



PLANNING BOARD - CANCELLED

Tuesday, June 17, 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 and May 20, 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](#) Code Enforcement Monthly 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



PLANNING BOARD

Tuesday, May 20, 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: Glenn Corriher, Catherine Drumm, Jade Bittle

Members Absent: Mark Bringle, Beryl Alston, Deborah Cox, Scott Faw

It was determined no quorum. The meeting on Tuesday May 20, 2025, was canceled. The regular meeting scheduled for June 17, 2025, will be held at 6:00 PM in the Board Room.

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

REPORTS:

Planning & Zoning Reports (Included in Packet)

Monthly Code Enforcement Report

CLOSING:

Adjournment

**A MOTION WAS MADE BY GLENN CORRIHER SECONDED BY JADE BITTLE TO
ADJOURN AT 6:01 PM. MOTION PASSED (3-0).**

Angie Sands, Deputy Clerk

DRAFT

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

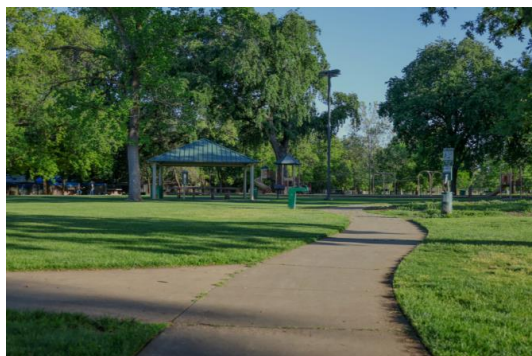
The Single Family Residential districts provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), 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 | | |

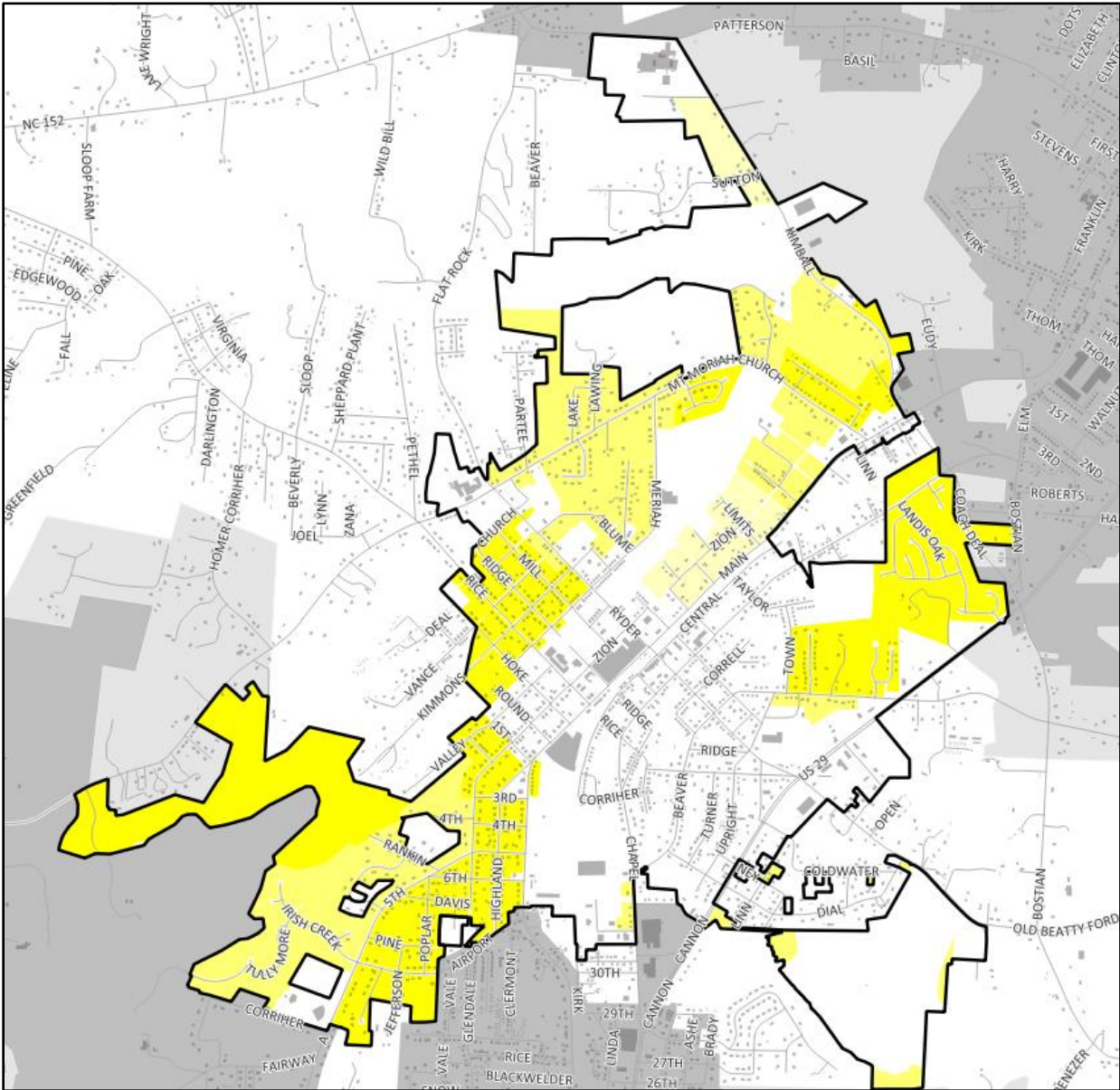
Special Use

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

| | | |
|-----------------------|--|--|
| • Group Care Facility | | |
|-----------------------|--|--|

| | 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)

