style="list-style-type: none"> • Fabric or Piece Goods Store 	<ul style="list-style-type: none"> • Finance or Loan Office
<ul style="list-style-type: none"> • Fire, Ambulance, Rescue Station 	<ul style="list-style-type: none"> • Florist 	<ul style="list-style-type: none"> • Funeral Home without Crematorium
<ul style="list-style-type: none"> • Furniture and Home Furnishings 	<ul style="list-style-type: none"> • Furniture Framing 	<ul style="list-style-type: none"> • Furniture Repair Shop
<ul style="list-style-type: none"> • Furniture Sales 	<ul style="list-style-type: none"> • General Contractors Offices without Outside Storage 	<ul style="list-style-type: none"> • Gift or Card Shop
<ul style="list-style-type: none"> • Golf Course, Miniature 	<ul style="list-style-type: none"> • Government Office 	<ul style="list-style-type: none"> • Groceries and Related Products
<ul style="list-style-type: none"> • Hardware, Wholesale Dealer 	<ul style="list-style-type: none"> • Hobby Shop 	<ul style="list-style-type: none"> • Hotel or Motel
<ul style="list-style-type: none"> • Insurance Agency (w/on-site claims inspections) 	<ul style="list-style-type: none"> • Insurance Agency (without on-site claims inspections) 	<ul style="list-style-type: none"> • Jewelry Store
<ul style="list-style-type: none"> • Kennels or Pet Grooming, No Outdoor Pens or Runs 	<ul style="list-style-type: none"> • Laboratory, Medical or Dental 	<ul style="list-style-type: none"> • Laundromat, Coin-Operated
<ul style="list-style-type: none"> • Laundry or Dry Cleaning 	<ul style="list-style-type: none"> • Martial Arts Instructional Schools 	<ul style="list-style-type: none"> • Medical, Dental or Related Office

<ul style="list-style-type: none"> • Museum or Art Gallery 	<ul style="list-style-type: none"> • Musical Instrument Sales 	<ul style="list-style-type: none"> • Newsstand
<ul style="list-style-type: none"> • Office Machine Sales 	<ul style="list-style-type: none"> • Office Uses Not Otherwise Classified 	<ul style="list-style-type: none"> • Optical Goods Sales
<ul style="list-style-type: none"> • Parking Lots or Structures 	<ul style="list-style-type: none"> • Pet Store 	<ul style="list-style-type: none"> • Pharmacy/Drugstore
<ul style="list-style-type: none"> • Photofinishing Laboratory 	<ul style="list-style-type: none"> • Photography Studio 	<ul style="list-style-type: none"> • Photography, Commercial
<ul style="list-style-type: none"> • Physical Fitness Center, Health Club 	<ul style="list-style-type: none"> • Police Station 	<ul style="list-style-type: none"> • Post Office
<ul style="list-style-type: none"> • Real Estate Office 	<ul style="list-style-type: none"> • Recorded Media Sales (Record/Compact Disc/Tape) 	<ul style="list-style-type: none"> • Restaurant (w/drive-thru window acc. use - see 10.1-17)
<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Service Contractors Offices without Outside Storage 	<ul style="list-style-type: none"> • Shoe Repair or Shoeshine Shop
<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17) 	<ul style="list-style-type: none"> • Sporting and Recreational Goods and Supplies 	<ul style="list-style-type: none"> • Sports and Recreation Clubs, Indoor
<ul style="list-style-type: none"> • Stationery Store 	<ul style="list-style-type: none"> • Stock, Security or Commodity Broker 	<ul style="list-style-type: none"> • Swimming Pool As Accessory Use
<ul style="list-style-type: none"> • Television, Radio or Electronics Sales & Repair 	<ul style="list-style-type: none"> • Theater (indoor) 	<ul style="list-style-type: none"> • Travel Agency
<ul style="list-style-type: none"> • Vending Machine - Outdoor (with or without advertising) 	<ul style="list-style-type: none"> • "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs" 	<ul style="list-style-type: none"> • Video Media Rental and Sales
<ul style="list-style-type: none"> • Vocational, Business or Secretarial School 	<ul style="list-style-type: none"> • Wallpaper and Paint Brushes 	<ul style="list-style-type: none"> • Wedding and Events Venue
<ul style="list-style-type: none"> • Yard Sale (no more than 3 per year) 		

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Bank, Savings and Loan, or Credit Union 	<ul style="list-style-type: none"> • Bicycle Assembly (Bike Shop) 	<ul style="list-style-type: none"> • Car Wash
<ul style="list-style-type: none"> • Club or Lodge 	<ul style="list-style-type: none"> • Day Care Center for Children or Adults (6 or more) 	<ul style="list-style-type: none"> • Day Care Center, Home Occupation for less than 6 children
<ul style="list-style-type: none"> • Drive Through Window as Accessory Use 	<ul style="list-style-type: none"> • Floor Covering, Drapery, and/or Upholstery Sales 	<ul style="list-style-type: none"> • Flowers, Nursery Stock and Florist Supplies
<ul style="list-style-type: none"> • Grocery Store 	<ul style="list-style-type: none"> • Hardware Store 	<ul style="list-style-type: none"> • Home Furnishings Sales
<ul style="list-style-type: none"> • Home Occupation 	<ul style="list-style-type: none"> • Kennels or Pet Grooming w/Outdoor Pens or Runs 	<ul style="list-style-type: none"> • Lighting Sales and Service
<ul style="list-style-type: none"> • "Lumber and Other Construction Materials with fenced storage" 	<ul style="list-style-type: none"> • Lumber, Millwork and Veneer 	<ul style="list-style-type: none"> • Machinery, Equipment and Supplies
<ul style="list-style-type: none"> • Machinery, Farm and Garden 	<ul style="list-style-type: none"> • Market Showroom (Furniture, Apparel etc.) 	<ul style="list-style-type: none"> • Motion Picture and/or Television Production
<ul style="list-style-type: none"> • Nursing Home, Assisted Living 	<ul style="list-style-type: none"> • Paint and Wallpaper Sales 	<ul style="list-style-type: none"> • Paper and Paper Products
<ul style="list-style-type: none"> • Parks and Recreation Facilities, Public 	<ul style="list-style-type: none"> • Pawnshop or Used Merchandise Store 	<ul style="list-style-type: none"> • Pest or Termite Control Services
<ul style="list-style-type: none"> • Plastics Materials 	<ul style="list-style-type: none"> • Plumbing and Heating Equipment 	<ul style="list-style-type: none"> • Printing and Publishing Operation
<ul style="list-style-type: none"> • Printing, Photocopying and Duplicating Services 	<ul style="list-style-type: none"> • Retail Sales Not Otherwise Listed 	<ul style="list-style-type: none"> • Service Station (Automobile Repair Services, Minor)
<ul style="list-style-type: none"> • Shopping Center 	<ul style="list-style-type: none"> • Sign fabricating 	<ul style="list-style-type: none"> • Sporting Goods Store
<ul style="list-style-type: none"> • Swim and Tennis Club 	<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> • Utility Metering Station
<ul style="list-style-type: none"> • Utility Pumping Station 	<ul style="list-style-type: none"> • Utility Substation 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated
<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed 	<ul style="list-style-type: none"> • Wireless Facility, Micro 	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none">• Amusement/Water Parks, Fairgrounds	<ul style="list-style-type: none">• Beer, Wine or Distilled Alcoholic Beverages	<ul style="list-style-type: none">• Group Care Facility
<ul style="list-style-type: none">• Shooting Range, Indoor	<ul style="list-style-type: none">• Towers, Telecommunications and/or Broadcast	<ul style="list-style-type: none">• Wireless Support Structure (telecommunication tower)

VSR – Vehicle Service and Repair

The Vehicle Service & Repair district is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and its interconnecting network of streets outside the core area as shown in the adopted Town Plan. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.



