



PLANNING BOARD

Tuesday, May 20, 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 April 15, 2025, Meeting Minutes

3. NEW BUSINESS:

- [3.1](#) Consider Discussion of Dimensional Requirements

4. REPORTS:

- [4.1](#) Planning & Zoning Reports (Included in Packet)
- [4.2](#) Monthly Code Enforcement Report

5. CLOSING:

- 5.1 Adjournment



PLANNING BOARD

Tuesday, April 15, 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 6:00 PM

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Glenn Corriher, Member Deborah Cox, Member Beryl Alston, Member Mark Bringle

Members Absent: Member Jade Bittle, Vice-Chair Scott Faw

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

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 MEMBER GLENN CORRIHER, SECONDED BY MEMBER MARK BRINGLE, PASSED BY UNANIMOUS VOTE (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of March 18, 2025, Meeting Minutes

A MOTION WAS MADE BY MEMBER MARK BRINGLE, SECONDED BY MEMBER GLENN CORRIHER TO APPROVE THE MARCH 18, 2025, MEETING MINUTES, PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

4. NEW BUSINESS:

4.1 Consider Discussion of Each Zoning Type with Examples

Planning Director Phil Collins gave a brief overview of each zoning type that the Town currently has. The purpose of this is to consider any changes that may need to be made to them.

Town Manager Michael Ambrose stated that the Governing Board had requested that the Planning Board look at zoning and make sure no changes were needed. Some discussion was made about neighborhood commercial zoning being added.

Member Deborah Cox asked if the zonings had different setbacks.

Director Phil Collins stated that it would be in the LDO that she has, and we would further discuss those type things at a later time.

Member Deborah Cox asked what could the town do about the dilapidated mobile homes in the town. Director Collins stated that the overlay has some sections where you can put things such as brick under skirting etc.

Madam Chair Catherine Drumm stated that there are differences between a modular and double wide and it doesn't list modular.

Director Collins stated that modulars are built to NC building code standards, and manufactured homes are built to United States Department of Housing minimal standards.

Member Glenn Corriher asked how could you tie classifications to an address. For example: if the Fire Department gets a call, they will be fighting a fire at SFR-1 zoning area, so they know what kind of equipment they need.

Town Manager Ambrose stated that all the zonings are filed with the county, and they are aware in their cad system.

Police Chief Geelen added that the towns dispatchers always have three (3) screens in front of them. When a call is dispatched officers and firefighters can pull up the google street view of the home they are going to and what's around it. The common misconception is when you are on the phone with 911 the dispatcher takes all the information and will then dispatch someone. However, when you are on the phone with 911 the dispatcher is doing all the background work and sending it to another dispatcher who is reading the notes and dispatching the call and putting all the pertinent information in so the unit or firefighter knows all the information they will need.

Town Manager Ambrose stated that the zoning classifications are just a visionary of what you want to see in town, where and how you want to see that. I believe that we will get a lot more requests and as we get those, we must work on the standards we have today. I just want to make sure we have enough zoning types to cover all the needs of the town.

Member Deborah Cox asked if the town offered any incentives for restaurants to come to the town.

Manager Ambrose answered that it is called a TIG Grant. Tax Increment Grant, that is extended that for jobs and things like that. It must be approved by the Governing Board; public notice has to be put out. We have given that to Landis Ridge development site so far that I know of.

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report

Chief Geelen gave a brief overview of how code enforcement process to the members that may not have been at last month's meeting. He also gave a brief overview of the items in the Code Enforcement report for this month.

Member Deborah Cox commended the job that was being done to make code enforcement better.

Madam Chair asked if we had any information on who the buyer was for Landis Ridge Phase 2-A (Beacon).

Manager Ambrose stated not at this time.

Manager Ambrose added that Love Landis week kicks off May 2 with the groundbreaking for DC and Frances Linn Park at 12:00 – 2:00 PM. The cruise in is also that night. Monday May 5th is Firefighter Fun Day, Tuesday May 6th is Pizza with Public Works, Wednesday May 7th is Business with Badges, Thursday May 8th is Talk with Town Hall, Friday May 9th is Kids Fish Free at the Park, Saturday May 10th is Shred It.

CLOSING

Adjournment

A MOTION WAS MADE TO ADJOURN AT 7:04 PM BY MEMBER DEBORAH COX, SECONDED BY MEMBER BERYL ALSTON. 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)		
• Agricultural Production	• Agricultural Production (Within Buildings)	• Ambulance, Fire, Rescue Station
• Athletic Fields	• Camp Ground (Recreational Vehicle Park)	• Dwelling, Single-Family Detached, including Duplex
• Event and Wedding Venue	• Family Care Facility	• Farmers Market
• Florist	• Government Office	• Kennels or Pet Grooming, No Outdoor Pens or Runs
• Landscape Services with Outside Storage	• Pottery and Related Products	• Retreat Center
• Swimming Pool As Accessory Use	• Temporary Family Health Care Structure	• Vending Machine - Outdoor
• Veterinary Service, Large Animal	• "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs"	• Yard Sale

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)		
• Accessory Dwelling Unit	• "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence"")"	• Cemetery or Mausoleum
• Country Club with or without Golf Course	• Day Care Center for Children or Adults (6 or more)	• Day Care Center, Home Occupation for less than 6 children
• Dwelling, Accessory Unit	• Golf Driving Range	• Home Occupation
• Junked Motor Vehicle Storage as Accessory Use	• Kennels or Pet Grooming w/Outdoor Pens or Runs	• Nursing Home, Assisted Living
• Parks and Recreation Facilities, Public	• Swim and Tennis Club	• Temporary Construction Storage and/or Office
• Utility Metering Station	• Utility Pumping Station	• Utility Substation
• Veterinary Service w/Outdoor Kennels and/or Runs	• Wireless Facility, Micro	

Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)		
• Agricultural Based Business Facilities	• Animal Feeds	• Beer, Wine or Distilled Alcoholic Beverages
• Beverage Products and/or Bottling	• Dairy Products	• Equestrian Facility
• Flowers, Nursery Stock and Florist Supplies	• Group Care Facility	• Leather Products (not including tanning)

Minimum Lot Size	Minimum Lot Width	Minimum Front Street Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Street Setback
2.5 acres	144'	120'	4'	4'	70'

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
<ul style="list-style-type: none">• Family Care Facility	<ul style="list-style-type: none">• Swimming Pool As Accessory Use	<ul style="list-style-type: none">• Temporary Family Health Care Structure
<ul style="list-style-type: none">• Yard Sale		

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)

• Accessory Dwelling Unit	• Home Occupation	• Parks and Recreation Facilities, Public
• Swim and Tennis Club	• Temporary Construction Storage and/or Office	• Utility Metering Station
• Utility Pumping Station	• Utility Substation	• Wireless Facility, Micro
• Wireless (telecommunication) Facilities		