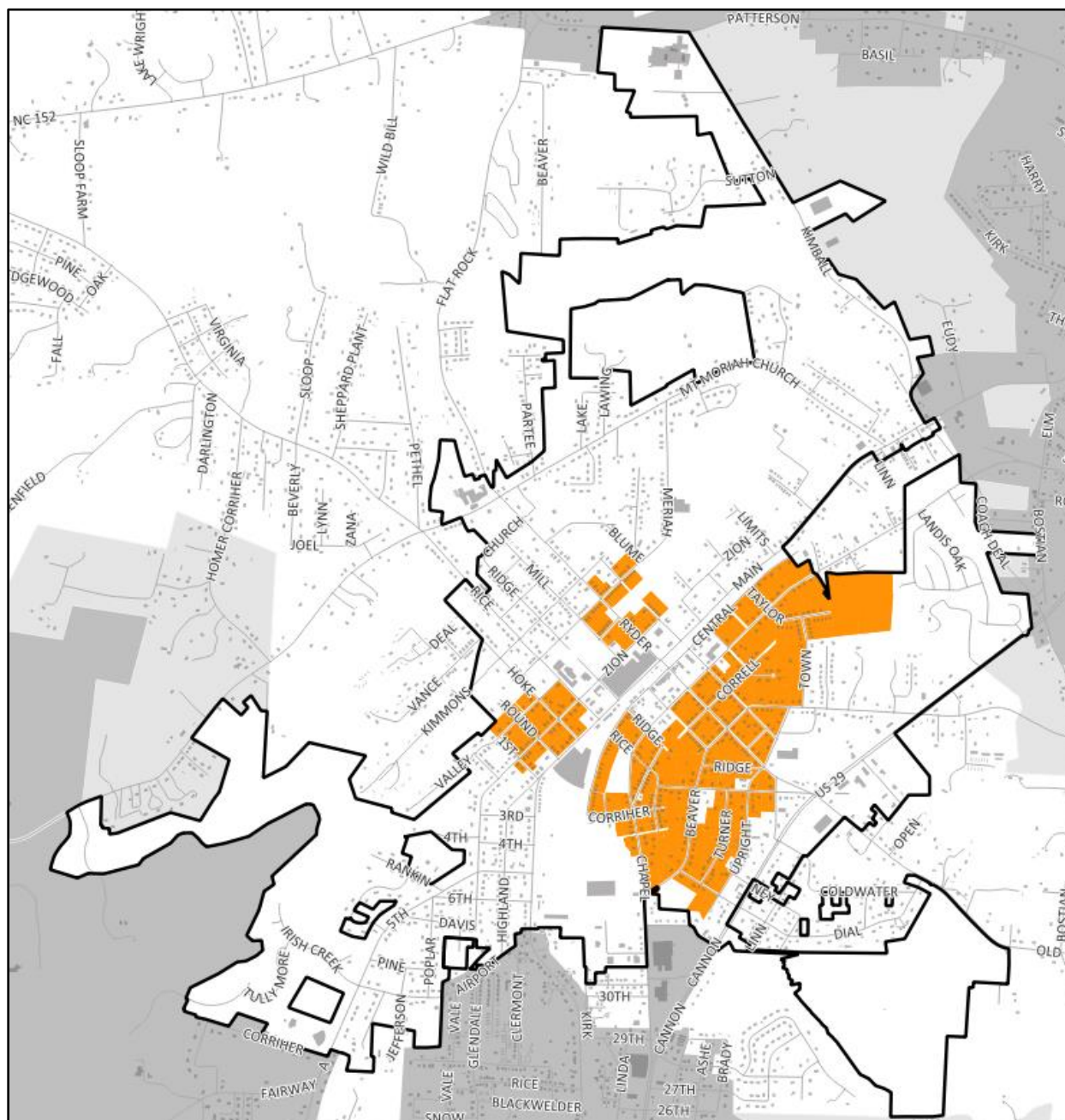
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|---|---|---|
| <ul style="list-style-type: none"> Accessory Dwelling Unit | <ul style="list-style-type: none"> "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence""")" | <ul style="list-style-type: 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)

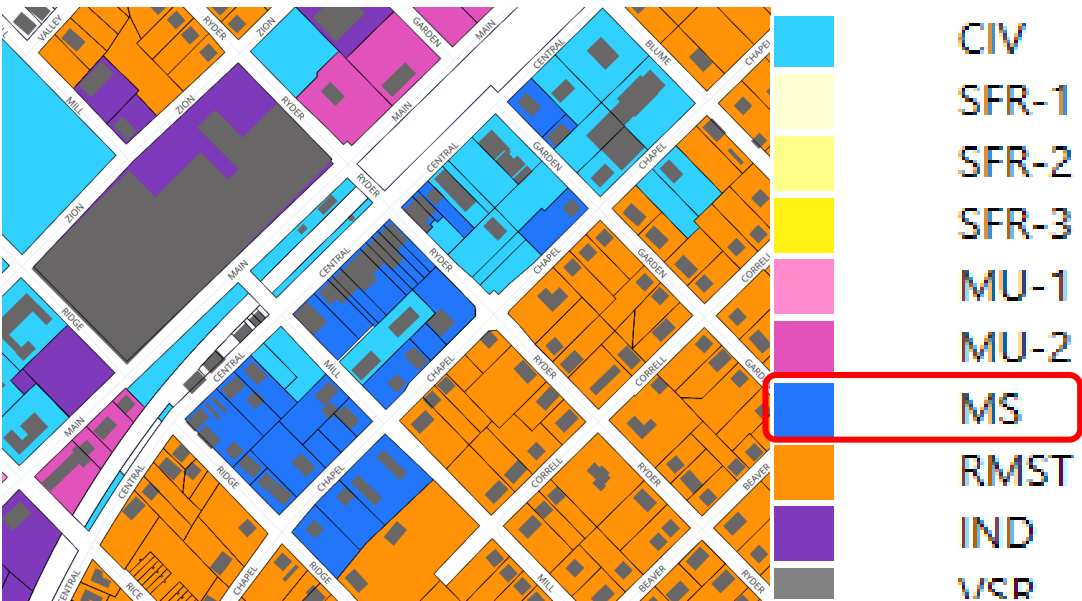
| | | |
|---|--|--|
| <ul style="list-style-type: none"> Group Care Facility | | |
|---|--|--|

| 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.



Town of Landis Zoning Map

| Uses permitted by right (need to apply for a zoning and building permit) | | |
|---|---|--|
| • ABC Store (liquor sales) | • Accessory Dwelling Unit | • Accounting, Auditing or Bookkeeping Services |
| • Administrative or Management Services | • Advertising Agency | • Alteration, Clothing Repair |
| • Animal Feeds | • Antique Store | • Apparel and Finished Fabric Products |
| • Apparel Sales (Clothing, Shoes, Accessories) | • Architect, Engineer or Surveyor's Office | • Arts and Crafts Store |
| • Assembly of components manufactured off-site, Final | • Audio, Video and Communications Equipment | • Auditorium, Coliseum or Stadium |
| • Bakery | • Bakery, Soap & Wax/Candle Products | • Bar (with/without Beverage Production Accessory Use) |
| • Barber Shop | • Batting Cage, Indoor | • 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)

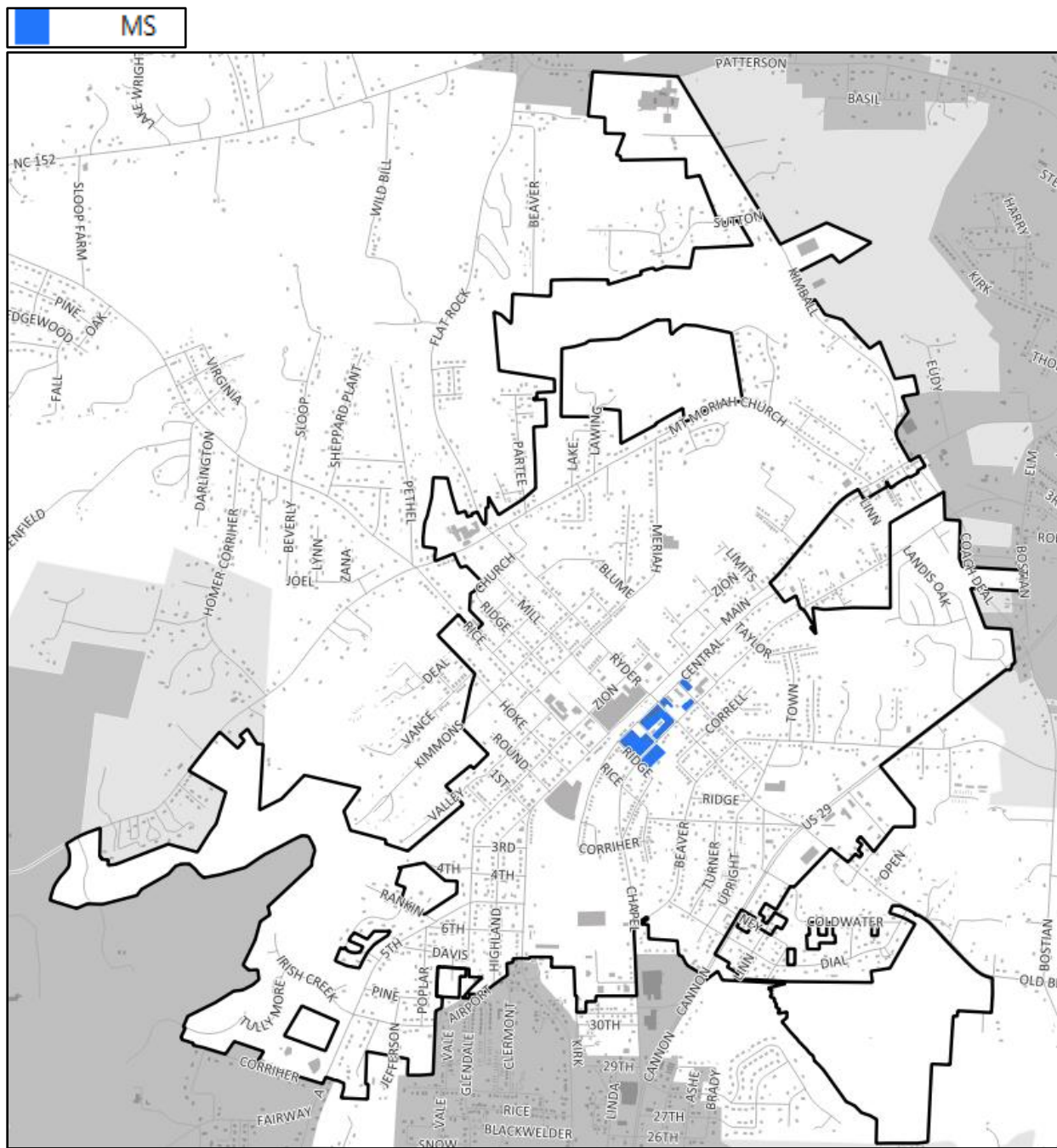
| | | |
|---|--|---|
| • Bank, Savings and Loan, or Credit Union | • "Bed & Breakfast (incl. Tourist Home, Boarding House except when ""Residential Tourist/temporary residence"")" | • Bicycle Assembly (Bike Shop) |
| • Club or Lodge | • Day Care Center for Children or Adults (6 or more) | • Day Care 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)