Vehicle Repair



Vehicle Storage

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Automobile Rental or Leasing 	<ul style="list-style-type: none"> • Equipment Rental & Leasing (no outside storage) 	<ul style="list-style-type: none"> • General Contractors Office w/ Fenced Outside Storage
<ul style="list-style-type: none"> • General Contractors' Offices without Outside Storage 	<ul style="list-style-type: none"> • Hardware, Wholesale Dealer 	<ul style="list-style-type: none"> • Satellite Dish As Accessory Use
<ul style="list-style-type: none"> • Service Contractors Offices w/Fenced Outside Storage 	<ul style="list-style-type: none"> • Service Contractors Offices without Outside Storage 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17)
<ul style="list-style-type: none"> • Television, Radio or Electronics Sales & Repair 	<ul style="list-style-type: none"> • Vending Machine - Outdoor (with or without advertising) 	<ul style="list-style-type: none"> • Yard Sale (no more than 3 per year)

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Appliance Repair, Refrigerator or Large 	<ul style="list-style-type: none"> • Auto Supply Sales 	<ul style="list-style-type: none"> • Automobile Dealers
<ul style="list-style-type: none"> • Automobile Repair Services (Major) 	<ul style="list-style-type: none"> • Automobile Repair Services (Minor) 	<ul style="list-style-type: none"> • Automobile Towing and Storage Services
<ul style="list-style-type: none"> • Bicycle Assembly (Bike Shop) 	<ul style="list-style-type: none"> • Bicycle Parts and Accessories 	<ul style="list-style-type: none"> • Boat Repair
<ul style="list-style-type: none"> • Boat Sales 	<ul style="list-style-type: none"> • Car Wash 	<ul style="list-style-type: none"> • Equipment Rental (w/fenced outside storage)
<ul style="list-style-type: none"> • Equipment Repair, Heavy 	<ul style="list-style-type: none"> • Fabricated Metal Products 	<ul style="list-style-type: none"> • Foundries Producing Iron & Steel Products/Materials
<ul style="list-style-type: none"> • Furniture Framing 	<ul style="list-style-type: none"> • Furniture Repair Shop 	<ul style="list-style-type: none"> • Hardware Store
<ul style="list-style-type: none"> • Junked Motor Vehicle Storage as Accessory Use 	<ul style="list-style-type: none"> • Machinery, Equipment and Supplies 	<ul style="list-style-type: none"> • Machinery, Farm and Garden
<ul style="list-style-type: none"> • Metal Fasteners (Screws, bolts, etc.) 	<ul style="list-style-type: none"> • Motorcycle Sales (new & used), Parts and Service 	<ul style="list-style-type: none"> • Moving and Storage Service
<ul style="list-style-type: none"> • Pest or Termite Control Services 	<ul style="list-style-type: none"> • Recreational Vehicle Sales (new and used) 	<ul style="list-style-type: none"> • "Scrap & Waste Materials - Recycling collection & sorting Only"
<ul style="list-style-type: none"> • Service Station (Automobile Repair Services, Major) 	<ul style="list-style-type: none"> • Service Station (Automobile Repair Services, Minor) 	<ul style="list-style-type: none"> • Sign fabricating
<ul style="list-style-type: none"> • Sign manufacture 	<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> • Tire Sales, Motor Vehicle
<ul style="list-style-type: none"> • Truck and Utility Trailer Rental and Leasing 	<ul style="list-style-type: none"> • Utility Metering Station 	<ul style="list-style-type: none"> • Utility Pumping Station
<ul style="list-style-type: none"> • Utility Substation 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed
<ul style="list-style-type: none"> • Wireless Facility, Micro 		

IND – Industrial

The Industrial district is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. Small-scale manufacturing and storage that is compatible with less intensive uses can and should be located in other non-residential or mixed-use districts. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.



Warehousing



Vehicle repair



Manufacturing



Treatment Plant



Solar Farm



Self Storage Facility

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Agricultural Production (Crops only) 	<ul style="list-style-type: none"> • Agricultural Production (Within Buildings) 	<ul style="list-style-type: none"> • Ambulance, Fire, Rescue Station
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<ul style="list-style-type: none"> • Communication or Broadcasting Facility, without Tower 	<ul style="list-style-type: none"> • Convenience Store (with gasoline pumps) 	<ul style="list-style-type: none"> • Convenience Store (without gasoline pumps)
<ul style="list-style-type: none"> • Crematorium 	<ul style="list-style-type: none"> • Equipment Rental & Leasing (no outside storage) 	<ul style="list-style-type: none"> • Fire, Ambulance, Rescue Station
<ul style="list-style-type: none"> • General Contractors Office w/ Fenced Outside Storage 	<ul style="list-style-type: none"> • Kennels or Pet Grooming, No Outdoor Pens or Runs 	<ul style="list-style-type: none"> • Laboratory, Medical or Dental
<ul style="list-style-type: none"> • Martial Arts Instructional Schools 	<ul style="list-style-type: none"> • Office Uses Not Otherwise Classified 	<ul style="list-style-type: none"> • Parking Lots or Structures
<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17) 	<ul style="list-style-type: none"> • Taxidermist
<ul style="list-style-type: none"> • Vending Machine - Outdoor (with or without advertising) 	<ul style="list-style-type: none"> • "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs" 	<ul style="list-style-type: none"> • Warehouse (general storage, enclosed, no outdoor storage)
<ul style="list-style-type: none"> • Yard Sale (no more than 3 per year) 		

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Agricultural Based Business Facilities 	<ul style="list-style-type: none"> • Ammunition, Small Arms 	<ul style="list-style-type: none"> • Animal Feeds
<ul style="list-style-type: none"> • Apparel 	<ul style="list-style-type: none"> • Apparel and Finished Fabric Products 	<ul style="list-style-type: none"> • Appliance Repair, Refrigerator or Large
<ul style="list-style-type: none"> • Assembly of components manufactured off-site, Final 	<ul style="list-style-type: none"> • Audio, Video and Communications Equipment 	<ul style="list-style-type: none"> • Automobile Repair Services (Major)
<ul style="list-style-type: none"> • Automobile Towing and Storage Services 	<ul style="list-style-type: none"> • Bakery 	<ul style="list-style-type: none"> • Bakery, Soap & Wax/Candle Products
<ul style="list-style-type: none"> • Beer, Wine or Distilled Alcoholic Beverages 	<ul style="list-style-type: none"> • Beverage Products and/or Bottling 	<ul style="list-style-type: none"> • Bicycle Assembly (Bike Shop)
<ul style="list-style-type: none"> • Bicycle Parts and Accessories 	<ul style="list-style-type: none"> • Boat Repair 	<ul style="list-style-type: none"> • Books, Periodicals and Newspapers
<ul style="list-style-type: none"> • Brooms and Brushes 	<ul style="list-style-type: none"> • Building Supply Sales 	<ul style="list-style-type: none"> • Bulk Mail and Packaging
<ul style="list-style-type: none"> • Car Wash 	<ul style="list-style-type: none"> • Computer and Office Equipment 	<ul style="list-style-type: none"> • Concrete, Cut Stone and Clay Products