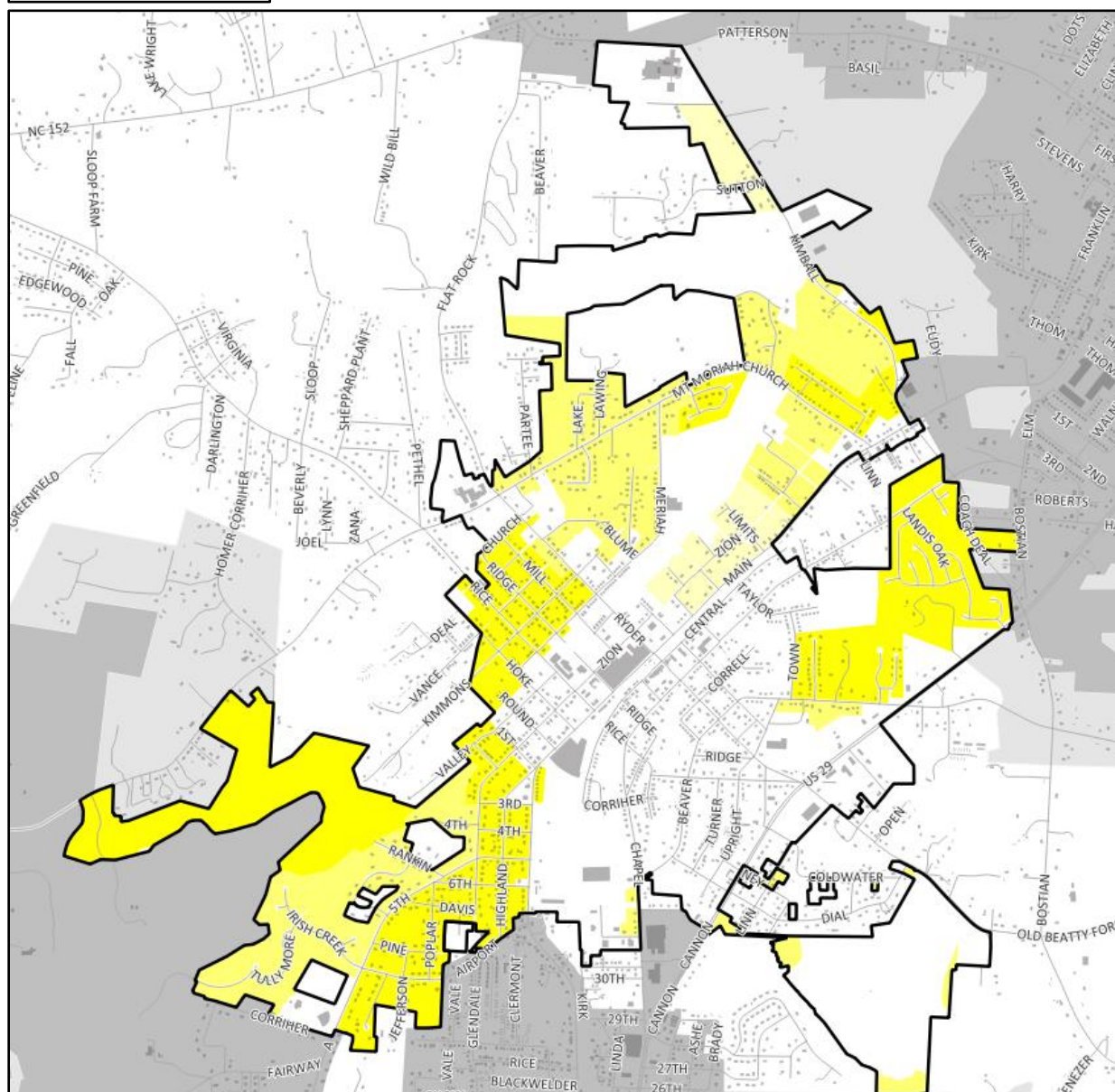
Special Use

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

• Group Care Facility		
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	SFR-1	SFR-2	SFR-3
LOT DIMENSIONS			
Minimum Lot Size (gross square feet)	34,900	17,450	11,600
Minimum Lot Width measured at Front Street Setback	133'	72'	60'
PRINCIPAL STRUCTURES			
Minimum Front Street Setback measured from Street Right-of-way	42'	33'	20'
Minimum Rear Yard Setback	16'	9'	8'
Minimum Side Yard Setback	16'	9'	8'
Minimum Corner Lot Side Street Setback measured from Street Right-of-way	24'	21'	17'
ACCESSORY STRUCTURES			
Minimum Front Street Setback measured from Street Right-of-way	82'	73'	60'
Minimum Rear Yard Setback	5'	5'	5'

Minimum Side Yard Setback	5'	5'	5'
Minimum Corner Lot Side Street Setback measured from Street Right-of-way	25.5'	22.5'	18.5'
MINIMUM REQUIRED PARKING, WHETHER ENCLOSED OR NOT			
Minimum Front Street Setback measured from Street Right-of-way	45.5'	36.5'	23.5'
Minimum Corner Lot Side Street Setback measured from Street Right-of-way	25.5'	22.5'	18.5'



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
<ul style="list-style-type: none"> • Family Care Facility 	<ul style="list-style-type: none"> • Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> • Temporary Family Health Care Structure
<ul style="list-style-type: none"> • Yard Sale 		

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)

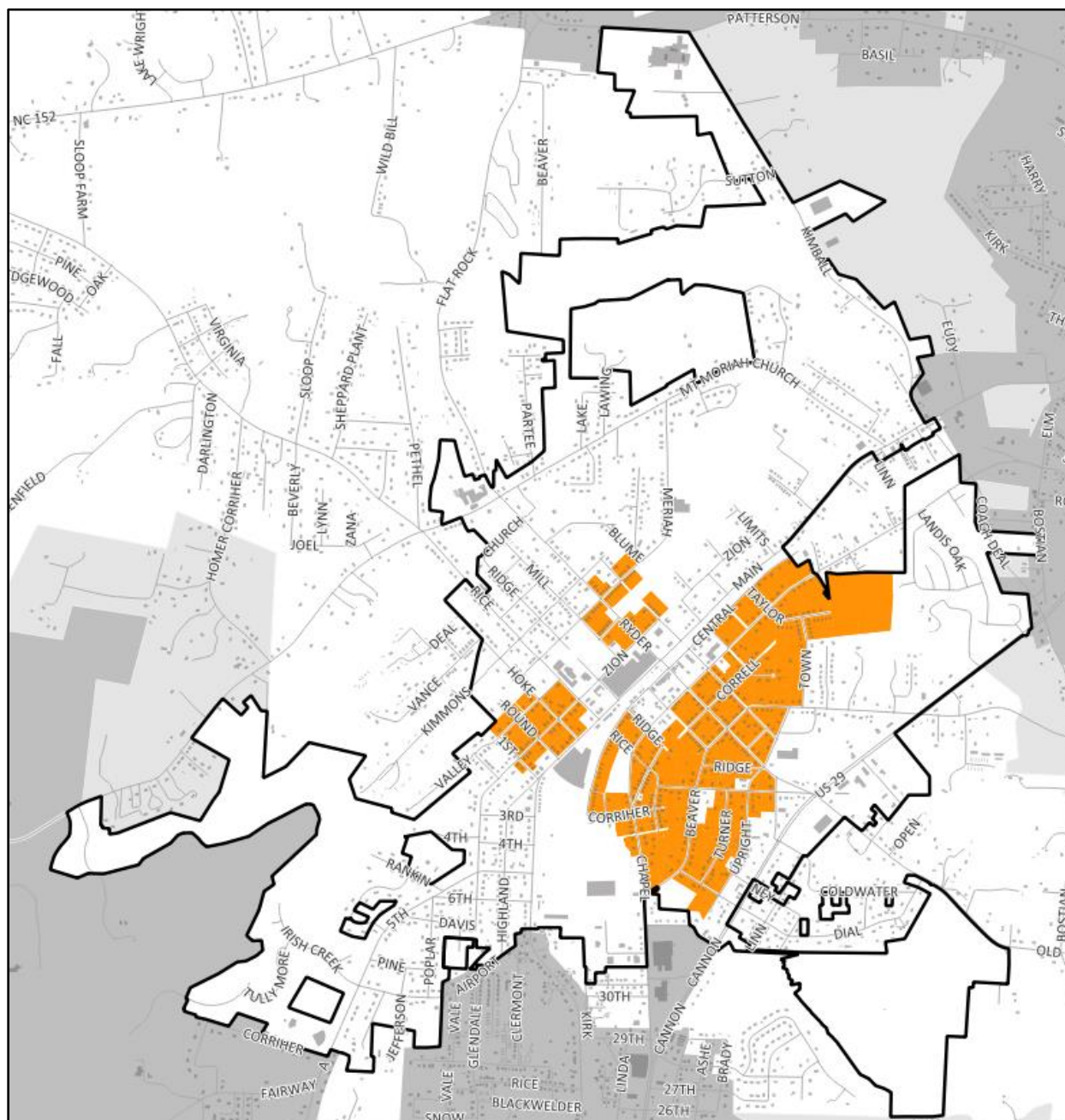
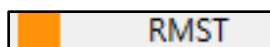
<ul style="list-style-type: none"> Accessory Dwelling Unit 	<ul style="list-style-type: none"> "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence"")" 	<ul style="list-style-type: none"> Day Care Center, Home Occupation for less than 6 children
<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 		

Special Use

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

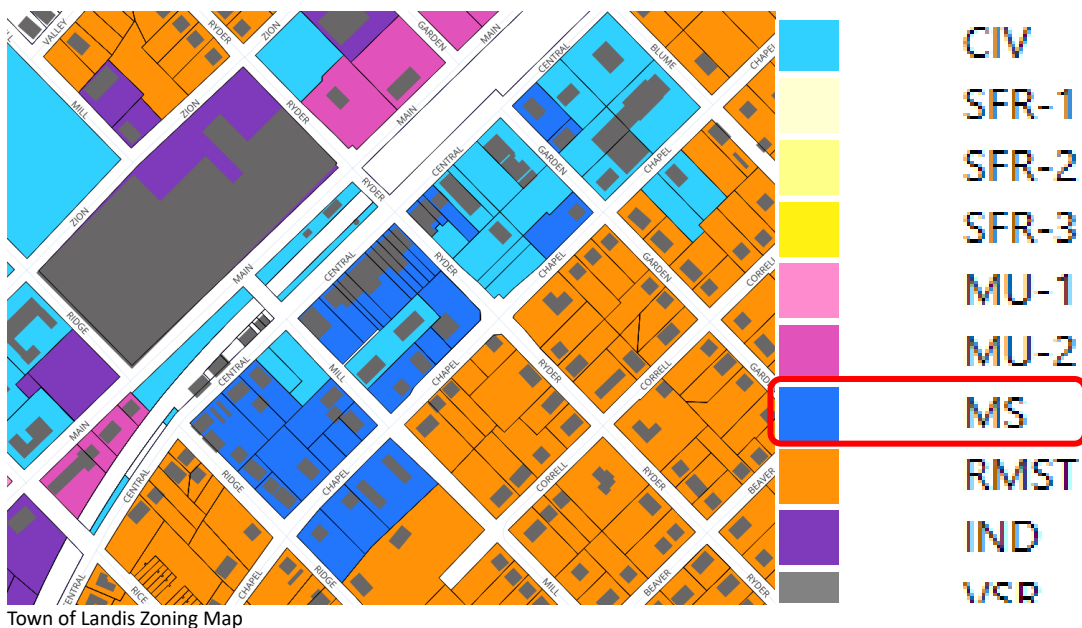
<ul style="list-style-type: none"> Group Care Facility 		
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Minimum Lot Size	Minimum Lot Width	Minimum Front Street Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Street Setback
5000 SF for all types except Single-family Attached Townhouse at 1600 SF	42' for all types except Single-family Attached Townhouse at 16'	12' to principal structure; 28' to accessory structures including minimum off-street parking spaces (see Article 9, Sub-section 9.2-2(A) and Article 12, Section 12.3)	4'	4' for all types except interior lot lines of Single-family Attached Townhouse at 0'	8' or as required by buffering standards and/or building type whichever is greater



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.



