

Sec. 18-108. - Description of districts.

- (a) *A-1 agricultural district.* The A-1 district is defined as one to provide land for future development while permitting continued agricultural use until such time that development is appropriate. It is assumed that approved wells and septic tanks will be utilized until such time as municipal water and sewer is available. This district is situated primarily in the town's extraterritorial jurisdiction.
- (b) *R-30 low-density residential district.* The R-30 district is defined as low-density residential areas of single-family dwellings plus open areas where similar residential development will likely occur. The uses in this district are designated to stabilize and protect the essential characteristics of the area and to prohibit all activities of commercial nature except certain home occupations controlled by specific limitations.
- (c) *R-15 medium-density residential district.* The R-15 district is defined as open areas where only single-family development will likely occur. The uses in this district are designed to stabilize and protect all activities of a residential nature except certain home occupations.
- (d) *R-10 medium-density residential district.* The R-10 district is defined as medium-density residential areas of mostly single-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect all activities of a residential nature except certain home occupations controlled by specific limitations.
- (e) *R-6M high-density residential and manufactured home park district.* The R-6M district is defined as high-density residential areas of mostly single-family dwellings, open areas where similar residential development will likely occur, and manufactured home parks. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- (f) *R-6 high-density residential district.* The R-6 district is defined as medium- to high-density residential areas where single-family and multifamily dwellings are commingled and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- (g) *R-4 high-density residential district.* The R-4 district is defined as high-density residential areas where single-family and two-family dwellings are commingled. The district is primarily established to accommodate existing residential neighborhoods where lot sizes are too small to be appropriate for any other zoning district. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- (h) *MF multifamily residential district.* The MF district is designed to provide high-density areas in which multifamily dwellings are distributed with particular regard to stabilizing and protecting the essential characteristics of the area.
- (i) *O-I office and institutional district.* The O-I district is defined as certain land areas with structures that provide office space for professional services and for certain institutional functions, and residential accommodations, usually medium- or high-density. The district is normally small and may include older homes undergoing conversion. The district is usually situated between business and residential districts, and the regulations are designed to permit development of the enumerated functions and still protect and be compatible with nearby residential districts.
- (j) *B-1 general business district.* The B-1 district is defined as certain commercial areas which provide a wide

selection of convenience and comparison-shopping outlets, furniture showrooms, and for personal services, in an orderly arrangement of retail facilities, parking and other amenities. This district is customarily located at the intersection of one or more highways or along thoroughfares. This district may also provide retailing and personal services for the benefit of residents in nearby areas and nonresidents. Included also are certain functions such as warehousing that are compatible with the primary uses.

(k) *B-2 central business district.*

- (1) The B-2 district is defined as certain land structures that provide personal services, retailing, some high-density dwellings, and business services of all kinds for local and regional commerce. The area is located in the central business district of the town where major streets and highways converge.
- (2) The regulations are designed to permit a concentrated development of permitted facilities and to protect the district from overintensive development and congestion.

(l) *I-1 industrial district.* The I-1 district is defined as certain lands so situated as to be suitable for industrial development, usually along railroad sidings or major thoroughfares, but where certain operations could adversely affect nearby properties. The purpose of this district is to permit the normal operations of almost all industries excepting those that would be detrimental to adjoining properties. Excluded from this district are those industries which are noxious by their emission of smoke, dust, fumes, glare, noise and vibrations and those industries which deal primarily in hazardous products such as explosives. Selected business uses are also appropriate in this district.

(m) *WS watershed overlay district.*

- (1) The watershed overlay district is established as an overlay district for all general zoning districts for the following purposes:
 - a. Protecting portions of the designated Tar River and the Tar River Reservoir public water supply watershed from activities which could degrade water quality;
 - b. Reducing the volume of nutrients and other chemicals which could enter the water supply by reducing the amount of runoff which any given development will generate;
 - c. Minimizing land disturbances to reduce the amount of sediment entering the river; and
 - d. Providing for natural and engineered methods of managing stormwater.

The watershed overlay district is intended to be superimposed over the underlying general zoning district, and the land so encumbered may be used in a manner permitted in the underlying district only if and to the extent such use is also permitted in the overlay district.

- (2) The watershed overlay district consists of that part of the Tar River Reservoir public water supply watershed designated by the state environmental management commission and located within the town planning jurisdiction that is five miles upstream from and draining to the Tar River Reservoir water intake or to the ridgeline of the watershed, whichever comes first, and that part of the Tar River public water supply watershed designated by the state environmental management commission and located within the town planning jurisdiction that is ten miles upstream and draining to the Tar River water intake or to the ridgeline of the watershed, whichever comes first.
- (3) The boundaries of the area included in the watershed overlay district are delineated on the official zoning map as defined in section 18-87. Land use within the watershed overlay district must comply with all of the requirements of both the underlying general zoning district and the watershed overlay district.

Supplementary watershed district standards are delineated in note 15 to the table of permitted uses, section 18-109. The supplementary standards and requirements of note 15 to the table, however, are applicable only to new development activities which require an erosion and sedimentation control plan in accordance with the rules established by the state sedimentation control commission.

(Code 2002, § 18-112; Ord. of 1-5-1993, art. V, § 1; Ord. No. 2018-04, § A), 3-6-2018)