<ul style="list-style-type: none"> • Dairy Products 	<ul style="list-style-type: none"> • Day Care Center for Children or Adults (6 or more) 	<ul style="list-style-type: none"> • Day Care Center, Home Occupation for less than 6 children
<ul style="list-style-type: none"> • Durable Goods 	<ul style="list-style-type: none"> • Electrical Equipment 	<ul style="list-style-type: none"> • Electrical Goods
<ul style="list-style-type: none"> • Equipment Rental (w/fenced outside storage) 	<ul style="list-style-type: none"> • Equipment Repair, Heavy 	<ul style="list-style-type: none"> • Fabricated Metal Products
<ul style="list-style-type: none"> • Floor Coverings (including carpet) 	<ul style="list-style-type: none"> • Florist 	<ul style="list-style-type: none"> • Flowers, Nursery Stock and Florist Supplies
<ul style="list-style-type: none"> • Furniture and Fixtures 	<ul style="list-style-type: none"> • Furniture and Home Furnishings 	<ul style="list-style-type: none"> • Furniture Framing
<ul style="list-style-type: none"> • Furniture Repair Shop 	<ul style="list-style-type: none"> • Garden Center or Retail Nursery 	<ul style="list-style-type: none"> • Glass Products from Purchased Glass
<ul style="list-style-type: none"> • Groceries and Related Products 	<ul style="list-style-type: none"> • Hardware Store 	<ul style="list-style-type: none"> • Hardware, Wholesale Dealer
<ul style="list-style-type: none"> • Heating Equipment and Plumbing Fixtures 	<ul style="list-style-type: none"> • Home Occupation 	<ul style="list-style-type: none"> • Household Appliances
<ul style="list-style-type: none"> • Industrial Equipment and Commercial Machinery 	<ul style="list-style-type: none"> • Junked Motor Vehicle Storage as Accessory Use 	<ul style="list-style-type: none"> • Kennels or Pet Grooming w/Outdoor Pens or Runs
<ul style="list-style-type: none"> • Leather Products (not including tanning) 	<ul style="list-style-type: none"> • Lighting and Wiring Equipment 	<ul style="list-style-type: none"> • Lighting Sales and Service
<ul style="list-style-type: none"> • "Lumber and Other Construction Materials with fenced storage" 	<ul style="list-style-type: none"> • Lumber, Millwork and Veneer 	<ul style="list-style-type: none"> • Lumber, Millwork, Plywood and Veneer
<ul style="list-style-type: none"> • Machinery, Equipment and Supplies 	<ul style="list-style-type: none"> • Machinery, Farm and Garden 	<ul style="list-style-type: none"> • Manufactured Housing and Wood Buildings
<ul style="list-style-type: none"> • Market Showroom (Furniture, Apparel etc.) 	<ul style="list-style-type: none"> • Medical, Dental and Surgical Equipment 	<ul style="list-style-type: none"> • Metal Fasteners (Screws, bolts, etc.)
<ul style="list-style-type: none"> • Motion Picture and/or Television Production 	<ul style="list-style-type: none"> • Moving and Storage Service 	<ul style="list-style-type: none"> • Office Machine Sales
<ul style="list-style-type: none"> • Outside Storage Uses Not Otherwise Classified 	<ul style="list-style-type: none"> • Paint and Wallpaper Sales 	<ul style="list-style-type: none"> • Paper and Paper Products
<ul style="list-style-type: none"> • Paperboard Containers and Boxes 	<ul style="list-style-type: none"> • Pest or Termite Control Services 	<ul style="list-style-type: none"> • Photographic Equipment and Supplies

<ul style="list-style-type: none"> Plastics Materials 	<ul style="list-style-type: none"> Plumbing and Heating Equipment 	<ul style="list-style-type: none"> Pottery and Related Products
<ul style="list-style-type: none"> Printing and Publishing Operation 	<ul style="list-style-type: none"> Printing, Photocopying and Duplicating Services 	<ul style="list-style-type: none"> Service Contractors Offices w/Fenced Outside Storage
<ul style="list-style-type: none"> Service Contractors Offices with Fenced Outside Storage 	<ul style="list-style-type: none"> Service Station (Automobile Repair Services, Major) 	<ul style="list-style-type: none"> Service Station (Automobile Repair Services, Minor)
<ul style="list-style-type: none"> Sign fabricating 	<ul style="list-style-type: none"> Sign manufacture 	<ul style="list-style-type: none"> Solid Waste Disposal (non-hazardous)
<ul style="list-style-type: none"> Sporting and Recreational Goods and Supplies 	<ul style="list-style-type: none"> Sporting Goods and Toys 	<ul style="list-style-type: none"> Television, Radio or Electronics Sales & Repair
<ul style="list-style-type: none"> Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> Textile Product A (no dyeing and finishing) 	<ul style="list-style-type: none"> Tire Sales, Motor Vehicle
<ul style="list-style-type: none"> Truck and Utility Trailer Rental and Leasing 	<ul style="list-style-type: none"> Trucking Centers, Truck Stop &/or Freight Terminal 	<ul style="list-style-type: none"> Utility Equipment and Storage Yards
<ul style="list-style-type: none"> Utility Metering Station 	<ul style="list-style-type: none"> Utility Pumping Station 	<ul style="list-style-type: none"> Utility Substation
<ul style="list-style-type: none"> Veterinary Service w/Outdoor Kennels and/or Runs 	<ul style="list-style-type: none"> Wallpaper and Paint Brushes 	<ul style="list-style-type: none"> Warehouse (Self-storage with outdoor storage)
<ul style="list-style-type: none"> Water Treatment Plant 	<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Collocated 	<ul style="list-style-type: none"> Wireless (telecommunication) Facilities, Concealed
<ul style="list-style-type: none"> Wireless Facility, Micro 		

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> Adult Establishment/Uses 	<ul style="list-style-type: none"> Bookstore, Adult 	<ul style="list-style-type: none"> Cabaret, Adult
<ul style="list-style-type: none"> Electrical Energy Production (solar) 	<ul style="list-style-type: none"> Massage Parlor 	<ul style="list-style-type: none"> Motel, Adult
<ul style="list-style-type: none"> Motion Picture Theater, Adult 	<ul style="list-style-type: none"> Movie, Adult - Rental, Sales 	<ul style="list-style-type: none"> Petroleum Products Storage and/or Transfer
<ul style="list-style-type: none"> Retail, Adult Products 	<ul style="list-style-type: none"> Sewage Treatment Plant 	<ul style="list-style-type: none"> Towers, Telecommunications and/or Broadcast

<ul style="list-style-type: none">• Wireless Support Structure (telecommunication tower)		
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TNDO – Traditional Neighborhood Development Overlay

The TND Overlay provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Developments (TND’s) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town and has an overall residential density of up to eleven (11) dwelling units per acre. TNDO districts should have a significant portion of land dedicated to improved open spaces, and reserve un-improved open spaces where environmentally sensitive areas are located.



Mixture of residential and commercial (Vermillion, Huntersville)



Commercial center (Vermillion)



Village Green (Afton Village, Concord)



Village Green (Afton Village, Concord)



Alleys (Afton Village, Concord)



Neighborhood Church (St Albans, Davidson)