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 manufactured off-site, Final 	<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"> • 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

• Beverage Products and/or Bottling	• Bicycle Parts and Accessories	• Billiard Parlors
• Bingo Games	• Bookstore	• Bowling Lanes
• Brooms and Brushes	• Bulk Mail and Packaging	• Bus Terminal
• Camera Store	• Candy Store	• Clothing, Shoe and Accessory Store
• Coin Operated Amusement	• Communication or Broadcasting Facility, without Tower	• Computer and Office Equipment
• Computer Sales and Service	• Convenience Store (without gasoline pumps)	• Dance School
• Dental, Medical or Related Office	• Department, Variety or General Merchandise Store	• Drugstore/Pharmacy, without Drive Through Window
• Dwelling, Accessory Unit	• Dwelling, Attached House (incl. term "Townhouse")	• Dwelling, Single-Family Detached, including Duplex
• Employment Agency, Personnel Agency	• Equipment Rental & Leasing (no outside storage)	• Event and Wedding Venue
• Fabric or Piece Goods Store	• Family Care Facility	• Farmers Market
• Finance or Loan Office	• Fire, Ambulance, Rescue Station	• Floor Covering, Drapery, and/or Upholstery Sales
• Florist	• Funeral Home without Crematorium	• Furniture and Fixtures
• Furniture Framing	• Furniture Sales	• Gift or Card Shop
• Glass Products from Purchased Glass	• Government Office	• Hobby Shop
• Hospital	• Hotel or Motel	• Insurance Agency (w/on-site claims inspections)
• Insurance Agency (without on-site claims inspections)	• Jewelry Store	• Kennels or Pet Grooming, No Outdoor Pens or Runs
• Laboratory, Medical or Dental	• Laundromat, Coin-Operated	• Laundry or Dry Cleaning
• Law Office	• Leather Products (not including tanning)	• Library
• Lighting and Wiring Equipment	• Martial Arts Instructional Schools	• Medical, Dental or Related Office
• Museum or Art Gallery	• Musical Instrument Sales	• Newsstand
• Office Machine Sales	• Office Uses Not Otherwise Classified	• Optical Goods Sales
• Parking Lots or Structures	• Pet Store	• Pharmacy/Drugstore
• Photofinishing Laboratory	• Photography Studio	• Photography, Commercial
• Physical Fitness Center, Health Club	• Police Station	• Post Office
• Pottery and Related Products	• Real Estate Office	• Recorded Media Sales
• Restaurant (w/drive-thru window acc. use)	• Retreat Center	Shoe Repair or Shoeshine Shop

• Sign manufacture	Sporting Goods and Toys	• Sporting Goods Store
• Sports and Recreation Clubs, Indoor	• Stationery Store	• Stock, Security or Commodity Broker
• Television, Radio or Electronics Sales & Repair	• Temporary Family Health Care Structure	• Textile Product A (no dying and finishing)
• Theater (indoor)	• Travel Agency	• Vending Machine - Outdoor (with or without advertising)
• "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs"	• Video Media Rental and Sales	• Vocational, Business or Secretarial School
• Warehouse (general storage, enclosed, no outdoor storage)	• Wedding and Events Venue	• 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)

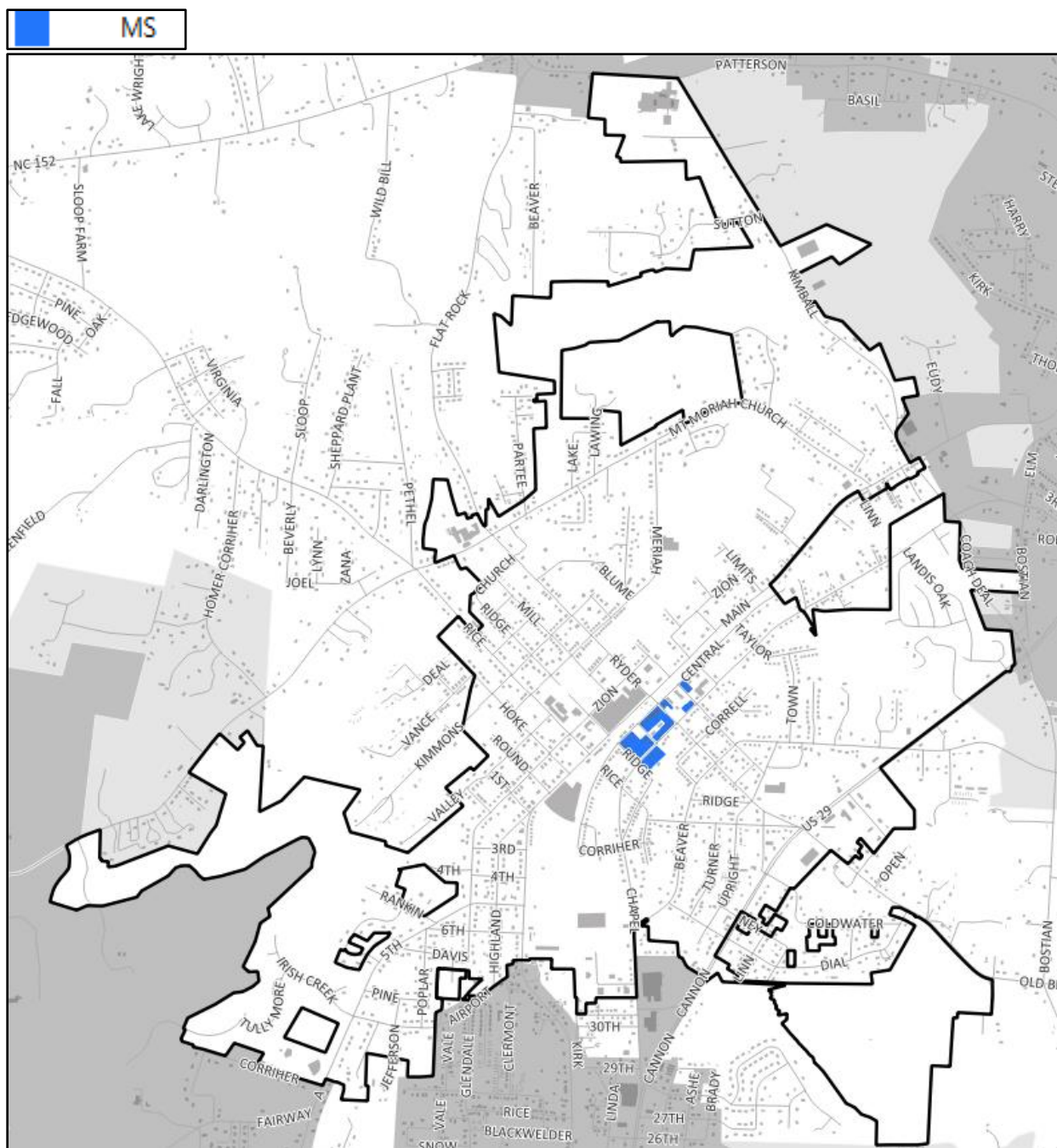
• Bank, Savings and Loan, or Credit Union	• "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence""")"	• Bicycle Assembly (Bike Shop)
• Club or Lodge	• Day Care Center for Children or Adults (6 or more)	• Day Care Center, Home Occupation for less than 6 children
• Drive Through Window as Accessory Use	• Dwelling, Multifamily	• Grocery Store
• Hardware Store	• Home Furnishings Sales	• Home Occupation
• Lighting Sales and Service	• Market Showroom (Furniture, Apparel etc.)	• Motion Picture and/or Television Production
• Nursing Home, Assisted Living	• Paint and Wallpaper Sales	• Parks and Recreation Facilities, Public
• Printing and Publishing Operation	• Printing, Photocopying and Duplicating Services	• Retail Sales Not Otherwise Listed
• Sign fabricating	• Utility Metering Station	• Utility Pumping Station
• Utility Substation	• Wireless (telecommunication) Facilities	• Wireless Facility, Micro

Special Use

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

• Game Room, Video Game Room, Coin Operated	• Group Care Facility	• Towers, Telecommunications and/or Broadcast
• Wireless Support Structure (telecommunication tower)		

Minimum Lot Size	Minimum Lot Width	Build-to-Line from any street	Minimum Rear Yard Setback	Minimum Side Yard Setback
0 SF	0'	9'-3" or 14'-3" off back-of-curb at street-side edge-of-sidewalk (exclusive of curb bump-outs) per Section 13.6-1 of this Ordinance, or the average alignment of existing buildings within the same block and same side of the street, provided that buildings with greater than six (6) feet of deviation shall not be considered in this computation. Under no conditions shall a building be permitted within the public right-of-way.	8'	0'



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 on 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