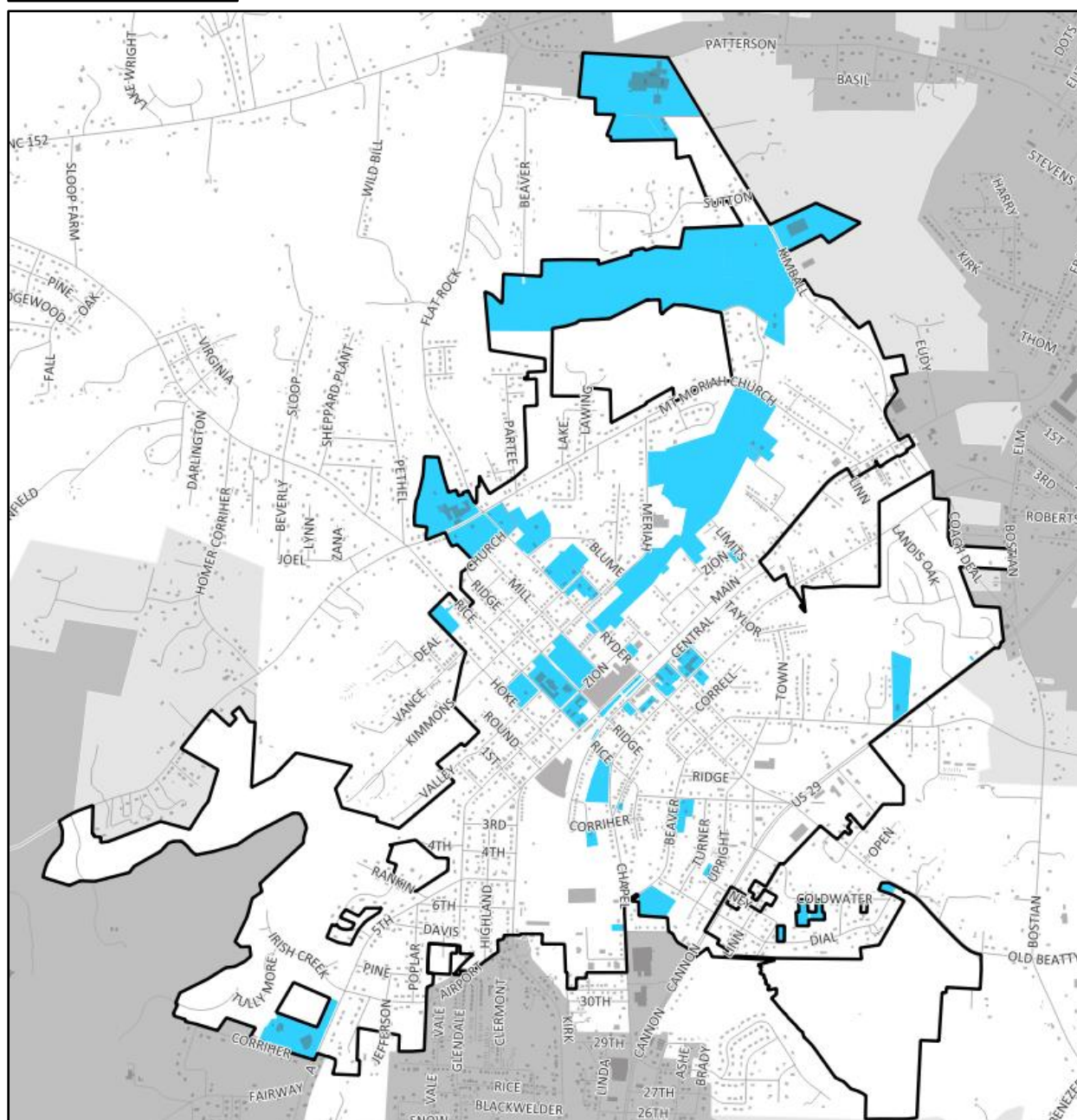
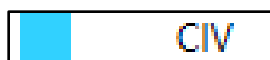
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|--|--|---|
| • Accessory Dwelling Unit | • Cemetery or Mausoleum | • Club or Lodge |
| • Country Club with or without Golf Course | • Day Care Center for Children or Adults (6 or more) | • Day Care Center, Home Occupation for less than 6 children |
| • 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 | |