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> Accounting, Auditing or Bookkeeping Services 	<ul style="list-style-type: none"> Administrative or Management Services 	<ul style="list-style-type: none"> Advertising Agency
<ul style="list-style-type: none"> Alteration, Clothing Repair 	<ul style="list-style-type: none"> Antique Store 	<ul style="list-style-type: none"> Apparel Sales (Clothing, Shoes, Accessories)
<ul style="list-style-type: none"> Architect, Engineer or Surveyor's Office 	<ul style="list-style-type: none"> Arts and Crafts Store 	<ul style="list-style-type: none"> Athletic Fields
<ul style="list-style-type: none"> Bakery 	<ul style="list-style-type: none"> Bakery, Soap & Wax/Candle Products 	<ul style="list-style-type: none"> BarA (with/without Beverage Production Accessory Use)
<ul style="list-style-type: none"> Barber Shop 	<ul style="list-style-type: none"> Beauty Shop 	<ul style="list-style-type: none"> Beer, Wine or Distilled Alcoholic Beverages
<ul style="list-style-type: none"> Billiard Parlors 	<ul style="list-style-type: none"> Bingo Games 	<ul style="list-style-type: none"> Bookstore
<ul style="list-style-type: none"> Bowling Lanes (bowling alley) 	<ul style="list-style-type: none"> Bus Terminal 	<ul style="list-style-type: none"> Camera Store
<ul style="list-style-type: none"> Candy Store 	<ul style="list-style-type: none"> Clothing, Shoe and Accessory Store 	<ul style="list-style-type: none"> Communication or Broadcasting Facility, without Tower
<ul style="list-style-type: none"> Computer Sales and Service 	<ul style="list-style-type: none"> Convenience Store (without gasoline pumps) 	<ul style="list-style-type: none"> Dance School
<ul style="list-style-type: none"> Dental, Medical or Related Office 	<ul style="list-style-type: none"> Department, Variety or General Merchandise Store 	<ul style="list-style-type: none"> Drugstore/Pharmacy, without Drive Through Window
<ul style="list-style-type: none"> Dwelling, Attached House (incl. term "Townhouse") 	<ul style="list-style-type: none"> Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction 	<ul style="list-style-type: none"> Employment Agency, Personnel Agency
<ul style="list-style-type: none"> Equipment Rental & Leasing (no outside storage) 	<ul style="list-style-type: none"> Event and Wedding Venue 	<ul style="list-style-type: none"> Fabric or Piece Goods Store
<ul style="list-style-type: none"> Family Care Facility (Family Care Home) 	<ul style="list-style-type: none"> Finance or Loan Office 	<ul style="list-style-type: none"> Fire, Ambulance, Rescue Station
<ul style="list-style-type: none"> Florist 	<ul style="list-style-type: none"> Furniture Sales 	<ul style="list-style-type: none"> Gift or Card Shop
<ul style="list-style-type: none"> Government Office 	<ul style="list-style-type: none"> Hobby Shop 	<ul style="list-style-type: none"> Hotel or Motel
<ul style="list-style-type: none"> Insurance Agency (w/on-site claims inspections) 	<ul style="list-style-type: none"> Insurance Agency (without on-site claims inspections) 	<ul style="list-style-type: none"> Jewelry Store

<ul style="list-style-type: none"> • Kennels or Pet Grooming, No Outdoor Pens or Runs 	<ul style="list-style-type: none"> • Laundry or Dry Cleaning 	<ul style="list-style-type: none"> • Law Office
<ul style="list-style-type: none"> • Library 	<ul style="list-style-type: none"> • Martial Arts Instructional Schools 	<ul style="list-style-type: none"> • Medical, Dental or Related Office
<ul style="list-style-type: none"> • Museum or Art Gallery 	<ul style="list-style-type: none"> • Musical Instrument Sales 	<ul style="list-style-type: none"> • Newsstand
<ul style="list-style-type: none"> • Office Machine Sales 	<ul style="list-style-type: none"> • Office Uses Not Otherwise Classified 	<ul style="list-style-type: none"> • Optical Goods Sales
<ul style="list-style-type: none"> • Parking Lots or Structures 	<ul style="list-style-type: none"> • Pet Store 	<ul style="list-style-type: none"> • Pharmacy/Drugstore
<ul style="list-style-type: none"> • Photography Studio 	<ul style="list-style-type: none"> • Photography, Commercial 	<ul style="list-style-type: none"> • Physical Fitness Center, Health Club
<ul style="list-style-type: none"> • Police Station 	<ul style="list-style-type: none"> • Post Office 	<ul style="list-style-type: none"> • Real Estate Office
<ul style="list-style-type: none"> • Recorded Media Sales (Record/Compact Disc/Tape) 	<ul style="list-style-type: none"> • Restaurant (w/drive-thru window acc. use - see 10.1-17) 	<ul style="list-style-type: none"> • Retreat Center
<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Shoe Repair or Shoeshine Shop 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17)
<ul style="list-style-type: none"> • Sporting Goods Store 	<ul style="list-style-type: none"> • Sports and Recreation Clubs, Indoor 	<ul style="list-style-type: none"> • Stationery Store
<ul style="list-style-type: none"> • Stock, Security or Commodity Broker 	<ul style="list-style-type: none"> • Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> • Television, Radio or Electronics Sales & Repair
<ul style="list-style-type: none"> • Temporary Family Health Care Structure (per G.S. 160D-914(a)(5)) 	<ul style="list-style-type: none"> • Theater (indoor) 	<ul style="list-style-type: none"> • Travel Agency
<ul style="list-style-type: none"> • Vending Machine - Outdoor (with or without advertising) 	<ul style="list-style-type: none"> • "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs" 	<ul style="list-style-type: none"> • Video Media Rental and Sales
<ul style="list-style-type: none"> • Vocational, Business or Secretarial School 	<ul style="list-style-type: none"> • Wedding and Events Venue 	<ul style="list-style-type: none"> • Yard Sale (no more than 3 per year)

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Accessory Dwelling Unit 	<ul style="list-style-type: none"> • Bank, Savings and Loan, or Credit Union 	<ul style="list-style-type: none"> • "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential
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		Tourist/temporary residence")"
<ul style="list-style-type: none"> • Bicycle Assembly (Bike Shop) 	<ul style="list-style-type: none"> • Club or Lodge 	<ul style="list-style-type: none"> • Country Club with or without Golf Course
<ul style="list-style-type: none"> • Day Care Center for Children or Adults (6 or more) 	<ul style="list-style-type: none"> • Day Care Center, Home Occupation for less than 6 children 	<ul style="list-style-type: none"> • Drive Through Window as Accessory Use
<ul style="list-style-type: none"> • Dwelling, Accessory Unit 	<ul style="list-style-type: none"> • Dwelling, Multifamily (apartments or condominiums) 	<ul style="list-style-type: none"> • Dwelling, Multifamily 8 Units or Less
<ul style="list-style-type: none"> • Golf Course (See Country Club with Golf Course) 	<ul style="list-style-type: none"> • Golf Driving Range 	<ul style="list-style-type: none"> • Grocery Store
<ul style="list-style-type: none"> • Hardware Store 	<ul style="list-style-type: none"> • Home Furnishings Sales 	<ul style="list-style-type: none"> • Home Occupation
<ul style="list-style-type: none"> • Lighting Sales and Service 	<ul style="list-style-type: none"> • Market Showroom (Furniture, Apparel etc.) 	<ul style="list-style-type: none"> • Motion Picture and/or Television Production
<ul style="list-style-type: none"> • Nursing Home, Assisted Living 	<ul style="list-style-type: none"> • Paint and Wallpaper Sales 	<ul style="list-style-type: none"> • Parks and Recreation Facilities, Public
<ul style="list-style-type: none"> • Printing and Publishing Operation 	<ul style="list-style-type: none"> • Printing, Photocopying and Duplicating Services 	<ul style="list-style-type: none"> • "Religious Institutions (Church, Synagogue, Mosque or Place of Worship)"
<ul style="list-style-type: none"> • Retail Sales Not Otherwise Listed 	<ul style="list-style-type: none"> • Service Station (Automobile Repair Services, Minor) 	<ul style="list-style-type: none"> • Swim and Tennis Club
<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> • Utility Metering Station 	<ul style="list-style-type: none"> • Utility Pumping Station
<ul style="list-style-type: none"> • Utility Substation 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed
<ul style="list-style-type: none"> • Wireless Facility, Micro 		

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> • Equestrian Facility 	<ul style="list-style-type: none"> • Group Care Facility 	
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HIO – Heavy Industry Overlay

The Heavy Industry Overlay district is established to protect all environments from the negative impacts of certain activities and types of development. It is the intent of this district to provide and permit certain public and private heavy industrial uses and facilities that incorporate hazardous materials and/or scientific technology, including wholesale, distribution, storage, processing, manufacturing and production. However, it is required that industries in this district take all necessary actions including but not limited to installation of apparatus and technological equipment available to prevent negative impacts on the environment and the community from the emissions of smoke, dust, fumes, noise and vibrations and other activities and/or products resulting from such hazardous industrial activities in accordance with federal, state and local regulations.



Large Industrial Operation



Large Agricultural Operation

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Agricultural Production (Crops only) 	<ul style="list-style-type: none"> • Agricultural Production (Within Buildings) 	<ul style="list-style-type: none"> • Satellite Dish As Accessory Use
<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17) 	<ul style="list-style-type: none"> • Vending Machine - Outdoor (with or without advertising) 	

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> • Utility Metering Station 	<ul style="list-style-type: none"> • Utility Pumping Station
<ul style="list-style-type: none"> • Utility Substation 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed
<ul style="list-style-type: none"> • Wireless Facility, Micro 		

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> • Asbestos, Abrasive and Related Products 	<ul style="list-style-type: none"> • Asphalt Plant 	<ul style="list-style-type: none"> • Batteries
<ul style="list-style-type: none"> • Chemicals and Allied Products 	<ul style="list-style-type: none"> • Chemicals, Paints and Allied Products 	<ul style="list-style-type: none"> • Electrical Energy Production (all sources except solar)
<ul style="list-style-type: none"> • Foundries Producing Iron & Steel Products/Materials 	<ul style="list-style-type: none"> • Fuel Oil Sales and Distribution for "Home" or other Delivery 	<ul style="list-style-type: none"> • "Hazardous &/or Radioactive Waste (Transport/Storage/Incineration)"
<ul style="list-style-type: none"> • "Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)" 	<ul style="list-style-type: none"> • Hazardous Industry 	<ul style="list-style-type: none"> • Junkyards, Salvage Yards, Used Auto Parts
<ul style="list-style-type: none"> • Leather Products (including tanning) 	<ul style="list-style-type: none"> • Meat-packing Plants 	<ul style="list-style-type: none"> • Metal Coating and Engraving
<ul style="list-style-type: none"> • Metal Processing 	<ul style="list-style-type: none"> • Pharmaceutical Products 	<ul style="list-style-type: none"> • Photofinishing Laboratory
<ul style="list-style-type: none"> • Resins 	<ul style="list-style-type: none"> • Rubber and Plastics 	<ul style="list-style-type: none"> • "Scrap & Waste Materials - Recycling collection & sorting Only"
<ul style="list-style-type: none"> • Soaps and Cosmetics 	<ul style="list-style-type: none"> • Textile Products (with dyeing and finishing) 	<ul style="list-style-type: none"> • Tire Recapping

MHO – Manufactured Home Overlay

The Manufactured Home Overlay district is established to protect the standard of living and neighborhood conditions. Established standards that will enable the use of innovative manufactured homes with a higher aesthetic standard will invigorate these communities. Non-conforming manufactured home parks that have not received approval for continuation would be amortized over a period of time to allow the owner/operator to meet reasonable financial payback expectations in accordance with accepted practices in North Carolina. Existing parks could be limited to less fundamental standards and specifications, while new parks are required to meet a higher standard. These parks may be ideally suited for alternative designs such as Tiny House, Park Model and other styles of housing where installation standards are considered temporary. The overlay could be expanded to apply to permanent installations of innovative manufactured housing in subdivisions or parks in accordance with G.S. 160D-909.



Single Wide Mobile Home



Double Wide Mobile Home



Mobile Home Park

Uses permitted by right (need to apply for a zoning and building permit)

<ul style="list-style-type: none"> • Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction 	<ul style="list-style-type: none"> • Satellite Dish As Accessory Use 	<ul style="list-style-type: none"> • Sign (Accessory Use as permitted by Article 17)
<ul style="list-style-type: none"> • Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> • Temporary Family Health Care Structure (per G.S. 160D-914(a)(5)) 	

Uses permitted with additional standards (need to apply for a zoning and building permit and provide a site development plan showing that additional standards are met)

<ul style="list-style-type: none"> • Dwelling, Accessory Unit 	<ul style="list-style-type: none"> • "Dwelling, Manufactured Home (see sub-sections 22.5-2 & 10.1-36 for replacement units)" 	<ul style="list-style-type: none"> • Home Occupation
<ul style="list-style-type: none"> • Parks and Recreation Facilities, Public 	<ul style="list-style-type: none"> • Temporary Construction Storage and/or Office 	<ul style="list-style-type: none"> • Utility Metering Station
<ul style="list-style-type: none"> • Utility Pumping Station 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Collocated 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities, Concealed
<ul style="list-style-type: none"> • Wireless Facility, Micro 	<ul style="list-style-type: none"> • Yard Sale (no more than 3 per year) 	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)

<ul style="list-style-type: none"> • "Dwelling Park, Manufactured Home (see sub-sections 2.20 & 22.5-1)" 	<ul style="list-style-type: none"> • Group Care Facility 	
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LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 5, Item 5.1

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p>SITE-07-21 PLANNER OFFICE (GRAY FILE DRAWER) WAS <u>JOHNSON/WOOD- NEW</u> <u>NAME: VILLAS AT LANDIS</u> RYDER PLACE (11-8-22)</p>	<p>Yarbrough-Williams & Hoyle (Nest Communities, LLC/Johnson Wood Townhomes) FEES PD:</p>	<p>Corner of E. Ryder Ave & Upright Streets Map 109 149 & 133 165</p>	<p>Major Subdivision Duplex, Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd 10/11/21 \$100 SKETCH REVIEW 10-12-21 sketch plan reviewed by RF 11-16-21 \$100 rec'd for review 11-29-21 \$2,092.11 rec'd for technical review of plans. 12-8-21 TECH REV TEAM MTG 3-29-22 Zoning verification letter 4-12-22 Received updated infrastructure information- Capacity Analysis 6-2-22 PLANS REC'D 6-21-22 TRC REVIEW of PLANS 8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED-NEXT STEP: CONSTRUCTION PLANS 8-23-22 email with St. light update to plan 9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE) 11-15-22 ENGINEER memorandum rec'd. 11-28-22 emailed-waiting on water/sewer plans 12-6-22 Water/sewer plans emailed, waiting on hard copies- REC'D 12-7-22 12-8-22 NCDOT driveway permit completed and rec'd. 12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments ✓ 12-19-22 PICKED UP 1-3-23 ACTIVE FILE 1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS 2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR. 3-20-23 PUB. HEARING FOR DEV. AGREEMENT 3-20-23 Board Approved Dev. Agreement 4-12-23 revised plans rec'd 4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware) 5-16-23 Stormwater review completed. NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm 5-17-23 DEV. PLANS & DEV. AGR P/UP 5-23-23 1st submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</p>

<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen & King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception 1-25-24 issued Willingness to Serve for electricity 2-13-24 Rec'd NCDEQ Auth. For water system 2-20-24 Issued Willingness to Serve water and waste 10/16/24 Met w RF</p>
<p>SITE 11-21 FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p>	<p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec-Architect</p>	<p>716 W. Ryder Ave & Mt. Moriah Ch. Rd Map 130b 096</p>	<p>PROPOSED TOWNHOMES APARTMENTS</p>	<p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22 DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN-Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE & MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans & review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today.</p>

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<p>#11-21 LANDIS APTS</p>				<p>5-18-23 per M.Siemieniec. plan del delay 5-24-23 CONSTRUCTION PLANS REC'D 5-31-23 FEES PAID FOR REVIEW. \$10,266.55 **Fees include zoning permit application when ready **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION) 6-23 & 28th TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES 7-25-23 REC'D 2 SETS OF REVISED CONST PLANS 7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL 8-3-23 Fire Marshal reviewed plans 8-9-23 Plans ready for p/up, emailed Engineer. ✓ 11-08-23 Rec'd Erosion & Soil Sedim. From County 11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m. ✓ 12-13-23 Stormwater calcs needed. 5-21-24 Groundbreaking Ceremony on site 5-23-24 Permit issued 6-13-24 Requested addresses from County GIS 6-27-24 Emailed request for Const. Admin Fees 8-14-24 R Flowe called to request Const. Admin Fees 8-22-24 Const Admin fees Paid \$20,507.60</p>
<p> YEAR 2022</p>				
<p>Application #</p>	<p>Name (surveyor &/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>	<p>LENNAR CAROLINAS – LAND DESIGN ENGINEER NOTICE OF INTENT FOR NEW DEVELOPER- SHEA HOMES Philip Smith- Land Design</p>	<p>CANNON FARM RD</p>	<p>430 LOTS- MU-1 & SFR-2 CZ</p> <p>ZMA 24-04-08-1 MU-1 TO SFR-3</p>	<p>9-6-22 REC'D PLAT W/\$3,000 9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140 AND \$4,580 TOTAL \$12,720 9-13-22 PLAT OVERVIEW W/PL BD. ✓ 12-6-22 ACTIVE FILE 3-7-23 NO ACTIVITY 7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP. 9-5-2023 MTG W/PL. DIR. W/NEW DEV. 9-25-23 MTG W/PL DIR. FLOWE 9-28-23 REC'D MEETING NOTES 12-12-23 Rec'd form w/ZMA request no funds rec'd 12-19-23 Rec'd partial fee for ZMA request 1-3-24 Rec'd full funds for ZMA request- March BOA mtg 2-13-24 Planning Bd did not meet- April BOA mtg 2-15-24 Utilities meeting with Dev.& Land Design</p>

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<p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p>				<p>2-26-24 Neighborhood Meeting for Phase II Site 3-6 & 3-7 Water/Sewer Plans rec'd 4-08-2024 PUB. HRNG ZMA- approved 4-16-24 Irish Crk Development Team met with P/Z 5-10-24 rec'd revised lot drawing 7-16-24 Teams meeting re phase 2 plans 8/6-24 Feed Paid 8-12-24 Phase 2 presented to Planning Board, TRC starts 8-26-24 Pub Wrks Info Reqst. 9-3-24 PP Plat Review 9-4-24 TRC 9-11-24 Met with RF and Pub Works and design team 1-9-25 Received Plans for Phase II for TRC Review</p>
<p>SITE DEV #10-22- LANDIS RIDGE LANDIS 85 OLD BEATTY FORD RD INDUSTRIAL SITE</p> <p>NAME CHANGE: <u>LANDIS RIDGE</u> <u>LANDIS 85</u></p> <p>DEV #10-22 LANDIS RIDGE</p> <p>OLD BEATTY FRD RD IND SITE LANDIS 85</p>	<p>RYAN BEADLE/JACKSON-SHAW- LIPE, MILLS, DEAL PROPERTIES</p>	<p>OLD BEATTY FORD RD INDUSTRIAL SITE</p>	<p><u>ANNEX & ZMA</u> <u>LOTS:</u> MAP 140, PARCELS: 003,167, 138, 169 & 170 11-14-22- BD APPROVED ANNEXATION ZONING: IND 2-13-23 BD TO CONSIDER ANNEXATION WITH PUB. HEARING ON MARCH 20, 2023 -BD APPROVED</p>	<p>9-13-22 REC'VD PAYMENT \$600 ZMA REQ. ANNEX W/ ZMA NOV.8 & 14 2022 MTGS 11-14-22 BD APPROVED ANNEX & IND ZONING 12-6-22 ACTIVE SITE- PLANS DEVELOPING 12-8-22 NCDOT TRAFFIC IMPACT STUDY CHECKLIST REC'D 12-20-22 2 CHECKS OF \$875 REC'D = \$1,750 FOR: 1) ZMA W/ANNEX APPL. (APPL. REC'D 12-15-22) 2) & ZTA (TEXT AMEND.) 1-3-2023 ACTIVE FILE 1-09-23 ANNEXATION REQ. TABLED UNTIL FEB 2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR MARCH PUB HEARING. 3-1-23 SITE PLAN REV. W/ DEV & PUB. WORKS 3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW & PREL PLAT REVIEW: \$4,801.75</p> <p>3-20-23 Pub. Hearing Annexation additional properties, req. IND zoning. BOARD APPROVED 4-11-23 Plan revisions received. 4-26-23 Plan review completed with comments. 4-27-23 R Beadle picked up Dev. Copy with comments. 5-25-23 Zoom mtg w/R Flowe 6-13-23 NCDOT scoping documents received 8-2-23 rec'd updated site dev. Plans from Developer 8-2-23 rec'd NCDOT updated TIA scoping docs link 9-19-23 REC'D REVISED SITE PLAN PGS 3,4 & 5 ON REVIEW TABLE FOR TRC- REVIEWED 10-18-23 REC'D W/S WILLINGNESS TO SERVE REQUEST 10-23-23 PLANNING BOARD MTG UPDATE ✓ 11-14-23 Mtg req. by Developer- ZOOM W/RFLOWE</p>

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<p>DEV #10-22 LANDIS RIDGE</p>				<p>11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW 11-30-23 WAITING ON CONSTRUCTION PLANS 12-21-23 Rec'd revised Const. plans & all documents 12-21-23 FUNDS REC'D \$36,136 FEES. 1-2-24 DIGITAL FILES REC'D 1-24-24 TRC mtg held – examined plans 2-13-24 Meeting with Developer and Eng. Review of TRC 2-14-24 Address from Rowan Cty GIS for constr.: #619 3-12-24 REC'D REV. CONST. PLANS & CALCS WAITING ON ENG. REVIEW 3-27-24PRE-CONSTRUCTION MEETING HELD 4-24-24 PERMIT FOR TEMP CONST. OFFICE 5-1-24 PERMIT FOR BLDGS 1A, 1B, & 2 5-8-24 STORMWATER AUTHORIZATION TO PROCEED 6-13-24 rec'd Eng. Water Main report & 2 complete sets of partial revisions to plans. 6-18-24 RF accepted the partial plans 6-20-24 Developer p/up their plan set 6-27-24 Emailed request for Const. Admin Fees 7-9-2024 Site inspection 7-12-24 rec'd Construction Admin fees of \$51,552.00</p>
	<p>2023 ALL '23</p>	<p>PROJECTS NOW IN CONSTRUCTION</p>	<p>PHASE</p>	
<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>
<p>Application/ Site #</p>	<p>Name (surveyor & owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status, FEES PD</p>
<p>SITE 01-24</p>	<p>DOMINION ENERGY</p>	<p>MT MORIAH CH RD</p>	<p>Gas Line Encroachment</p>	<p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN 2-7-24 PLANS REC'D 5-2-24 R.O.W PERMIT REQUESTED 5-28-24 REC'D HARD COPY OF PLANS 5-30-24 EMAILS TO INCLUDE PUB. WORKS 6-4-24 REC'D UPDATED PLANS BY EMAIL 7-10-24 Pub.Works working with Dominion Energy on encroachments 7-14-24 Teams Meeting set for 7/30/24 at 10am-canceled</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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				<p>8/16 Rqst for encroachments</p> <p>8/27 Site Plan Review apln submitted, waiting on fee</p> <p>9/26/24 Permits issued and fees paid</p> <p>10/24/24 Flood Plain Permit Issued</p>
Rice and Valley	John Suther		Water Line ext, 2 SFH	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans Approved/Emailed for Pick up</p>
Landis Shops	John Suther		Truck Repair Facility	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans Returned/ Emailed for Pick up</p> <p>1/24/25 Electronic plans sent to Planning Director to go over corrections made.</p>
Landis Multi-Family	Dynamic Developers John Suther		Multifamily- proposing 15 units	<p>6/24 Plans rcd. Awaiting Payment</p> <p>10/8/24 Payment Rcd.</p> <p>10/10/24 TRC Begins</p> <p>10/30/24 Plans returned to S Ross</p> <p>1/24/25 Electronic plans sent to Planning Director to go over corrections made</p> <p>2/18/25- Plans Approved/emailed for pickup</p>
SITE 02-24	OCAMPO	US 29		<p>2-28-24 ELECTRONIC SITE PLAN REC'D</p> <p>3-5-24 REC'D \$325 SITE PLAN REV. FEE</p> <p>4-3-24 Rec'd hard copies of site plan waiting on building elevations.</p> <p>7-11-24 Rec'd complete site plans with building elevations</p> <p>7-23-24 Site plan review by RFlowe - 07-24-24messedged Engineer with notes from RFlowe</p> <p>8-14-24 Review for follow up comments with R Flowe</p> <p>10/9/2024- Paid for 3rd Review</p> <p>10.22.24 Sent email letting them know that they sent us the construction plans, not the plans needed.</p> <p>10/28/24 Plans Received</p> <p>10/30/24 Plans Approved/ Picked up</p>
ZMA ✓	Legendre	627 S Chapel	RMST to CIV	<p>Legislative Hearing 10/14/24</p> <p>Approved 10/14/2024</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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Recombination plat	Piedmont Design Assoc.	2211 Tully More	2 lots into 1	Paid \$100 on 7-16-24
Exemption, Recombination, annexation 7-15-24 PUB. HRNG ✓	CRETE SOLUTIONS & TWO-TEN PROPERTIES	220 OLD BEATTY FORD RD	COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT	ANNEXATION AND RECOMBINATION
Landis Ridge Phase 2	Ryan Beedle and Jackson Shaw		Industrial Park	<p>10/22/24 SKETCH PLAT REVIEW & CONSULT, sent fee chart</p> <p>10/28/24 Sketch Plan paid \$270, Received site plans emailed for fee</p> <p>10/30/24 Site Plan Review Paid \$530</p> <p>11/19/24 Zoning Compliance Permit- Beacon-\$125, Zoning Site Plan Review – Beacon - \$1355 for a total of \$1480 paid</p> <p>11/25/24 Site Development Plans Approved by Rick Flowe</p> <p>12/20/24 TRC Review Complete</p> <p>1/22/25 TRC Review Comments from Planning Director emailed</p> <p>2/18/25 – Plans were recommended for conditional approval from Planning Board based on Engineers approval of stormwater. The engineer’s report was received on 2/25/25 approved.</p> <p>2/24/25- Signed Exempt Plat</p> <p>2/27/25- Received Stormwater Pond 3 Plans for Review</p>
PLANS IN CONSTRUCTION/ REVIEW				
SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23	William N. West Owner Crete Solutions	220 OLD BEATTY FORD RD	CONCRETE PLANT	<p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS.</p> <p>4-26-23 RF review & staff rev. complete comments on plans</p> <p>4-27-23 Owner/Dev. Bill West p/upset w/comments.</p> <p>5-9-23 Rec’d partial set of plans- advised need complete sets.</p> <p>5-10-23 rec’d 2 complete sets of plans w/revisions</p> <p>5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec’d. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued.</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

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			<p><u>ANNEX REQ. FOR 7-15-24 PUB. HRNG</u> ✓</p>	<p>Site work active. 3-27-24 POSSIBLE SITE REVISION 4-3-24 REVISED SITE PLAN \$525 PD 5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRG 6-11-24 RF conducted site inspection</p>
<p>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</p>	<p>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</p>	<p>KIMBALL ROAD MAP 123B 115</p>	<p><u>TOWNHOMES 9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW & CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. & CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved. TRC & PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000 6-29-23 rec'd updated plans 8-1-23 rec'd revised plan 8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing 9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED 9-27-23 DEV. AGREEMENT SIGNATURE BY DEV. 10-18-23 CONSTR. PLANS REC'D. 10-18-23 PAYMENT OF \$325PARTIAL CONSTR PLAN REVW 10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit) 10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN. 10-24-23 DEVELOPER AWARE OF PLANS NEEDED. 10-26-23 UPDATE CONST. PLANS REC'D 10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD. 11-29-23 PRE-CONST MTG 11-29-23 PLANS APPROVED FOR CONSTRUCTION 11-30-23 PERMIT ISSUED FOR SITE WORK 3-13-24 BUILDING BEGINNING</p>

<p>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28-22FOR SITE DEV.</p>	<p>JOURNEY CAPITAL, LLC ANDREW WALTZ 704-453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS</p>	<p>221 E RICE STREET</p>	<p>TOWNHOMES</p>	<p>1-12-22 MTG R FLOWE PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812 6-21-22 TRC MTG TO REVIEW PLAN- Location: IN map cage 8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE 9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE 11-3-22 REVISED PLANS REC'D 11-8-22 PL BD OVERVIEW</p>
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#04-22 RICE ST. TWNHMS
CONT.

11-22-22 TRC COMMENTS COMPLETE
 11-30-22 PLANS W/COMMENTS READY FOR P/UP
 12-5-22 plans p/up by developer for review/revisions
 12-13-22 REC'D REVISED PLANS
 12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED
 READY FOR PICK UP (EMAILED)
 12-19-22 PICKED UP by developer
 12-19-22 rec'd zoning permit appl by email.
 12-28-22 rec'd address from county
 12-28-22 issued zoning permit # ZN-22-81
 4-18-23 Rec'd 1 new page to plans.
 4-26-23 RF review, waiting on stormwater review, still need
 correct buildings sheet.
 5-2-23 STORMWATER REVIEWED
 5-3-23 Emailed screenshot of comments- Waiting on corrected
 buildings sheet.
 5-16-23 REC'D 2 COMPLETE SET OF PLANS
 5-16-23 PLANS APPROVED –DEV. To p/up **NEXT STEP:**
 PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM
 5-19-23 PLANS P/UP
 5-24-23 Pre-Construction meeting - **Construction
 authorized upon completion of fees and several other
 requirements
 6-6-23 Const. Admin Fees Pd: \$1,180.50
 6-30-23 UPDATED PLANS REVIEWED-APPROVED
 7-6-23 REC'D MATERIALS LIST
 SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.
 REVIEW OF W/S, BLDG ELEVATION
 FEES PD:
 PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100
 SITE WORK ACTIVE
 10-11-23 REC'D UTILITY AS BUILTS
 10-16-23 PLANS ACCEPTED BY RFLOWE
 10-17-23 EMAILED DEV. READY FOR PICK UP
 10-18-23 FINAL PLAT- MYLAR REC'D
 10-19-23 R FLOWE SIGNED PLAT
 10-25-23 ENGINEER W. WEBB REVIEWING FOR SIGNATURE
 10-31-23 MORE INFO NEEDED- EMAILED DEVELOPER– as-built
 drawings, construction certifications from the design
 engineer, and cad files for the water, sewer, and storm
 drainage locations
 11-8-23 Rec'd mylar – waiting on State permits
 11-16-23 mtg w/state rep re approvals

<p>Rice Street TWNHMS Cont.</p>				<p>11-20-23 application submitted with NCDEQ 11-21-23 REC'D \$350 FINAL PLAT FEE 12-5-23 final plat rec'd 12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.) 12-21-23 Rec'd Subdivision Bond copy 2-7-24 REC'D PERMIT FEES FOR 10 TWNHOMES (10X\$50) 2-8-24PER UNIT FEES PD FOR 10 TWNHMS (10 X \$35) 2-8-24 PERMIT ISSUED FOR 5 TWNHMS 2-14-24 Rec'd NCDEQ permit to construct water system. 2-14-24 Rec'd NCDEQ water system approval 2-21-24 NCDEQ permit to construct wastewater system. 3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,654.66 4-29-24 SEWER CERT REQUEST 12-27-24 \$4,254.66 Violation Paid 1-6-25 Zoning Compliance Permits Paid for Lots- 7,8,9,10 and 11 \$170 each 2-22-25 Certificate of Completion for 207 – 219 – Certificate of Occupancy/Compliance issued</p>
<p>W. Garden Race Shop</p>				<p>11-19-24 Paid Sketch Plan Review \$270 & Site Plan Review \$530 – CESI 12-20-24 TRC Review Complete</p>
<p>ZMA</p>	<p>Coldwater Street</p>		<p>CIV to SFR-2</p>	<p>12-9-24 Approved</p>

**Town of Landis
Division of Land Use
Zoning Permits Issued – Year 2025**

Permit #	Date	Name	Job Address	Permit Use
ZN-25-01	01/06/25	John Lambert	225 E Rice St	Townhome
ZN-25-02	01/06/25	John Lambert	229 E Rice St	Townhome
ZN-25-03	01/06/25	John Lambert	233 E Rice St	Townhome
ZN-25-04	01/06/25	John Lambert	237 E Rice St	Townhome
ZN-25-05	01/06/25	John Lambert	241 E Rice St	Townhome
ZN-25-06	01/09/25	Bernardo Huizar	215 Church St	Residential Addition
ZN-25-07	1/15/25	Sonny Woodward	2220 W A St	Accy Building/Pool House
ZN-25-08	1/27/25	John Lambert	304 Buford Dr	New SFH Duplex
ZN-25-09	1/27/25	John Lambert	306 Buford Dr	New SFH Duplex
ZN-25-10	1/29/25	Nicole Kowalski	1030 Cherry Bark Pl	Fence
ZN-25-11	2/05/25	Craig Sellers	1055 Kimball Road	Fence
ZN-25-12	2/13/25	Tammy Adner	1055 Woodfield Dr	Fence
ZN-25-13	2/13/25	Tammy Adner	1055 Woodfield Dr	Shed
ZN-25-14	2/13/25	Niblock Homes	819 Irish Creek Dr	New Single-Family Home
ZN-25-15	2/26/25	Brian Johnson	1685 S. Main Street	Sign
ZN-25-16	3/6/25	James Godbee	985 Mt. Moriah Church Rd	Garage
ZN-25-17	3/11/25	Rhett Freeman	609 S. Valley Street	Driveway Extension
ZN-25-18	3/12/25	Brian Adner	1055 Woodfield Drive	Driveway Permit
ZN-25-19	3/12/25	Arco	1400 Armstrong Street	Construction Permit
ZN-25-20	3/13/25	Ofelia Sanchez	1705-A S. Main Street	Change of Use/Sign
ZN-25-21	3/13/25	Ultimate Pool Design	920 Tamary Way	Pool
ZN-25-22	3/20/25	The Brook Church	2290 S. US 29 Hwy	Temporary Use
ZN-25-23	3/24/25	Arco	1400 Armstrong Street	Construction Trailer
ZN-25-24	3/27/25	Amy Robles	212 W. Limits Street	Driveway



Item Cover Page

MEETING TYPE: Planning Board

DATE: April 15, 2025

SUBMITTED BY:

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

DETAILS: Monthly Report

VIOLATION ADDRESS	OWNER OR OCCUPANT	STATUS OR CONDITIONS
MINIMUM HOUSING		
400 EAST GARDEN AVENUE	MARY FRANCES AKERS (HEIRS)	THE FASCIA BOARD IS MISSING, AND SOME HAVE FALLEN. A NOTICE OF HEARING IS BEING PREPARED.
109 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
111 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
201 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
202 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS SCHEDULED FOR MARCH 26 TH .
203 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
205 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS SCHEDULED FOR MARCH 26 TH .
206 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
207 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
209 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	ABANDONED SUBSTANDARD HOUSING AND NUISANCE CONDITIONS. ADDITIONAL RESEARCH TO BE CONDUCTED.
210 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.

211 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
212 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
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217 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
807 ZION STREET	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
809 ZION STREET	MARY GRAY HILTON (HEIRS)	A NOTICE OF HEARING IS BEING PREPARED.
1020 LINN STREET	JESUS DOTELO ANDRADE & SUSANA BERNAL LORENZO	A NOTICE OF HEARING IS BEING PREPARED.
314 EAST RYDER AVENUE	SAMANTHA J. LAMBERT	FASCIA BOARDS AND SOFFIT DETERIORATED AND FALLING OFF THE STRUCTURE. A NOTICE OF HEARING IS BEING PREPARED.
314 NORTH CENTRAL AVENUE	EDITH R. DRAPER	DEBRIS AND JUNK STORED ON THE FRONT PORCH. SECONDARY STRUCTURE FALLING IN ON ITSELF. A NOTICE OF HEARING IS BEING PREPARED.
207 WEST GARDEN STREET	GREGORY T. STILLWAGON	HOME THAT PREVIOUSLY CAUGHT FIRE MISSING SIDING. REAR ROOF DAMAGE. A NOTICE OF VIOLATION HAS BEEN PREPARED.
NUISANCES		
107 NORTH MERIAH STREET	JAMES A HALL JR (HEIRS)	A HEARING IS SCHEDULED FOR MARCH 26 TH .
311 SOUTH CENTRAL AVENUE	MARIA J. TRUJILLO	JUNK VEHICLES AND DEBRIS AROUND THE HOME. A HEARING IS SCHEDULED FOR MARCH 26 TH .
508 EAST RYDER AVENUE	MICHAEL G. ADAMS	DEBRIS AND JUNK BEING STORED ON THE PORCH AND BOTH SIDES OF THE
110 NORTH CHAPEL STREET	CHAD BROWN	OPEN STORAGE OF INDOOR APPLIANCES BEING STORED ON THE PORCH. A NOTICE OF VIOLATION HAS BEEN SENT

		WITH A DEADLINE OF MARCH 26 TH .
414 SOUTH BEAVER STREET	BRAD A. BALLARD & EMILY L. BALLARD	JUNK VEHICLES ON THE PROPERTY THAT APPEAR TO BE USED AS STORAGE. A NOTICE OF HEARING IS BEING PREPARED.
430 MT MORIAH CHURCH ROAD	THOMAS LINN	HIGH GRASS AND DEBRIS AROUND THE PROPERTY. CLOSED 3/15/2025.
1005 SOUTH ZION STREET	ALLISON C. COLLINS & SUSAN K. R. COLLINS	OPEN STORAGE OF TRASH AND JUNK IN THE BACKYARD. A NOTICE OF VIOLATION IS BEING PREPARED.
920 COLONIAL DRIVE	CHARLES E. MCCRAVEN & SUSUA A. MCCRAVEN	OPEN STORAGE OF TRASH AND JUNK BEING STORED IN THE CARPORT. A NOTICE OF VIOLATION IS BEING PREPARED.
990 COLONIAL DRIVE	JOEL GEROLIMATOS & EMILY GEROLIMATOS	OPEN SOTRAGE OF TRASH AND DEBRIS BEING STORED ON THE RIGHT SIDE OF THE STRUCUTURE. ALOS A HORSE BEING KEPT IN THE BACKYARD. A NOTICE OF VIOLATION IS BEING PREPARED.
717 WEST RYDER AVENUE	ANN M. HAGAN	SEVER AMOUNTS OF TRASH, DEBRIS, AND JUNK AROUND THE PROPERTY. A NOTICE OF VIOLATION IS BEING PREPARED.
702 WEST MILL STREET	AUTHUR D. HOKE	DEBRIS AND JUNK IN THE BACKYARD. A NOTICE OF VIOLATION IS BEING PREPARED.
212 WEST RYDER AVENUE	RANDALL K. TURNER	SEVERE AMOUNTS OF TRASH AROUND THE PROPERTY. A NOTICE OF VIOLATION IS BEING PREPARED.
ABANDONED-JUNKED-NUISANCE VEHICLES		
ZONING		

NON-RESIDENTIAL BUILDINGS		
2570 SOUTH US 29 HWY	JOSEPH J ROJAS	COMMERCIAL BUILDING CONVENIENCE STORE. SEVER DEILIAPDIATION AND DEFECTS. A NOTICE OF HEARING IS BEING PREPARED.
616 SOUTH MAIN STREET	DWAYNE V. CROUCH, ARNOLD J. CROUCH & CARLYIN H. CROUCH	COMMERCIAL BUILDING. WALLS FALLING OUTWARD, AND THE ROOF HAS FALLEN IN. A NOTICE OF HEARING IS BEING PREPARED.