• Auditorium, Coliseum or Stadium	• Books, Periodicals and Newspapers	• Bookstore
• Bus Terminal	• College or University	• Communication or Broadcasting Facility, without Tower
• Dance School	• Dental, Medical or Related Office	• Dwelling, Attached House (incl. term "Townhouse")
• Dwelling, Single-Family Detached, including Duplex	• Employment Agency, Personnel Agency	• Event and Wedding Venue
• Family Care Facility	• Farmers Market	• Gift or Card Shop
• Government Office	• Hospital	• Laboratory, Medical or Dental
• Law Office	• Library	• Medical, Dental or Related Office
• Museum or Art Gallery	• Newsstand	• Optical Goods Sales
• Parking Lots or Structures	• Photography Studio	• Physical Fitness Center, Health Club
• Police Station	• Post Office	• Retreat Center
• Sports and Recreation Clubs, Indoor	• Swimming Pool As Accessory Use	• Temporary Family Health Care Structure
• Theater (indoor)	• Vending Machine - Outdoor (with or without advertising)	• Vocational, Business or Secretarial School
• Wedding and Events Venue	• 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)

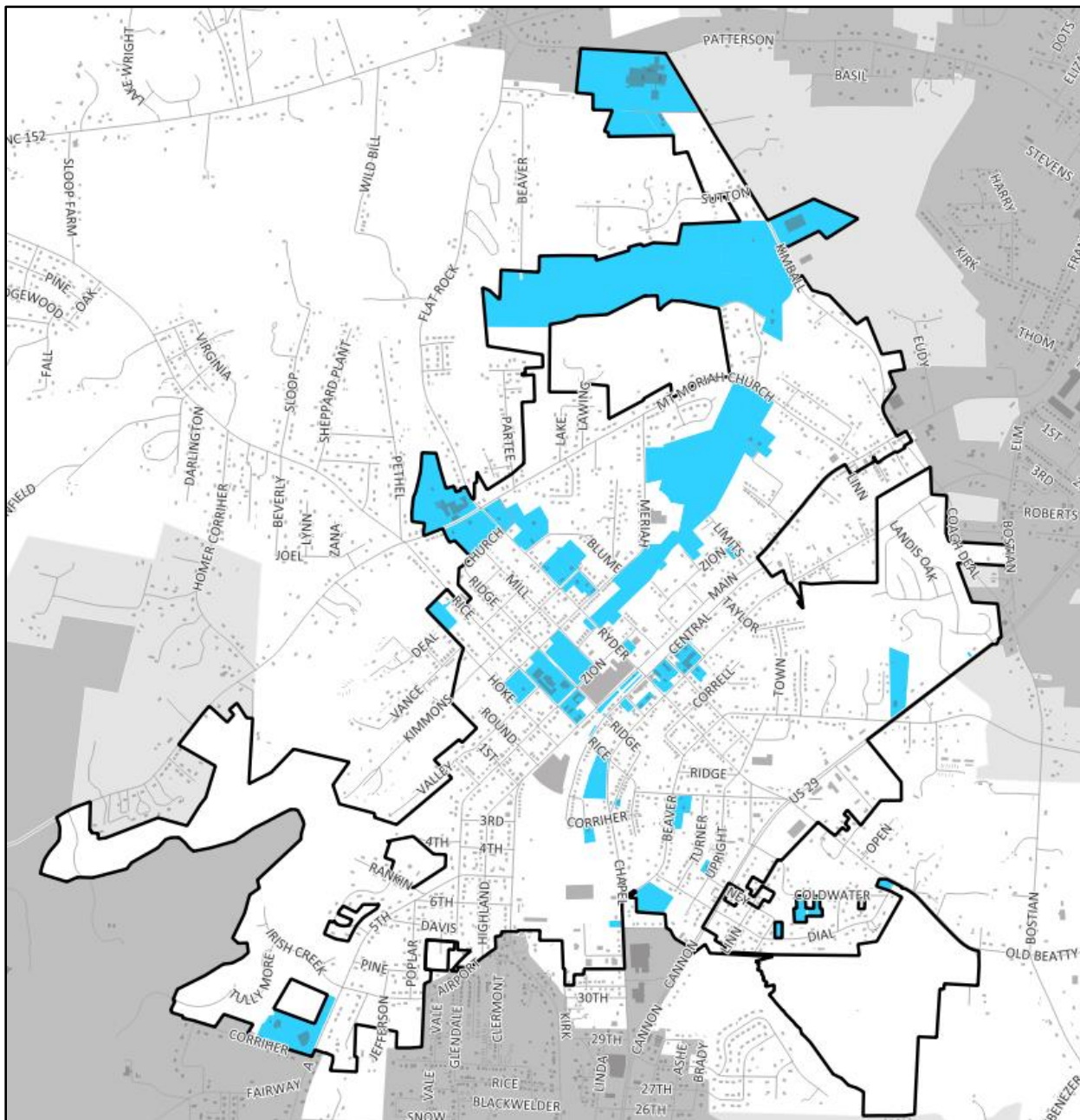
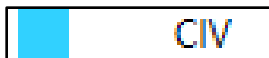
• Accessory Dwelling Unit	• Cemetery or Mausoleum	• Club or Lodge
• Country Club with or without Golf Course	• Day Care Center for Children or Adults (6 or more)	• Day Care Center, Home Occupation for less than 6 children
• Dormitories	• Drive Through Window as Accessory Use	• Dwelling, Accessory Unit
• Dwelling, Multifamily	• Golf Course	• Golf Driving Range
• Home Occupation	• Motion Picture and/or Television Production	• Nursing Home, Assisted Living
• Parks and Recreation Facilities, Public	• Printing and Publishing Operation	• Printing, Photocopying and Duplicating Services
• "Religious Institutions"	• School, Elementary or Secondary	• Swim and Tennis Club
• Utility Metering Station	• Utility Pumping Station	• Utility Substation
• Wireless (telecommunication) Facilities	• Wireless Facility, Micro	

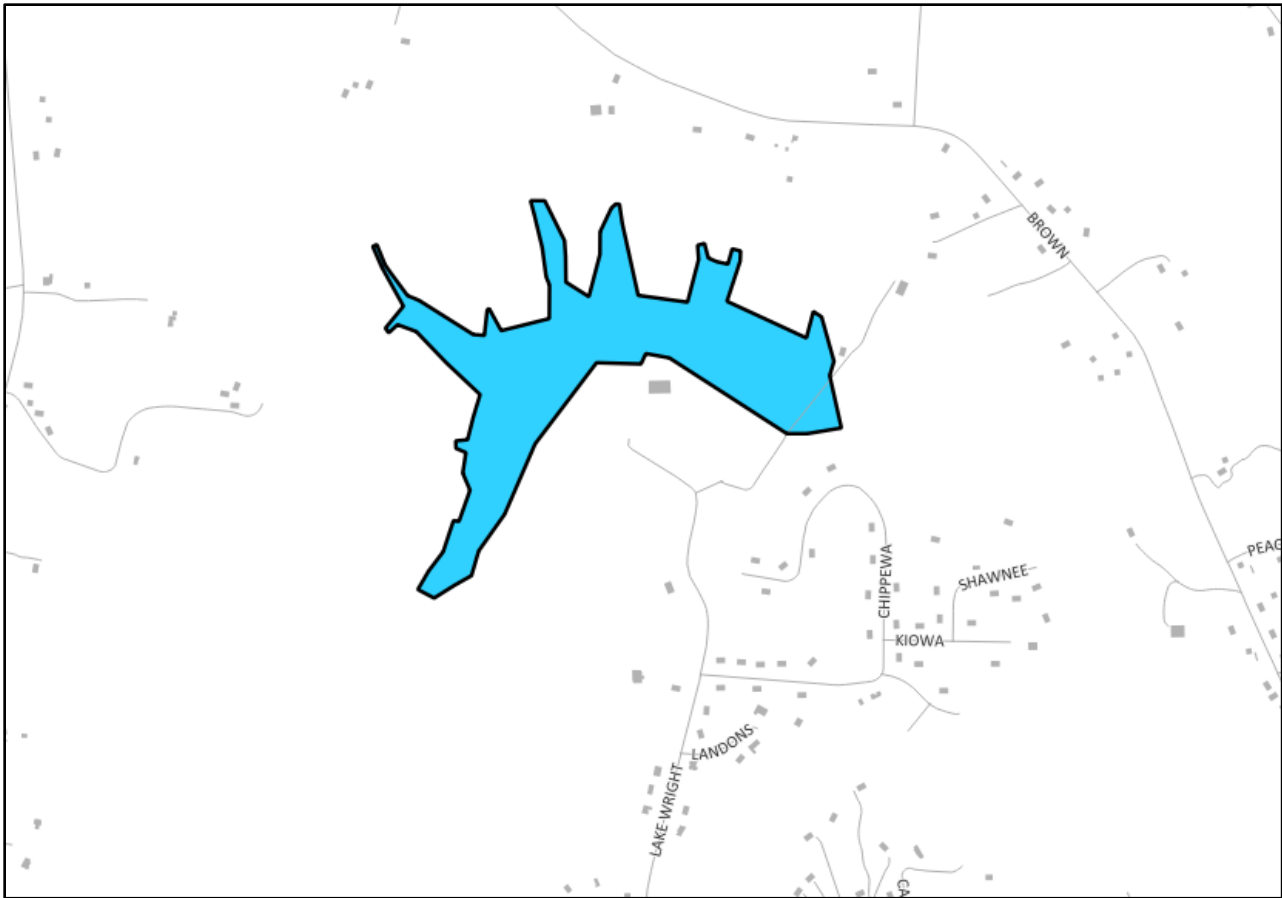
Special Use

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

- Group Care Facility

Minimum Lot Size	Minimum Lot Width	Minimum Front Street Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Side Street Setback, Corner Lot
20,000 SF	96'	12'	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater





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 street, 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, Shop-front, 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 persons 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

• Advertising Agency	• Alteration, Clothing Repair	• Ambulance, Fire, Rescue Station
• Antique Store	• Apparel Sales (Clothing, Shoes, Accessories)	• Architect, Engineer or Surveyor's Office
• Arts and Crafts Store	• Assembly of components manufactured off-site, Final	• Athletic Fields
• Audio, Video and Communications Equipment	• Auditorium, Coliseum or Stadium	• Automobile Rental or Leasing
• Bakery	• Bakery, Soap & Wax/Candle Products	• Bar (with/without Beverage Production Accessory Use)
• Barber Shop	• Batting Cage, Indoor	• Beauty Shop
• Billiard Parlors	• Bingo Games	• Bookstore
• Bowling Lanes (bowling alley)	• Bulk Mail and Packaging	• Bus Terminal
• Camera Store	• Candy Store	• Clothing, Shoe and Accessory Store
• Coin Operated Amusement	• Communication or Broadcasting Facility, without Tower	• Computer and Office Equipment
• Computer Sales and Service	• Convenience Store	• Dance School
• Dental, Medical or Related Office	• Department, Variety or General Merchandise Store	• Drugstore/Pharmacy, without Drive Through Window
• Dwelling, Attached House	• Dwelling, Single-Family Detached, including Duplex	• Employment Agency, Personnel Agency
• Equipment Rental & Leasing (no outside storage)	Event and Wedding Venue	• Fabric or Piece Goods Store
• Family Care Facility	• Farmers Market	• Finance or Loan Office
• Florist	• Funeral Home without Crematorium	• Gift or Card Shop
• Golf Course, Miniature	• Government Office	• Hardware, Wholesale Dealer
• Hobby Shop	• Hospital	• Hotel or Motel
• Insurance Agency (w/on-site claims inspections)	• Insurance Agency (without on-site claims inspections)	• Jewelry Store
• Kennels or Pet Grooming, No Outdoor Pens or Runs	• Laboratory, Medical or Dental	• Laundromat, Coin-Operated
• Laundry or Dry Cleaning	• Law Office	• Manufactured Home/Dwelling Sales
• Martial Arts Instructional Schools	• Medical, Dental and Surgical Equipment	• Medical, Dental or Related Office
• Museum or Art Gallery	• Musical Instrument Sales	• Newsstand
• Office Machine Sales	• Office Uses Not Otherwise Classified	• Optical Goods Sales

• Parking Lots or Structures	• Pet Store	• Pharmacy/Drugstore
• Photofinishing Laboratory	• Photographic Equipment and Supplies	• Photography Studio
• Photography, Commercial	• Physical Fitness Center, Health Club	• Police Station
• Post Office	• Real Estate Office	• Recorded Media Sales (Record/Compact Disc/Tape)
• Restaurant (w/drive-thru window acc. use)	• Shoe Repair or Shoeshine Shop	• Sports and Recreation Clubs, Indoor
• Stationery Store	• Stock, Security or Commodity Broker	Swimming Pool As Accessory Use
• Taxidermist	• Television, Radio or Electronics Sales & Repair	• Temporary Family Health Care Structure
• Theater (indoor)	• Travel Agency	• Vending Machine - Outdoor (with or without advertising)
• "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs"	• Video Media Rental and Sales	• Vocational, Business or Secretarial School
• Wedding and Events Venue	• 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)

• Accessory Dwelling Unit	• Appliance Repair, Refrigerator or Large	• Appliance Store
• Auto Supply Sales	• Bank, Savings and Loan, or Credit Union	• Batting Cages, Outdoor
• "Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence")"	• Bicycle Assembly (Bike Shop)	• Car Wash
• Club or Lodge	• Country Club with or without Golf Course	• Day Care Center for Children or Adults (6 or more)
• Day Care Center, Home Occupation for less than 6 children	• Drive Through Window as Accessory Use	• Dwelling, Accessory Unit
• Dwelling, Multifamily	• Equipment Rental (w/fenced outside storage)	• Floor Covering, Drapery, and/or Upholstery Sales
• Furniture Framing	• Furniture Repair Shop	• Furniture Sales
• Garden Center or Retail Nursery	• Golf Course (See Country Club with Golf Course)	• Golf Driving Range
• Grocery Store	• Hardware Store	• Home Furnishings Sales

• Home Occupation	• Lighting Sales and Service	• Market Showroom (Furniture, Apparel etc.)
• Motion Picture and/or Television Production	• Moving and Storage Service	• Nursing Home, Assisted Living
• Paint and Wallpaper Sales	• Parks and Recreation Facilities, Public	• Printing and Publishing Operation
• Printing, Photocopying and Duplicating Services	• Retail Sales Not Otherwise Listed	• Service Station (Automobile Repair Services, Minor)
• Shopping Center	• Sign fabricating	• Sporting Goods Store
• Swim and Tennis Club	• Truck and Utility Trailer Rental and Leasing	Utility Metering Station
• Utility Pumping Station	• Utility Substation	• Warehouse (Self-storage with outdoor storage)
• Wireless (telecommunication) Facilities	• Wireless Facility, Micro	

Special Use

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

• Game Room, Video Game Room, Coin Operated	• Group Care Facility	• Shooting Range, Indoor
• Towers, Telecommunications and/or Broadcast	• Wireless Support Structure (telecommunication tower)	

Minimum Lot Size	Minimum Lot Width	Build-to-Line from "Main Street" type streets and intersecting streets (see Sect. 13.6-1)	Build-to-Line from street(s) other than the "Main Street" type street	Minimum Rear Yard Setback	Minimum Side Yard Setback
6,000 SF for all types except Single-family Attached Townhouse at 1600 SF	120' on US Hwy 29 0' on a "Main Street" type street, or 24' on all other streets for all types except Single-family Attached Townhouse at 16'	14'-3" or 9'-3" off back-of-curb at street-side edge-of sidewalk (exclusive of curb bump-outs) per Section 13.6-1 of this Ordinance, or the average alignment of existing buildings within the same block and same side of the street, provided that buildings with greater than six (6) feet of deviation shall not be considered in this	Maximum of 16' from r/w or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	0' or as required by buffering standards and/or building type whichever is greater unless specified by development agreement(s) for all types except interior lot lines of Single-family Attached Townhouse at 0'

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 Shop-front.



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

• Arts and Crafts Store	• Automobile Rental or Leasing	• Bakery
• Bakery, Soap & Wax/Candle Products	• Bar (with/without Beverage Production Accessory Use)	• Barber Shop
• Batting Cage, Indoor	• Beauty Shop	• Billiard Parlors
• Bingo Games	• Boat Sales	• Books, Periodicals and Newspapers
• Bookstore	• Bowling Lanes (bowling alley)	• Bulk Mail and Packaging
• Bus Terminal	• Camera Store	• Candy Store
• Clothing, Shoe and Accessory Store	• Coin Operated Amusement	• Communication or Broadcasting Facility, without Tower
• Computer Sales and Service	• Convenience Store	Dental, Medical or Related Office
• Department, Variety or General Merchandise Store	• Drugstore/Pharmacy, without Drive Through Window	• Employment Agency, Personnel Agency
• Equipment Rental & Leasing (no outside storage)	• Finance or Loan Office	• Furniture and Home Furnishings
• General Contractors Offices without Outside Storage	• Gift or Card Shop	• Government Office
• Groceries and Related Products	• Hardware, Wholesale Dealer	• Hobby Shop
• Hotel or Motel	• Insurance Agency	• Jewelry Store
• Laboratory, Medical or Dental	• Laundromat, Coin-Operated	• Laundry or Dry Cleaning
• Medical, Dental or Related Office	• Newsstand	• Office Machine Sales
• Office Uses Not Otherwise Classified	• Parking Lots or Structures	• Pharmacy/Drugstore
• Photofinishing Laboratory	• Police Station	• Real Estate Office
• Recorded Media Sales (Record/Compact Disc/Tape)	• Restaurant (w/drive-thru window acc. use)	• Service Contractors Offices without Outside Storage
• Shoe Repair or Shoeshine Shop	• Skating Rink	Sporting and Recreational Goods and Supplies
• Stationery Store	• Tattoo and/or Body Piercings Studio	• Taxidermist
• Television, Radio or Electronics Sales & Repair	• Theater (indoor)	• Travel Agency
• Vending Machine - Outdoor (with or without advertising)	• Veterinary Service, Large Animal	• "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs"
• Video Media Rental and Sales	• Vocational, Business or Secretarial School	• 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) 	
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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"> 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 	<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 	<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"> 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)
<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"> 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 	<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)		
• Amusement/Water Parks, Fairgrounds	• Animal Feeds	• Beer, Wine or Distilled Alcoholic Beverages
• Electronic Gaming Operation	• Equestrian Facility	• Game Room, Video Game Room, Coin Operated
• Shooting Range, Indoor	• Towers, Telecommunications and/or Broadcast	• Wireless Support Structure (telecommunication tower)

Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from r/w of Interstate Hwy 85	Minimum Street Setback from r/w of any street other than Interstate Hwy 85	Minimum Rear Yard Setback	Minimum Side Yard Setback
7,200 SF	120' on Primary/State Highways, or 40' on all other streets	24'	16' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	0' or as required by buffering standards and/or building type whichever is greater

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 Shop-front.