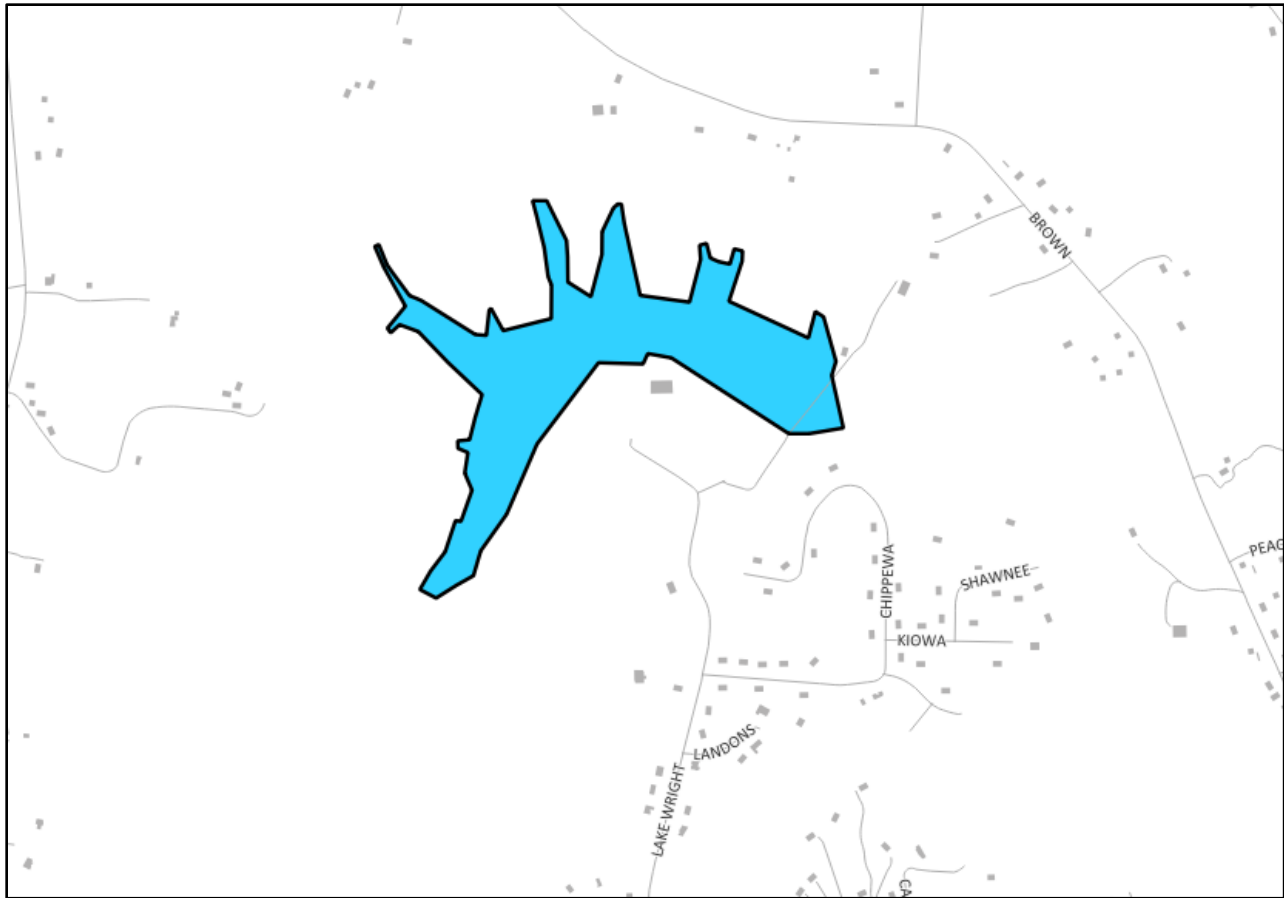
Special Use

(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 | |

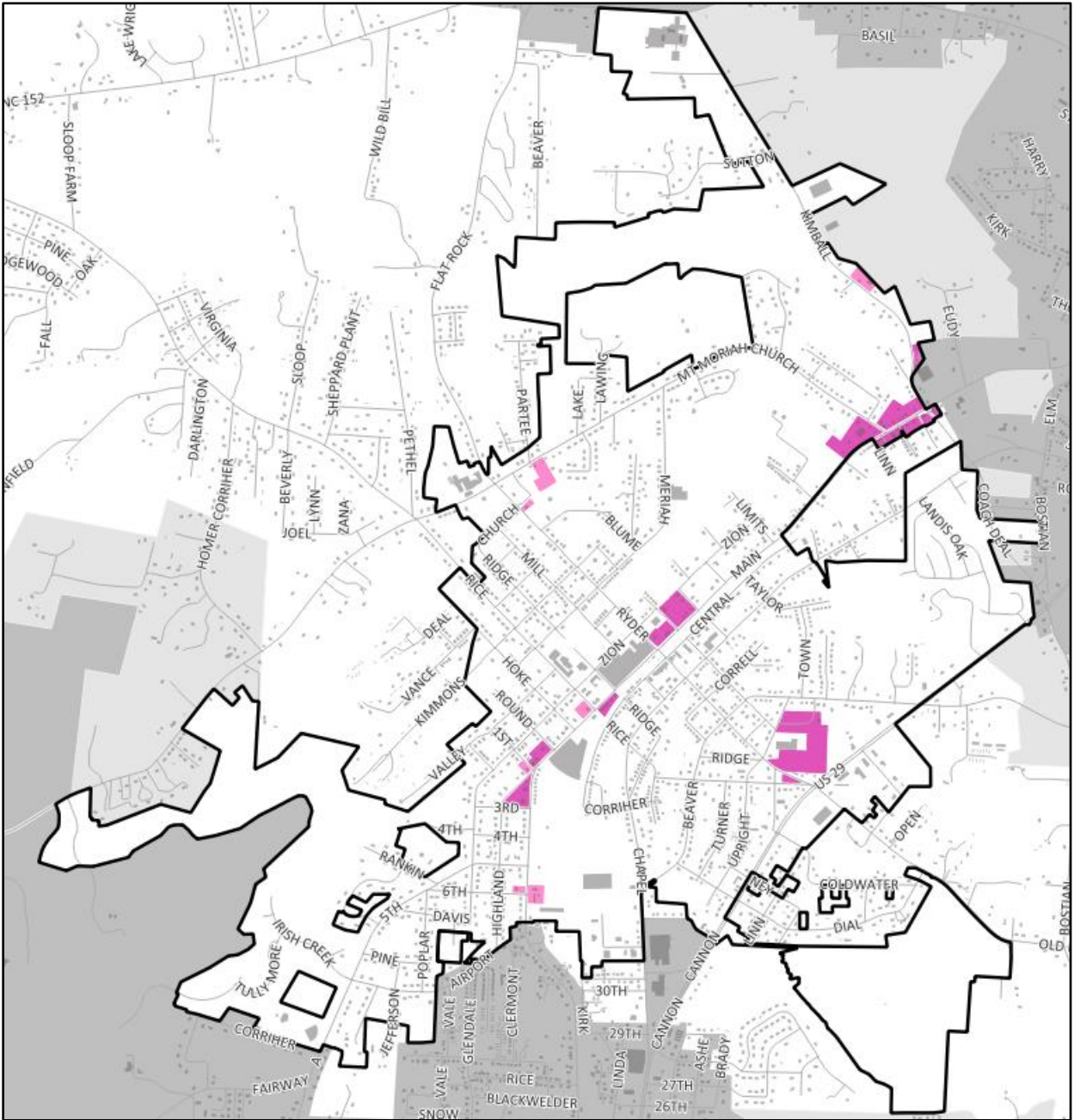
Special Use

(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' |

| | | | | | |
|--|--|--|--|--|--|
| | | computation. Under no conditions shall a building be permitted within the public right-of-way. | | | |
|--|--|--|--|--|--|



