





# IMAGINE Mills River – New Unified Development Ordinance Zoning Map Methodology

2026

The following table provides a framework for understanding the assignment of new zoning district designations as part of the *Imagine Mills River* project. Lots in one of the Town’s five current zoning districts (listed in the dark grey column) were translated to one of the proposed zoning districts (listed in the light green column) based on the characteristics listed in the light blue middle column.

ZONING DISTRICT ON CURRENT ZONING MAP	LOT CHARACTERISTICS		ZONING DISTRICT ON NEW ZONING MAP
	Lot Size	Current Use or <u>Location</u>	
<b>MR-LI</b> Light Industrial	All lot sizes	All developed lots and vacant lots <u>outside</u> the Special Flood Hazard Area	<b>IND</b> - Industrial
		Vacant lots <u>inside</u> the Special Flood Hazard Area	<b>RPV</b> – Rural Preservation
<b>MR-GB</b> General Business	All lot sizes	All land uses and vacant lots located <u>more than 1,500 linear feet</u> from the intersections of NC 280 and NC 191	<b>GLC</b> - General Commercial
		All land uses and vacant lots located <u>within 1,500 linear feet</u> of the intersections of NC 280 and NC 191	<b>TNC</b> - Town Center
<b>MR-NC</b> Neighborhood Commercial	> 3 acres	Residential uses and vacant lots <u>inside</u> the Special Flood Hazard Area	<b>RPV</b> - Rural Preservation
	1.5 to 3 acres	Residential uses and vacant lots <u>outside</u> of Special Flood Hazard Area	<b>LDR</b> - Low Density Residential
	All lot sizes	All existing non-residential uses, except industrial uses	<b>MXR</b> - Mixed Residential
		Existing industrial uses (including commercial greenhouses)	<b>IND</b> - Industrial
<b>MR-30</b> Residential	> 3 acres	Existing vacant land, farm, or residential use	<b>RPV</b> - Rural Preservation
		Existing non-residential use	<b>MXR</b> - Mixed Residential
	1.5 to 3 acres	Existing vacant land, farm, or residential use	<b>RUR</b> - Rural Residential
		Existing non-residential use	<b>MXR</b> - Mixed Residential
	30,000 sf to 1.5 acres	Existing vacant land, farm, or residential use	<b>LDR</b> - Low-Density Residential
		Existing non-residential use	<b>MXR</b> - Mixed Residential
	< 30,000 sf	Existing vacant land, residential use, or non-residential use	<b>MXR</b> - Mixed Residential
	<b>MR-MU</b> Mixed Use	> 3 acres	Existing vacant land, farm, or residential use
1.5 to 3 acres		Existing vacant land, farm, or residential use	<b>RUR</b> - Rural Residential
30,000 sf to 1.5 acres		Existing vacant land, farm, or residential use	<b>LDR</b> - Low-Density Residential
< 30,000 sf		Existing vacant land, farm, or residential use	<b>MXR</b> - Mixed Residential
Any lot size		Existing non-residential use <u>not proximate</u> to NC 280 or NC 191	<b>MXR</b> - Mixed Residential
Any lot size		Land currently occupied by both residential <b>and</b> non-residential uses + <b>subject to owner request</b>	<b>RUM</b> - Rural Mixed
Any lot size		Existing non-residential use <u>proximate to NC 280 or NC 191 but more than 1,500 linear feet</u> from their intersections	<b>GLC</b> - General Commercial
Any lot size		All land uses and vacant lots located <u>within 1,500 linear feet</u> of an intersection of NC 280 and NC 191	<b>TNC</b> - Town Center

Landowners may contact Town staff with questions and comments about this table or the zoning district assignment process throughout the remainder of the *Imagine Mills River* project. Following UDO adoption by June 2026, the Town will be conducting a 6-to-9-month map correction period to consider landowner requests for further changes to the Zoning Map. Map change requests may be filed for no cost and will be considered through the Town’s legislative zoning map amendment procedure. Any landowner requests to “upzone” their land or modify their proposed zoning district designation in ways that increase the development potential of their property should not be decided unilaterally by Town staff, and may only be decided by Town Council in accordance with the Town’s legislative zoning map amendment procedure. The proposed correction period is the proper process and setting for consideration of such upzoning requests.