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 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

• Bakery	• Bakery, Soap & Wax/Candle Products	• Barber Shop
• Batting Cage, Indoor	• Beauty Shop	• Books, Periodicals and Newspapers
• Bookstore	• Bowling Lanes	• Bulk Mail and Packaging
• Bus Terminal	• Camera Store	• Candy Store
• Clothing, Shoe and Accessory Store	• Coin Operated Amusement	• Communication or Broadcasting Facility, without Tower
• Computer Sales and Service	• Convenience Store (with and without gasoline pumps)	• Dance School
• Dental, Medical or Related Office	• Department, Variety or General Merchandise Store	• Drugstore/Pharmacy, without Drive Through Window
• Employment Agency, Personnel Agency	• Equipment Rental & Leasing (no outside storage)	• Fabric or Piece Goods Store
• Finance or Loan Office	• Florist	• Funeral Home without Crematorium
• Furniture and Home Furnishings	• Furniture Framing	• Furniture Repair Shop
• Furniture Sales	• General Contractors Offices without Outside Storage	• Gift or Card Shop
• Golf Course, Miniature	• Government Office	• Groceries and Related Products
• Hardware, Wholesale Dealer	• Hobby Shop	• Hotel or Motel
• Insurance Agency	• Jewelry Store	• Kennels or Pet Grooming, No Outdoor Pens or Runs
• Laboratory, Medical or Dental	• Laundromat, Coin-Operated	• Laundry or Dry Cleaning
• Martial Arts Instructional Schools	• Medical, Dental or Related Office	• Museum or Art Gallery
• Musical Instrument Sales	• Newsstand	• Office Machine Sales
• Office Uses Not Otherwise Classified	• Optical Goods Sales	• Parking Lots or Structures
• Pet Store	• Pharmacy/Drugstore	• Photofinishing Laboratory
• Photography Studio	• Photography, Commercial	• Physical Fitness Center, Health Club
• Police Station	• Post Office	• Real Estate Office
• Recorded Media Sales	• Restaurant (w/drive-thru window acc. use)	• Service Contractors Offices without Outside Storage
• Shoe Repair or Shoeshine Shop	• Sporting and Recreational Goods and Supplies	• Sports and Recreation Clubs, Indoor
• Stationery Store	• Stock, Security or Commodity Broker	• Swimming Pool As Accessory Use
• Television, Radio or Electronics Sales & Repair	• Theater (indoor)	• 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"> • 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 	<ul style="list-style-type: none"> • Wireless Facility, Micro

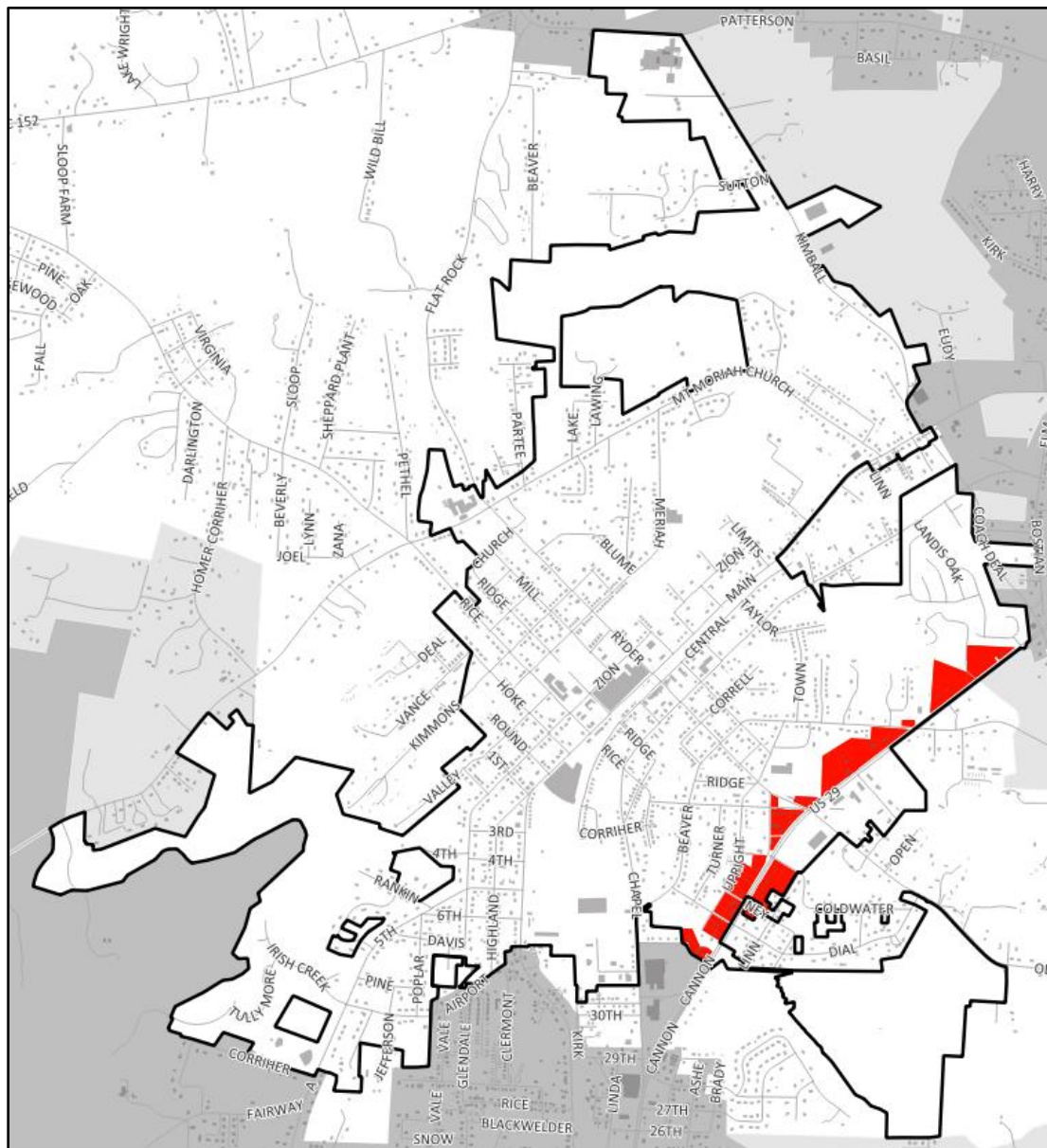
Special Use

(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)

Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from US Hwy 29	Build-to-Line from any street other than US Hwy 29	Minimum Rear Yard Setback	Minimum Side Yard Setback
7,200 SF	120' on Primary/State Highways, or 40' on all other streets	24'	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	0' or as required by buffering standards and/or building type whichever is greater

 C-29



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



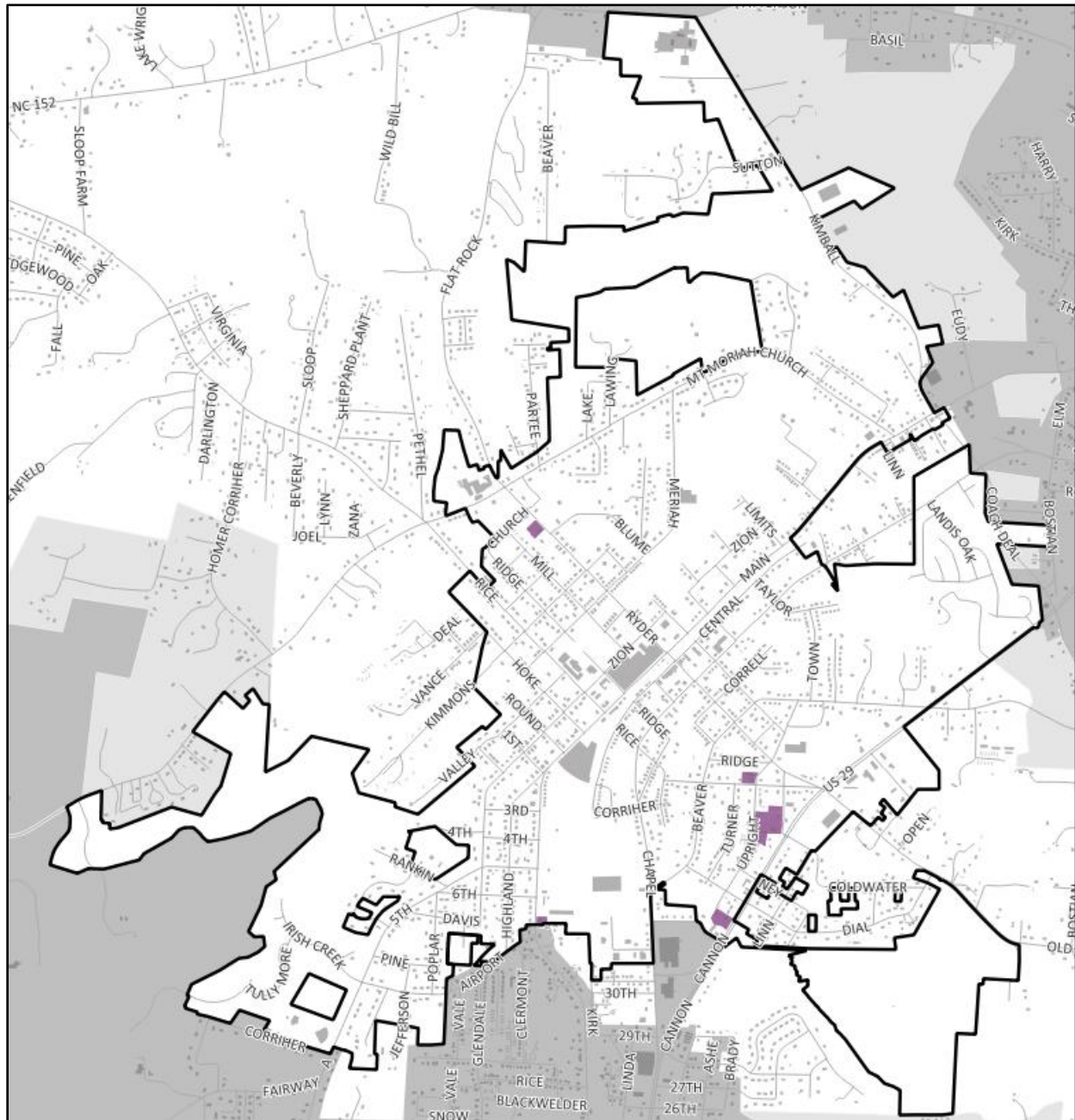
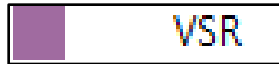
Vehicle Storage