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) | |
|---|---|--|

| 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 |

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



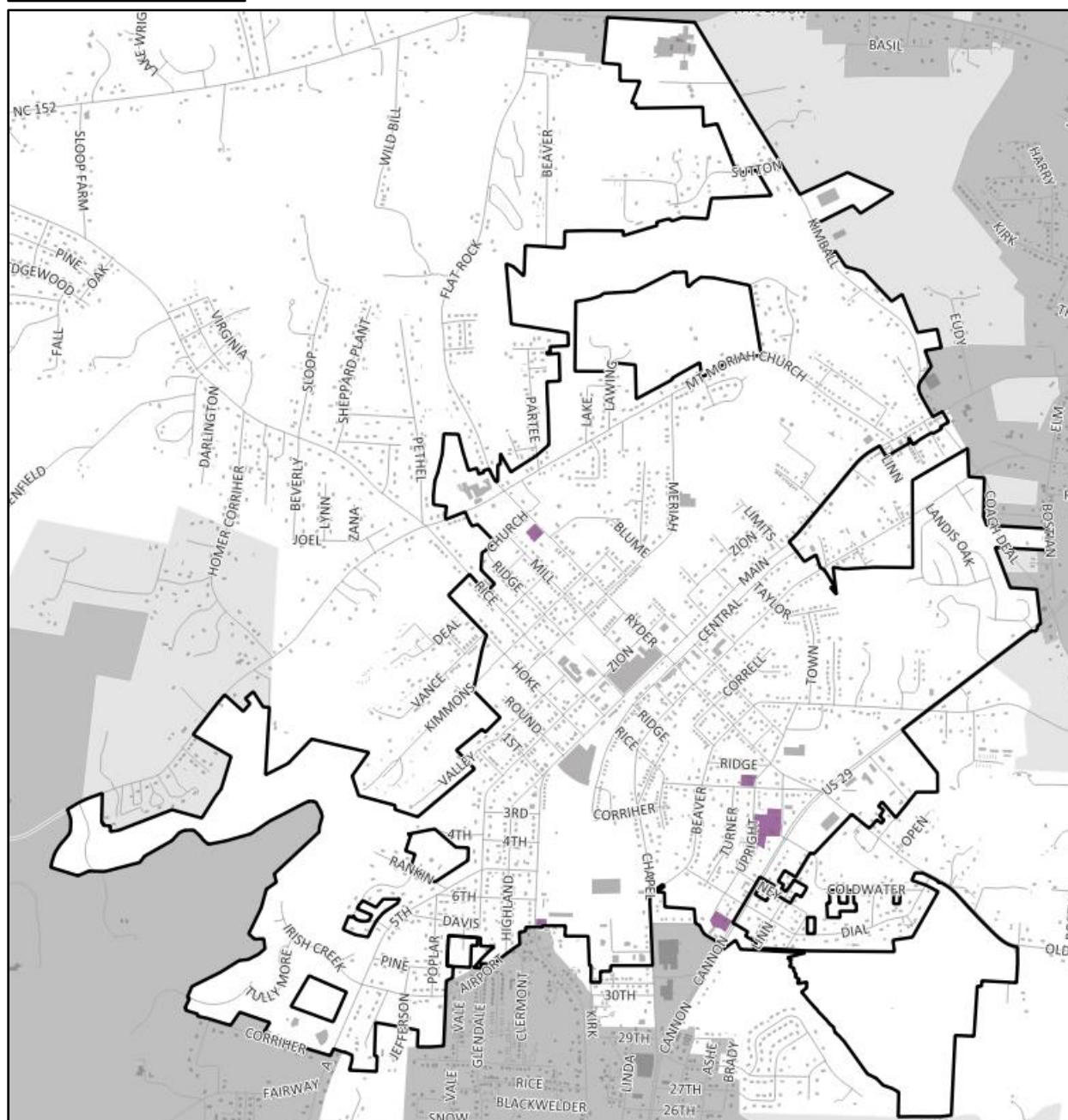
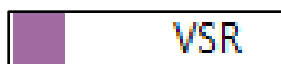
Vehicle Storage

| 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)

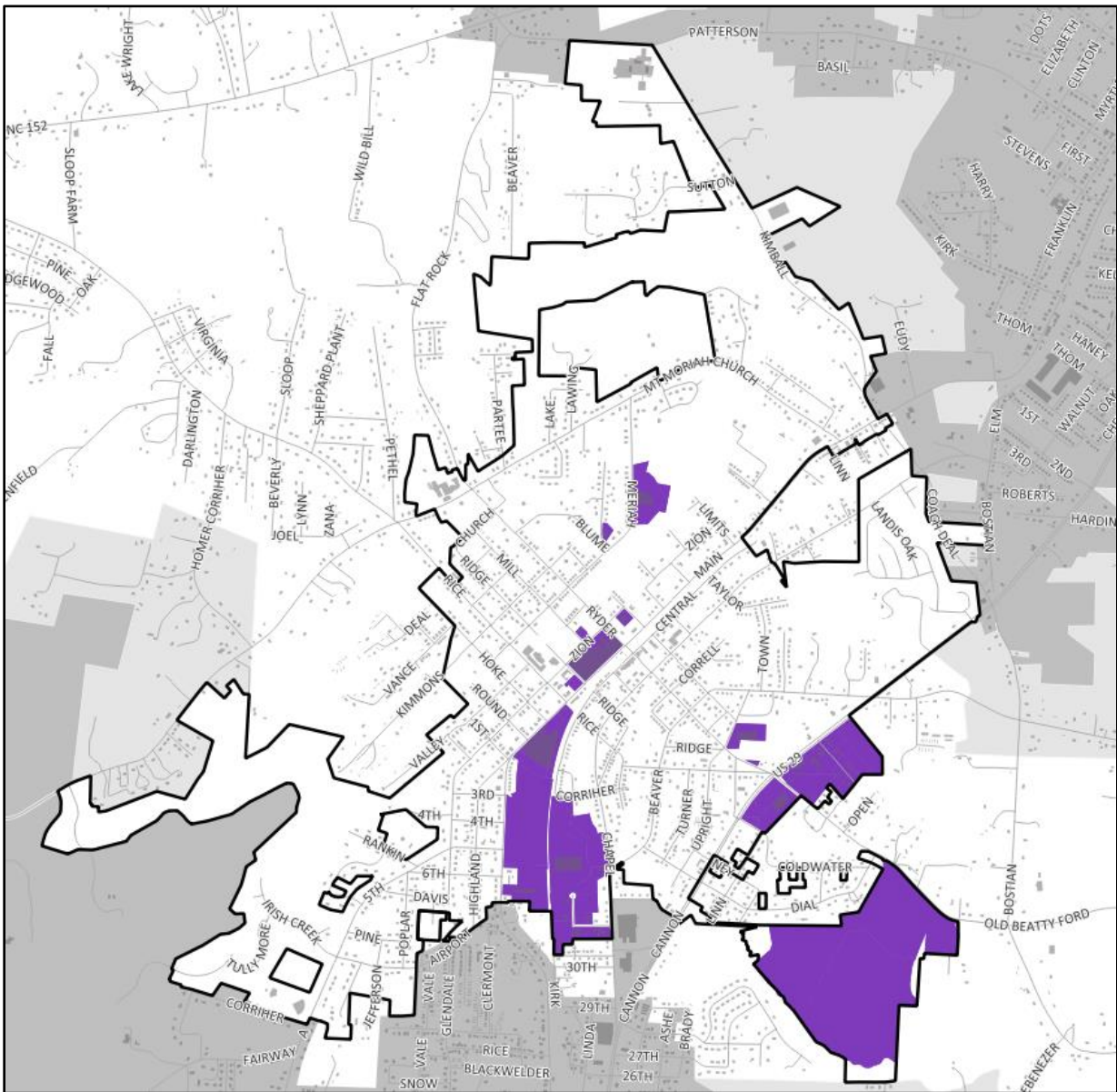
| | | |
|---|--|---|
| <ul style="list-style-type: none"> Agricultural Based Business Facilities | <ul style="list-style-type: none"> Ammunition, Small Arms | <ul style="list-style-type: none"> Animal Feeds |
| <ul style="list-style-type: none"> Apparel | <ul style="list-style-type: none"> Apparel and 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 | | |

| | | |
|---------------------------|--|--|
| (telecommunication tower) | | |
|---------------------------|--|--|

| Lot Size | Lot Width | Minimum Street Setback from Major or Minor Thoroughfare | Minimum Street Setback from Local Streets (non-thoroughfare) | Rear Yard Setback | Side Yard Setback |
|-----------|-----------|---|--|-------------------|-------------------|
| 32,400 SF | 180' | 80' | 24' | 16' | 16' |



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 | |
|-----------------------|-----------------------|--|

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 |
|--|---|--|

| 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) | |
|----------------------------|---------------------------------------|--|

| 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

01/01/2025 - 05/31/2025

| City Permit # | Permit Date | Permit Type | Site Address | Main Status | Project Name | Owner | Stage of Construction |
|---------------|-------------|--------------------------------|--------------------------|--------------------------------|--------------------------------|----------------------------|-----------------------|
| ZN-25-01 | 1/6/2025 | Residential | 225 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-02 | 1/6/2025 | Residential | 229 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-03 | 1/6/2025 | Residential | 233 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-04 | 1/6/2025 | Residential | 237 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-05 | 1/6/2025 | Residential | 241 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-12 | 2/13/2025 | Fence | 1055 WOODFIELD DR | 5. CONSTRUCTION ADMINISTRATION | N/A | ADNER, TAMMY | Building Construction |
| ZN-25-13 | 2/13/2025 | Accessory Building | 1055 WOODFIELD DR | 5. CONSTRUCTION ADMINISTRATION | N/A | ADNER, TAMMY | Building Construction |
| ZN-25-14 | 2/13/2025 | Residential | 819 IRISH CREEK DR | 5. CONSTRUCTION ADMINISTRATION | IRISH CREEK PHASE 1 | NIBLOCK HOMES, LLC | Building Construction |
| ZN-25-19 | 3/17/2025 | Industrial | 1400 ARMSTRONG ST | 5. CONSTRUCTION ADMINISTRATION | LANDIS RIDGE - BEACON | 1400 ARMSTRONG LANDIS, LLC | Building Construction |
| ZN-25-21 | 3/13/2025 | Pool | 920 TAMARY WAY | 5. CONSTRUCTION ADMINISTRATION | IRISH CREEK PHASE 1 | PRUETTE, TAYLOR | Building Construction |
| ZN-25-23 | 3/24/2025 | Temporary Construction Trailer | 1400 ARMSTRONG ST | 5. CONSTRUCTION ADMINISTRATION | LANDIS RIDGE PHASE 2-A -BEACON | 1400 ARMSTRONG LANDIS, LLC | Building Construction |
| ZN-25-26 | 4/2/2025 | Fence | 103 N MERIAH ST | 5. CONSTRUCTION ADMINISTRATION | N/A | GORE, JAREES | Building Construction |
| ZN-25-29 | 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-25-33 | 4/23/2025 | Driveway | 440 MT. MORIAH CHURCH RD | 5. CONSTRUCTION ADMINISTRATION | ENBRIDGE GAS NC | HULL, MARK | Building Construction |

| | | | | | | | |
|----------|-----------|----------------------|--------------------------|----------------------------------|-----------------------|------------------------|-----------------------|
| | | | | | | | Section 4, Item 4.1 |
| ZN-25-34 | 4/23/2025 | Driveway | 450 MT. MORIAH CHURCH RD | 5. CONSTRUCTION ADMINISTRATION | ENBRIDGE GAS NC | ALVAREZ, MAR | 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-25-49 | 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-25-55 | 4/29/2025 | Sign | 512 W. RYDER AVE | 5. CONSTRUCTION ADMINISTRATION | N/A | LANDIS BAPTIST CHURCH | Building Construction |
| ZN-25-56 | 5/2/2025 | Accessory Building | 770 MT. MORIAH CHURCH RD | 5. CONSTRUCTION ADMINISTRATION | N/A | HANCOCK, NEIL | Building Construction |
| ZN-25-57 | 5/5/2025 | Residential Addition | 514 BLUME ST | 5. CONSTRUCTION ADMINISTRATION | N/A | LAST NAME, FIRST NAME | Building Construction |
| ZN-25-58 | 5/15/2025 | Pond | ARMSTRONG ST | 2. WAITING ON PAYMENT/CONTRACTOR | LANDIS RIDGE - POND 3 | JSC-CCI LANDIS II, LLC | |
| ZN-25-59 | 5/12/2025 | Temporary Use | 904 S. MAINS ST | 5. CONSTRUCTION ADMINISTRATION | N/A | MORENO, RAFAEL G | Building Construction |
| ZN-25-60 | 5/15/2025 | Residential Addition | 904 S. MAIN ST | 5. CONSTRUCTION ADMINISTRATION | N/A | MORENO, RAFAEL G | Building Construction |
| | | | | | | | |

Total Records: 26



Permits Issued Report

04/25/2025 - 05/31/2025

| City Permit # | Permit Date | Permit Type | Site Address | Main Status | Project Name | Owner | Stage of Construction |
|---------------|-------------|----------------------|--------------------------|----------------------------------|-----------------------|------------------------|-----------------------|
| ZN-25-61 | 5/15/2025 | Driveway | 315 W. HOKE ST | 6. COMPLETE | N/A | BROWN, DAVE | Complete |
| ZN-25-60 | 5/15/2025 | Residential Addition | 904 S. MAIN ST | 5. CONSTRUCTION ADMINISTRATION | N/A | MORENO, RAFAEL G | Building Construction |
| ZN-25-59 | 5/12/2025 | Temporary Use | 904 S. MAINS ST | 5. CONSTRUCTION ADMINISTRATION | N/A | MORENO, RAFAEL G | Building Construction |
| ZN-25-58 | 5/15/2025 | Pond | ARMSTRONG ST | 2. WAITING ON PAYMENT/CONTRACTOR | LANDIS RIDGE - POND 3 | JSC-CCI LANDIS II, LLC | |
| ZN-25-57 | 5/5/2025 | Residential Addition | 514 BLUME ST | 5. CONSTRUCTION ADMINISTRATION | N/A | LAST NAME, FIRST NAME | Building Construction |
| ZN-25-56 | 5/2/2025 | Accessory Building | 770 MT. MORIAH CHURCH RD | 5. CONSTRUCTION ADMINISTRATION | N/A | HANCOCK, NEIL | Building Construction |
| ZN-25-55 | 4/29/2025 | Sign | 512 W. RYDER AVE | 5. CONSTRUCTION ADMINISTRATION | N/A | LANDIS BAPTIST CHURCH | Building Construction |
| ZN-25-54 | 4/25/2025 | Driveway | 306 BUFORD DR | 6. COMPLETE | N/A | PRESPRO, LLC | Complete |
| ZN-25-53 | 4/25/2025 | Driveway | 304 BUFORD DR | 6. COMPLETE | N/A | PRESPRO, LLC | Complete |
| ZN-25-52 | 4/25/2025 | Driveway | 970 MT MORIAH CHURCH RD | 6. COMPLETE | ENBRIDGE GAS, NC | ALMANZA, JOSE & MARTA | Complete |
| ZN-25-51 | 4/25/2025 | Driveway | 784 MT MORIAH CHURCH RD | 6. COMPLETE | ENBRIDGE GAS NC | STEFANICK, ANDREW | Building Construction |
| ZN-25-50 | 4/25/2025 | Fence | 120 W GARDEN ST | 5. CONSTRUCTION ADMINISTRATION | RACE TEAM | REAUME, JOSH | Building Construction |
| | | | | | | | |

Total Records: 12

5/27/2025



Permits Issued Report

01/01/2025 - 05/31/2025

| City Permit # | Permit Date | Permit Type | Site Address | Main Status | Project Name | Owner | Stage of Construction |
|---------------|-------------|----------------------|------------------------|--------------------------------|---------------------|---------------------|-----------------------|
| ZN-25-01 | 1/6/2025 | Residential | 225 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-02 | 1/6/2025 | Residential | 229 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-03 | 1/6/2025 | Residential | 233 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-04 | 1/6/2025 | Residential | 237 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-05 | 1/6/2025 | Residential | 241 E RICE ST | 5. CONSTRUCTION ADMINISTRATION | RICE ROAD TOWNHOMES | J2 LAND INVESTMENTS | Building Construction |
| ZN-25-06 | 1/9/2025 | Residential Addition | 215 CHURCH ST | 6. COMPLETE | N/A | HUIZAR, BERNARDO | Complete |
| ZN-25-07 | 1/15/2025 | Accessory Building | 2220 WEST A ST | 6. COMPLETE | N/A | WOODWARD, SONNY | Building Construction |
| ZN-25-08 | 1/27/2025 | Residential | 304 BUFORD DR | 6. COMPLETE | N/A | J2 LAND INVESTMENTS | Complete |
| ZN-25-09 | 1/27/2025 | Residential | 306 BUFORD DR | 6. COMPLETE | N/A | J2 LAND INVESTMENTS | Complete |
| ZN-25-10 | 1/31/2025 | Fence | 1030 CHERRY BARK PLACE | 6. COMPLETE | N/A | KOWALSKI, NICOLE | Building Construction |
| ZN-25-11 | 2/5/2025 | Fence | 1055 KIMBALL RD | 6. COMPLETE | N/A | SELLERS, CRAIG | Building Construction |
| ZN-25-12 | 2/13/2025 | Fence | 1055 WOODFIELD DR | 5. CONSTRUCTION ADMINISTRATION | N/A | ADNER, TAMMY | Building Construction |
| ZN-25-13 | 2/13/2025 | Accessory Building | 1055 WOODFIELD DR | 5. CONSTRUCTION ADMINISTRATION | N/A | ADNER, TAMMY | Building Construction |
| ZN-25-14 | 2/13/2025 | Residential | 819 IRISH CREEK DR | 5. CONSTRUCTION ADMINISTRATION | IRISH CREEK PHASE 1 | NIBLOCK HOMES, LLC | Building Construction |
| ZN-25-15 | 2/26/2025 | Sign | 1685 S MAIN ST | 6. COMPLETE | N/A | JOHNSON, RUBY | Complete |

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|----------|-----------|--------------------------------|--------------------------|--------------------------------|---------------------------------|----------------------------|-----------------------|
| ZN-25-16 | 3/6/2025 | Accessory Building | 985 MT. MORIAH CHURCH RD | 6. COMPLETE | N/A | GODBEE, JAMIE | Complete |
| ZN-25-17 | 3/11/2025 | Driveway | 609 S. VALLEY ST | 6. COMPLETE | N/A | FREEMAN, RHETT | Complete |
| ZN-25-18 | 3/12/2025 | Driveway | 1055 WOODFIELD DR | 6. COMPLETE | N/A | ADNER, BRIAN | Complete |
| ZN-25-19 | 3/17/2025 | Industrial | 1400 ARMSTRONG ST | 5. CONSTRUCTION ADMINISTRATION | LANDIS RIDGE - BEACON | 1400 ARMSTRONG LANDIS, LLC | Building Construction |
| ZN-25-20 | 3/13/2025 | Sign | 1705-A S. MAIN ST | 6. COMPLETE | N/A | JOHNSON, RUBY | Complete |
| ZN-25-21 | 3/13/2025 | Pool | 920 TAMARY WAY | 5. CONSTRUCTION ADMINISTRATION | IRISH CREEK PHASE 1 | PRUETTE, TAYLOR | Building Construction |
| ZN-25-22 | 3/20/2025 | Temporary Use | 0 Edgewater Park CT | 6. COMPLETE | The Brook Church | The Brook Church | Complete |
| ZN-25-23 | 3/24/2025 | Temporary Construction Trailer | 1400 ARMSTRONG ST | 5. CONSTRUCTION ADMINISTRATION | LANDIS RIDGE PHASE 2-A - BEACON | 1400 ARMSTRONG LANDIS, LLC | Building 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 | 6. COMPLETE | FLETCHER & GAINES | PHILCOX PROPERTIES LLC | Complete |
| 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 | 6. COMPLETE | N/A | LAMBERT, SAMATHA | Complete |
| ZN-25-28 | 4/14/2025 | Fence | 1205 S HIGHLAND AVE | 6. COMPLETE | N/A | SANDIFER, BRYAN | Complete |
| 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 |

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|----------|-----------|----------|---------------------------|--------------------------------|-----------------|---------------------|-----------------------|
| ZN-25-33 | 4/23/2025 | Driveway | 440 MT. MORIAH CHURCH RD | 5. CONSTRUCTION ADMINISTRATION | ENBRIDGE GAS NC | HULL, MARK | 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 | 6. COMPLETE | ENBRIDGE GAS NC | HANCOCK, PATRICK | Complete |
| ZN-25-38 | 4/23/2025 | Driveway | 790 MT. MORIAH CHURCH RD | 6. COMPLETE | ENBRIDGE GAS NC | BYERS, JAMES | Complete |
| ZN-25-39 | 4/23/2025 | Driveway | 810 MT. MORIAH CHURCH RD | 6. COMPLETE | ENBRIDGE GAS NC | EDWARDS, CONSTANCE | Complete |
| ZN-25-40 | 4/23/2025 | Driveway | 820 MT. MORIAH CHURCH RD | 6. COMPLETE | ENBRIDGE GAS NC | ROBERTS, SHANE | Complete |
| 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 |

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|----------|-----------|----------------------|--------------------------|----------------------------------|-----------------------|------------------------|-----------------------|
| ZN-25-49 | 4/24/2025 | Accessory Building | 120 W GARDEN ST | 5. CONSTRUCTION ADMINISTRATION | RACE TEAM | REAUME, JO | 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 | 6. COMPLETE | 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 | Complete |
| ZN-25-54 | 4/25/2025 | Driveway | 306 BUFORD DR | 6. COMPLETE | N/A | PRESPRO, LLC | Complete |
| ZN-25-55 | 4/29/2025 | Sign | 512 W. RYDER AVE | 5. CONSTRUCTION ADMINISTRATION | N/A | LANDIS BAPTIST CHURCH | Building Construction |
| ZN-25-56 | 5/2/2025 | Accessory Building | 770 MT. MORIAH CHURCH RD | 5. CONSTRUCTION ADMINISTRATION | N/A | HANCOCK, NEIL | Building Construction |
| ZN-25-57 | 5/5/2025 | Residential Addition | 514 BLUME ST | 5. CONSTRUCTION ADMINISTRATION | N/A | LAST NAME, FIRST NAME | Building Construction |
| ZN-25-58 | 5/15/2025 | Pond | ARMSTRONG ST | 2. WAITING ON PAYMENT/CONTRACTOR | LANDIS RIDGE - POND 3 | JSC-CCI LANDIS II, LLC | |
| ZN-25-59 | 5/12/2025 | Temporary Use | 904 S. MAINS ST | 5. CONSTRUCTION ADMINISTRATION | N/A | MORENO, RAFAEL G | Building Construction |
| ZN-25-60 | 5/15/2025 | Residential Addition | 904 S. MAIN ST | 5. CONSTRUCTION ADMINISTRATION | N/A | MORENO, RAFAEL G | Building Construction |
| ZN-25-61 | 5/15/2025 | Driveway | 315 W. HOKE ST | 6. COMPLETE | N/A | BROWN, DAVE | Complete |
| | | | | | | | |