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"> Service Contractors Offices
<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

• Automobile Repair Services	Automobile Towing and Storage Services	• Bicycle Assembly (Bike Shop)
• Bicycle Parts and Accessories	• Boat Repair	• Boat Sales
• Car Wash	• Equipment Rental (w/fenced outside storage)	• Equipment Repair, Heavy
• Fabricated Metal Products	• Foundries Producing Iron & Steel Products/Materials	• Furniture Framing
• Furniture Repair Shop	• Hardware Store	• Junked Motor Vehicle Storage as Accessory Use
• Machinery, Equipment and Supplies	• Machinery, Farm and Garden	• Metal Fasteners (Screws, bolts, etc.)
• Motorcycle Sales (new & used), Parts and Service	• Moving and Storage Service	• Pest or Termite Control Services
• Recreational Vehicle Sales (new and used)	• "Scrap & Waste Materials - Recycling collection & sorting Only"	• Service Station (Automobile Repair Services, Major)
• Service Station (Automobile Repair Services, Minor)	• Sign fabricating	• Sign manufacture
• Tire Sales, Motor Vehicle	• Truck and Utility Trailer Rental and Leasing	• Utility Metering Station
• Utility Pumping Station	• Utility Substation	• Wireless (telecommunication) Facilities
• Wireless Facility, Micro		

Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from US Hwy 29	Build-to-Line from any street other than US Hwy 29 r/w	Minimum Rear Yard Setback	Minimum Side Yard Setback
12,000 SF	120' on any Primary/State Highway, or 80' on any other street	10'	9' or as required by buffering standards and/or building type whichever is greater	8' or as required by buffering standards and/or building type whichever is greater	4' or as required by buffering standards and/or building type whichever is greater



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
<ul style="list-style-type: none"> Communication or Broadcasting Facility, without Tower 	<ul style="list-style-type: none"> Convenience Store 	<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"> 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"> 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

• Leather Products (not including tanning)	• Lighting and Wiring Equipment	• Lighting Sales and Service
• "Lumber and Other Construction Materials with fenced storage"	• Lumber, Millwork, Plywood and Veneer	• Machinery, Equipment and Supplies
• Machinery, Farm and Garden	• Manufactured Housing and Wood Buildings	• Market Showroom (Furniture, Apparel etc.)
• Medical, Dental and Surgical Equipment	• Metal Fasteners (Screws, bolts, etc.)	• Motion Picture and/or Television Production
• Moving and Storage Service	• Office Machine Sales	• Outside Storage Uses Not Otherwise Classified
• Paint and Wallpaper Sales	• Paper and Paper Products	• Paperboard Containers and Boxes
• Pest or Termite Control Services	• Photographic Equipment and Supplies	• Plastics Materials
• Plumbing and Heating Equipment	• Pottery and Related Products	• Printing and Publishing Operation
• Printing, Photocopying and Duplicating Services	• Service Contractors Offices w/Fenced Outside Storage	• Service Station (Automobile Repair Services)
• Sign fabricating	• Sign manufacture	• Solid Waste Disposal (non-hazardous)
• Sporting and Recreational Goods and Supplies	• Sporting Goods and Toys	• Television, Radio or Electronics Sales & Repair
• Textile Product A (no dying and finishing)	• Tire Sales, Motor Vehicle	• Truck and Utility Trailer Rental and Leasing
• Trucking Centers, Truck Stop &/or Freight Terminal	• Utility Equipment and Storage Yards	• Utility Metering Station
• Utility Pumping Station	• Utility Substation	• Veterinary Service w/Outdoor Kennels and/or Runs
• Wallpaper and Paint Brushes	• Warehouse (Self-storage with outdoor storage)	• Water Treatment Plant
• Wireless (telecommunication) Facilities	• Wireless Facility, Micro	

Special Use		
(need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)		
• Adult Establishment/Uses	• Bookstore, Adult	• Cabaret, Adult
• Electrical Energy Production (solar)	• Massage Parlor	• Motel, Adult
• Motion Picture Theater, Adult	• Movie, Adult - Rental, Sales	• Petroleum Products Storage and/or Transfer
• Retail, Adult Products	• Sewage Treatment Plant	• Towers, Telecommunications and/or Broadcast
• Wireless Support Structure		

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)		
• Accounting, Auditing or Bookkeeping Services	• Administrative or Management Services	• Advertising Agency
• Alteration, Clothing Repair	• Antique Store	• Apparel Sales (Clothing, Shoes, Accessories)
• Architect, Engineer or Surveyor's Office	• Arts and Crafts Store	• Athletic Fields
• Bakery	• Bakery, Soap & Wax/Candle Products	• BarA (with/without Beverage Production Accessory Use)
• Barber Shop	• Beauty Shop	• Beer, Wine or Distilled Alcoholic Beverages
• Billiard Parlors	• Bingo Games	• Bookstore
• Bowling Lanes	• Bus Terminal	• Camera Store
• Candy Store	• Clothing, Shoe and Accessory Store	• Communication or Broadcasting Facility, without Tower
• Computer Sales and Service	• Convenience Store (without gasoline pumps)	• Dance School
• Dental, Medical or Related Office	• Department, Variety or General Merchandise Store	• Drugstore/Pharmacy, without Drive Through Window
• Dwelling, Attached House	• Dwelling, Single-Family Detached, including	• Employment Agency, Personnel Agency
• Equipment Rental & Leasing (no outside storage)	• Event and Wedding Venue	• Fabric or Piece Goods Store
• Family Care Facility	• Finance or Loan Office	• Fire, Ambulance, Rescue Station
• Florist	• Furniture Sales	• Gift or Card Shop
• Government Office	• Hobby Shop	• Hotel or Motel
• Insurance Agency	• Jewelry Store	• Kennels or Pet Grooming, No Outdoor Pens or Runs
• Laundry or Dry Cleaning	• Law Office	• Library
• Martial Arts Instructional Schools	• Medical, Dental or Related Office	• Museum or Art Gallery
• Musical Instrument Sales	• Newsstand	• Office Machine Sales
• Office Uses Not Otherwise Classified	• Optical Goods Sales	• Parking Lots or Structures
• Pet Store	• Pharmacy/Drugstore	• Photography Studio
• Photography, Commercial	• Physical Fitness Center, Health Club	• Police Station
• Post Office	• Real Estate Office	• Recorded Media Sales
• Restaurant (w/drive-thru window acc. use)	• Retreat Center	• Shoe Repair or Shoeshine Shop
• Sporting Goods Store	• Sports and Recreation Clubs, Indoor	• Stationery Store
• Stock, Security or Commodity Broker	• Swimming Pool As Accessory Use	• Television, Radio or Electronics Sales & Repair

• Temporary Family Health Care Structure	• Theater (indoor)	• Travel Agency
• Vending Machine - Outdoor (with or without advertising)	• "Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs"	• Video Media Rental and Sales
• Vocational, Business or Secretarial School	• Wedding and Events Venue	• 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)

• Accessory Dwelling Unit	• Bank, Savings and Loan, or Credit Union	• "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence""")"
• Bicycle Assembly (Bike Shop)	• Club or Lodge	• Country Club with or without Golf Course
• Day Care Center for Children or Adults (6 or more)	• Day Care Center, Home Occupation for less than 6 children	• Drive Through Window as Accessory Use
• Dwelling, Accessory Unit	• Dwelling, Multifamily	• Golf Driving Range
• Grocery Store	• Hardware Store	• Home Furnishings Sales
• Home Occupation	• Lighting Sales and Service	• Market Showroom (Furniture, Apparel etc.)
• Motion Picture and/or Television Production	• Nursing Home, Assisted Living	• Paint and Wallpaper Sales
• Parks and Recreation Facilities, Public	• Printing and Publishing Operation	• Printing, Photocopying and Duplicating Services
• "Religious Institutions (Church, Synagogue, Mosque or Place of Worship)"	• Retail Sales Not Otherwise Listed	• Service Station (Automobile Repair Services, Minor)
• Swim and Tennis Club	• Temporary Construction Storage and/or Office	• Utility Metering Station
• Utility Pumping Station	• Utility Substation	• Wireless (telecommunication) Facilities
• Wireless Facility, Micro		