Total Records: 61

5/27/2025



Code Enforcement Report

08/01/2024 - 5/25/2025

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes/Comments |
|--------------|-----------|--------------------------|-------------------|---------------|--------------|---|
| 1855 | 5/21/2025 | Code Enforcement - Other | 1025 WOODFIELD DR | N/A | 2. Citizen | A NOTICE OF VIOLATION WILL BE SENT |
| 1839 | 5/20/2025 | Code Enforcement - Other | 703 S MAIN ST | N/A | 1. Internal | A NOTICE OF VIOLATION WILL BE SENT |
| 1820 | 5/19/2025 | Code Enforcement - Other | 600 S CHAPEL ST | N/A | 1. Internal | A NOTICE OF VIOLATION HAS BEEN SENT |
| 1819 | 5/19/2025 | Code Enforcement - Other | 605 S ZION ST | N/A | 1. Internal | A NOTICE OF VIOLATION HAS BEEN SENT AND WE ARE WORKING WITH THE PROPERTY OWNER TO ABATE THE ISSUE |
| 1813 | 5/19/2025 | High Grass Complaint | 309 TURNER ST | N/A | 2. Citizen | A NOTICE OF VIOLATION WILL BE SENT |
| 1800 | 5/16/2025 | Code Enforcement - Other | 104 W ROUND ST | N/A | 2. Citizen | NOTICE OF VIOLATION HAS BEEN SENT |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------|------------------------|---------------|--------------|--|
| 1799 | 5/16/2025 | Code Enforcement - Other | 2270 WEST A ST | N/A | 1. Internal | A WORK ORDER HAS BEEN CREATED FOR THE TOWN TO ABATE THE PROPERTY |
| 1782 | 5/15/2025 | Junk Vehicles | 185 OLD BEATTY FORD RD | N/A | 2. Citizen | SPOKE WITH THE PROPERTY OWNER AND HE WILL MOVE THE AMBULANCE |
| 1762 | 5/14/2025 | Code Enforcement - Other | 808 S ZION ST | N/A | 2. Citizen | A NOTICE OF VIOLATION IS BEING PREPARED |
| 1589 | 4/29/2025 | Code Enforcement - Other | 165 EAST RYDER AVE | N/A | 2. Citizen | THE PROPERTY HAS BEEN ABATED BY THE TOWN. A INVOICE WILL BE CREATED AND A LIEN PLACED ON THE PROPERTY. |
| 1588 | 4/29/2025 | Code Enforcement - Other | 316 TURNER STREET | N/A | 2. Citizen | DEBRIS AND JUNK VEHICLES AROUND THE PROPERTY. A HEARING WILL BE HELD ON 05/28/2025. |
| 1587 | 4/29/2025 | Code Enforcement - Other | 320 TURNER STREET | N/A | 2. Citizen | DEBRIS AND JUNK IN THE YARD. A NOTICE OF VIOLATION HAS BEEN SENT. |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------|------------------------|---------------|--------------|--|
| 1585 | 4/29/2025 | Code Enforcement - Other | 3015 NORTH CANNON BLVD | N/A | 2. Citizen | THE HOUSE WILL BE DEMOLISHED IN THE COMING WEEKS |
| 1513 | 4/21/2025 | Code Enforcement - Other | 413 E BLUME STREET | N/A | 2. Citizen | A NOTICE OF VIOLATION IS BEING PREPARED |
| 1483 | 4/15/2025 | Code Enforcement - Other | 605 SOUTH ZION ST | N/A | 1. Internal | A NOTICE OF VIOLATION HAS BEEN SENT |
| 1481 | 4/15/2025 | Code Enforcement - Other | 404 EAST GARDEN ST | N/A | 2. Citizen | A HEARING IS SCHEDULED FOR 05/28/2025 |
| 1479 | 4/15/2025 | Code Enforcement - Other | 217 SOUTH BEAVER ST | N/A | 2. Citizen | A HEARING IS SCHEDULED FOR 05/28/2025 |
| 1430 | 4/10/2025 | Code Enforcement - Other | 402 E RYDER AVE | N/A | | A NOTICE OF VIOLATION IS BEING PREPARED |
| 1208 | 3/17/2025 | Code Enforcement - Other | 212 West Ryder Ave | N/A | 2. Citizen | THE HOMEOWNER CONTINUES TO ABATE THE PROPERTY |
| 1166 | 3/10/2025 | Code Enforcement - Other | 920 COLONIAL DR | N/A | 2. Citizen | PROGRESS CONTINUES TO BE MADE |
| 1164 | 3/10/2025 | Code Enforcement - Other | 990 COLONIAL DR | N/A | 2. Citizen | A HEARING WAS HELD ON MAY 13TH AND THE PROPERTY OWNERS ARE WORKING TO COME IN COMPLIANCE |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------------|-----------------------|---------------|--------------|---|
| 993 | 2/13/2025 | Code Enforcement - Other | 311 South Central Ave | N/A | 2. Citizen | MORE DEBRIS HAS BEEN REMOVED |
| 44 | 9/24/2024 | Minimum Housing Code Violation | 809 N ZION ST | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 43 | 9/24/2024 | Minimum Housing Code Violation | 807 N ZION ST | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 42 | 9/24/2024 | Minimum Housing Code Violation | 202 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------------|-------------------|---------------|--------------|---|
| 41 | 9/24/2024 | Minimum Housing Code Violation | 206 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 40 | 9/24/2024 | Minimum Housing Code Violation | 210 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 39 | 9/24/2024 | Minimum Housing Code Violation | 212 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------------|-------------------|---------------|--------------|---|
| 38 | 9/24/2024 | Minimum Housing Code Violation | 214 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 37 | 9/24/2024 | Minimum Housing Code Violation | 216 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 36 | 9/24/2024 | Minimum Housing Code Violation | 217 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------------|-------------------|---------------|--------------|---|
| 35 | 9/24/2024 | Minimum Housing Code Violation | 215 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 34 | 9/24/2024 | Minimum Housing Code Violation | 211 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 33 | 9/24/2024 | Minimum Housing Code Violation | 209 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------------|-------------------|---------------|--------------|---|
| 32 | 9/24/2024 | Minimum Housing Code Violation | 207 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 31 | 9/24/2024 | Minimum Housing Code Violation | 205 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 30 | 9/24/2024 | Minimum Housing Code Violation | 203 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------------|--------------------|---------------|--------------|---|
| 29 | 9/24/2024 | Minimum Housing Code Violation | 201 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 28 | 9/24/2024 | Minimum Housing Code Violation | 109 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| 11 | 9/23/2024 | Junk Vehicles | 107 N MERIAH ST | N/A | | PROGRESS CONTINUES TO BE MADE |
| 9 | 9/23/2024 | Minimum Housing Code Violation | 2570 N CANNON BLVD | CORNER MART | 1. Internal | THE PROPERTY OWNER WAS AT THE HEARING ON 05/13/2025 AND PLANS TO GET A CONTRACTOR ABATE THE PROPERTY. |

| Work Order # | Work Date | Work Type | Location of Issue | Business Name | Request Type | Notes |
|--------------|-----------|--------------------------------|-------------------|---------------|--------------|---|
| 8 | 9/23/2024 | Minimum Housing Code Violation | 616 S MAIN ST | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN JUNE. |
| 5 | 9/23/2024 | Minimum Housing Code Violation | 111 EVERHART AVE | N/A | 1. Internal | ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. |
| | | | | | | |

Total Records: 43

5/30/2025