Special Use

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

• Equestrian Facility	• 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)	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 	<ul style="list-style-type: none"> Wireless Facility, Micro
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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, 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 dying 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 	<ul style="list-style-type: none"> • Swimming Pool As Accessory Use 	<ul style="list-style-type: none"> • Temporary Family Health Care Structure

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, Manufactured Home 	<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"> • Utility Metering Station 	<ul style="list-style-type: none"> • Utility Pumping Station 	<ul style="list-style-type: none"> • Wireless (telecommunication) Facilities,

• Wireless Facility, Micro	• Yard Sale (no more than 3 per year)	
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Special Use (need to apply for approval of a Special Use Permit which is approved by the Board of Adjustment)		
• "Dwelling Park, Manufactured Home"	• Group Care Facility	

Residential District Dimensional Standards

Residential Districts					
	AG	SFR-1	SFR-2	SFR-3	RMST
Min Lot Size	108,900 SF	34,900 SF	17,450 SF	11,600 SF	5,000 SF
Townhomes					1,600 SF
Min Lot Width	144'	133'	72'	60'	42'
Townhomes					16'
Min Front Street Setback	120'	42'	33'	20'	12'
Min Rear Yard Setback	4'	16'	9'	8'	4'
Min Side Yard Setback	4'	16'	9'	8'	4'
Townhomes					0'
Min Corner Side Street Setback	70'	24'	21'	17'	8'

Mixed Use District Dimensional Standards

Mixed Use Districts			
	MS	CIV	MU
Min Lot Size	0 SF	20,000 SF	6,000 SF
Townhomes			1,600 SF
Min Lot Width	0'	96'	24'
US Hwy 29			120'
Main St			0'
Townhomes			16'
Min Front Street Setback		12'	
Build-to-Line - any street	9'3" or 14'3"		16'
Main St			9'3" or 14'3"
Min Rear Yard Setback	8'	12'	12'
Min Side Yard Setback	0'	12'	0'
Min Corner Side Street Setback		12'	

Non-Residential Dimensional Standards

Non-Residential Districts				
	C-85	C-29	VSR	IND
Min Lot Size	7,200 SF	7,200 SF	12,000 SF	32,400 SF
Min Lot Width	40'	40'	80'	180'
Primary/State Hwys	120'	120'	120'	
Min Front Street Setback	16'	24'		24'
Interstate 85	24'			
US Hwy 29		24'	10'	
Major/Minor Thoroughfare				80'
Build-to-Line - any street		12'	9'	
Min Rear Yard Setback	12'	12'	8'	16'
Min Side Yard Setback	0'	0'	4'	16'



Active Permit Report

3/25/2025 - 04/25/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-25-24	3/27/2025	Driveway	212 W. LIMITS ST	6. COMPLETE	N/A	LAST NAME, FIRST NAME	Building Construction
ZN-25-25	4/1/2025	Sign	119 S CENTRAL DR	5. CONSTRUCTION ADMINISTRATION	FLETCHER & GAINES	PHILCOX PROPERTIES LLC	Building Construction
ZN-25-26	4/2/2025	Fence	103 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	GORE, JAREES	Building Construction
ZN-25-27	4/4/2025	Demolition	314 E RYDER ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, SAMATHA	Complete
ZN-25-28	4/14/2025	Fence	1205 S HIGHLAND AVE	6. COMPLETE	N/A	SANDIFER, BRYAN	Building Construction
ZN-25-29	4/23/2025	Driveway	120 MT MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	ZAGATA, PATRICIA	Building Construction
ZN-25-30	4/23/2025	Driveway	250 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	GLENN CORRIHER	Building Construction
ZN-25-31	4/23/2025	Driveway	320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	MARLOWE, JERRY	Building Construction
ZN-25-32	4/23/2025	Driveway	430 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LINN, THOMAS	Building Construction
ZN-25-33	4/23/2025	Driveway	440 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	HULL, MARK	Building Construction
ZN-25-34	4/23/2025	Driveway	450 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	ALVAREZ, MARIA	Building Construction
ZN-25-35	4/23/2025	Driveway	520 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	GLOVER, JAMES	Building Construction
ZN-25-36	4/23/2025	Driveway	530 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	ROACH, MELANIE	Building Construction
ZN-25-37	4/23/2025	Deck	770 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	HANCOCK, PATRICK	Building Construction

							Section 4, Item 4.1	
ZN-25-38	4/23/2025	Driveway	790 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	BYERS, JAMES	Construction	
ZN-25-39	4/23/2025	Driveway	810 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	EDWARDS, CONSTANCE	Building Construction	
ZN-25-40	4/23/2025	Driveway	820 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	ROBERTS, SHANE	Building Construction	
ZN-25-41	4/23/2025	Driveway	940 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BARE CARL	Complete	
ZN-25-42	4/23/2025	Driveway	950 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	WILHOIT, PAUL	Complete	
ZN-25-43	4/23/2025	Driveway	960 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	CUELLO, SARIEL	Complete	
ZN-25-44	4/23/2025	Driveway	1130 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	REED, ROBERT	Complete	
ZN-25-45	4/23/2025	Driveway	1170 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LOVER, PAUL	Complete	
ZN-25-46	4/23/2025	Driveway	1290 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SEXTON, CHRISTOPHER	Complete	
ZN-25-47	4/23/2025	Driveway	1320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SALAZAR, ANAY	Complete	
ZN-25-48	4/23/2025	Driveway	1340 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BROWN, CLARA	Complete	
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction	
ZN-25-50	4/25/2025	Fence	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction	
ZN-25-51	4/25/2025	Driveway	784 MT MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	ENBRIDGE GAS NC	STEFANICK, ANDREW	Building Construction	
ZN-25-52	4/25/2025	Driveway	970 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS, NC	ALMANZA, JOSE & MARTA	Complete	
ZN-25-53	4/25/2025	Driveway	304 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Building Construction	
ZN-25-54	4/25/2025	Driveway	306 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Building Construction	

Total Records: 31



Item Cover Page

MEETING TYPE Planning Board

DATE: May 20, 2025

SUBMITTED BY: Matthew Geelen, Police Chief

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)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
109 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
111 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
201 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
202 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL

		GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
203 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
205 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
206 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
207 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
209 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
210 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
211 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
212 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL

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214 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
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216 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
217 EVERHART AVENUE	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
807 ZION STREET	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
809 ZION STREET	MARY GRAY HILTON (HEIRS)	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
1020 LINN STREET	JESUS DOTELO ANDRADE & SUSANA BERNAL LORENZO	CLOSED 04/24/2025. THE PROPERTY IS OUTSIDE THE CORPORATE TOWN LIMITS OF LANDIS.
314 EAST RYDER AVENUE	SAMANTHA J. LAMBERT	CLOSED 04/24/2025. PROPERTY HAS BEEN DEMOLISHED, AND THE YARD HAS BEEN ABATED.
314 NORTH CENTRAL AVENUE	EDITH R. DRAPER	A HEARING IS SCHEDULED FOR 05/07/2025
207 WEST GARDEN STREET	GREGORY T. STILLWAGON	A HEARING IS SCHEDULED FOR 05/13/2025.

NUISANCES		
107 NORTH MERIAH STREET	JAMES A HALL JR (HEIRS)	PROGRESS CONTINUES TO BE MADE AND THE JUNK IS BEING REMOVED FROM THE PROPERTY.
311 SOUTH CENTRAL AVENUE	MARIA J. TRUJILLO	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
508 EAST RYDER AVENUE	MICHAEL G. ADAMS	CASE CLOSED 04/24/2025.
110 NORTH CHAPEL STREET	CHAD BROWN	CASE CLOSED 04/02/2025.
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	CASE CLOSED. 04/15/2025
920 COLONIAL DRIVE	CHARLES E. MCCRAVEN & SUSUA A. MCCRAVEN	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
990 COLONIAL DRIVE	JOEL GEROLIMATOS & EMILY GEROLIMATOS	A NOTICE OF VIOLATION HAS BEEN SENT.
717 WEST RYDER AVENUE	ANN M. HAGAN	THERE IS A SIGNIFICANT AMOUNT OF TRASH, DEBRIS, AND JUNK AROUND THE PROPERTY. A NOTICE OF VIOLATION IS BEING PREPARED.
702 WEST MILL STREET	AUTHUR D. HOKE	A NOTICE OF HEARING IS SCHEDULED FOR 05/13/2025.
212 WEST RYDER AVENUE	RANDALL K. TURNER	SEVERE AMOUNTS OF TRASH AROUND THE PROPERTY. A NOTICE OF VIOLATION IS BEING PREPARED. A HEARING IS SCHEDULED FOR 05/13/2025.

ABANDONED-JUNKED-NUISANCE VEHICLES		
ZONING		
NON-RESIDENTIAL BUILDINGS		
2570 SOUTH US 29 HWY	JOSEPH J ROJAS	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.
616 SOUTH MAIN STREET	DWAYNE V. CROUCH, ARNOLD J. CROUCH & CARLYIN H. CROUCH	FINDING OF FACT BEING COMPLETED. IF NO PROGRESS IS MADE, AN ORDINANCE TO VACATE AND DEMOLISH WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE.