



imagine **Mills River**

unified development ordinance

Module 1

Steering Committee Meeting 5 12-10-25



OVERVIEW

- December Trip Agenda
- Project Background
- Discuss Chapter 3
- Discuss Chapter 4
- Discuss Draft Zoning Map
- Next Steps

imagine

MILLS RIVER

UNIFIED DEVELOPMENT ORDINANCE

Initial Draft

December 2025

CHAPTER 1 – ADMINISTRATION

CHAPTER 3 – DISTRICTS

CHAPTER 4 – USES

CHAPTER 5 – NONCONFORMITIES

CHAPTER 7 - VIOLATIONS

DECEMBER TRIP



DAY 1 – WEDNESDAY, DECEMBER 10, 2025

12P	Consulting Team Arrives	124 Town Center Drive, Mills River
1P – 4:00P	Steering Committee Meeting #4 (Zoom Remote Meeting Option)	Town Staff, CodeWright, Stewart (remote/partial) – Review Ch 3 & 4 + zoning map review
4P	Dinner	With staff, if possible
5P	Public Forum Set-up	94 School House Rd, Mills River, NC
6P – 8:30P	Public Forum Four	<ul style="list-style-type: none"> - Start at 6P (need a welcome table with a place for people to write a question down for us to answer during the Q&A) - Intro Presentation at 6:30P (Welcome from Town, UDO background, map translation methodology and results) 15 min. - Community Q&A (recorded for posting) - Open House 7:45P (2 zoning map stations; 1 general code station; 1 table for office hours meeting sign up (12/11 12-5 & 12/12 9-12), follow up comment/question cards (answers to be posted on website)) - what boards do we want, how will we display map pairs?

DAY 2 – THURSDAY, DECEMBER 11, 2025

9A – 10A	Staff Discussion	Debrief Public Forum 4, open discussion
10A – 3P	Office Hours Block 1	124 Town Center Drive; Primary focus is follow up on individual meeting requests to discuss zoning map (staff should be available) (lunch during office hours block, as possible)
3-5	Steering Committee Meeting #5 (Zoom Remote Meeting Option)	Town Staff, CodeWright – Review Ch 1, 5, 7, Virtual meeting protocol; timing of next review
5P - 6:30P	Break	
6:30P – 8P	Town Council Presentation # 4	DRAFT Module 1 / DRAFT Zoning Map overview / next steps (we really need 45 minutes + time for questions)
8:30P	Dinner	

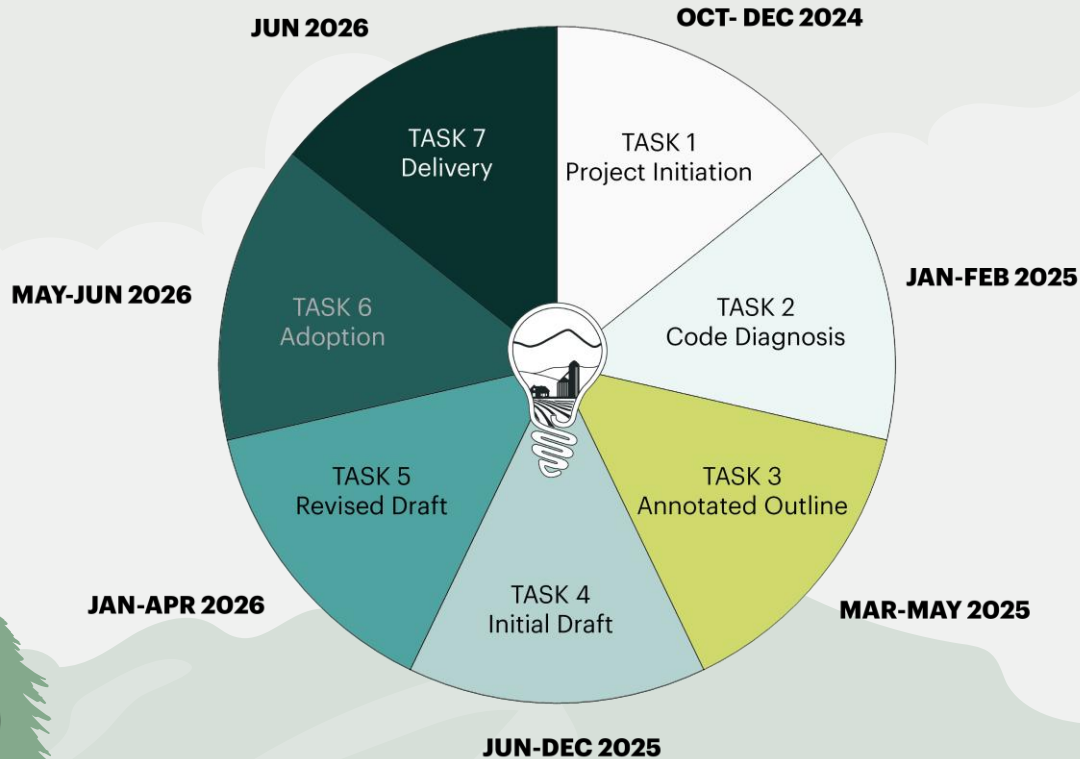
DAY 3 – FRIDAY, DECEMBER 12, 2025

8A – 9A	Staff Debrief	Debrief Public Forum #4 & Council Presentation #4
9A-12P	Office Hours Block 2	124 Town Center Drive; Primary focus is follow up on individual meeting requests to discuss zoning map (staff should be available)
12:30P	Consulting Team Departs	

PROJECT GOALS

1. **Protect Community Character**
2. **Implement Town Policy**
3. **Create a User-Friendly Code**
4. **Protect the Environment**
5. **Increase Housing Options**
6. **Promote Development Quality**
7. **Modernize Uses**

WORK PROGRAM



- About 4 months behind due to SB382
- We will make up time in Tasks 4 & 5
- The document needs to be adopted by July 2026

CHAPTER 3

DISTRICTS

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CHAPTER 3 DISTRICTS

ARTICLE 3: DISTRICTS - KEY CHANGES IN THE NEW UDO

Article 3, Districts consolidates the standards in current Chapter 154, along with the new standards for Special Hazard Areas adopted by the Town in 2025.

Other key changes in this Chapter 3 also include:

- Establishment of a new section that introduces the zoning districts and explains the distinctions between conventional, conditional, and overlay districts.
- There is a new transitional table that explains how the current zoning districts are revised in the new UDO, include the establishment of four new districts: Conservation (CON), Agricultural Residential (AGR), Mixed Residential (MXR) and Town Center (TNC). The recently adopted Rural Residential (RUR) district has also been integrated into this UDO.
- The new UDO does away with the current MR-MU Mixed-Use district and converts these lands to one of the residential districts or to the new Town center district, as appropriate.
- The Neighborhood Commercial district is removed and translated to Mixed Residential, General Business, or Town Center, as appropriate.
- The conventional zoning district information has been reorganized to locate use-related material in Chapter 4, to specify more detail regarding district purpose, to provide more precise dimensional standards tables, and to include precedent imagery.
- The conventional district dimensional standards include more detail about density, lot width, impervious surface cover (outside the WSPO), required open space, and more detail about setbacks (secondary uses, intra-building separation, and perimeter setbacks for unified developments).
- Many of the dimensional standards are now calibrated for a lot's average slope (steep lots must be larger, have lower impervious surface, and provide more open space).
- The notion of four generic conditional zoning districts has been carried forward, but there is more detail about Type 1 (limited) versus Type 2 (unlimited) districts as well as more detail on concept plans and which set of dimensional standards will be applied (unless modified via a condition of approval).
- This Corridor Overlay zoning district is not carried forward in favor of new development and design standards that will be applied generally to commercial, multi-family, and mixed-use development townwide.
- This UDO includes the recently adopted Special Hazard Area overlay district, but the current standards have been reorganized from a "standalone" ordinance to follow the UDO structure where procedures, definitions, standards, and related materials are organized by chapter.
- The Town's water supply watershed overlay district standards have been reviewed and updated in accordance with the State's new model ordinance (and the same kinds of UDO structural re-organization as was applied to the Special Hazard Area overlay).
- The UDO includes a new set of general lot standards that address common questions and confusion about unified developments, special purpose lots, multiple buildings on lots, and similar aspects.

CHAPTER 3 DISTRICTS

TABLE 3.1.3.: ZONING DISTRICTS ESTABLISHED

FORMER ZONING DISTRICTS		ZONING DISTRICTS IN THIS ORDINANCE	
CONSERVATION			
N/A		CON	Conservation
CONVENTIONAL RESIDENTIAL			
N/A		AGR	Agricultural Residential
MR-RR	Rural Residential	RUR	Rural Residential
MR-30	Low Density District	LDR	Low Density Residential
N/A		MXR	Mixed Residential
CONVENTIONAL NON-RESIDENTIAL			
MR-NC	Neighborhood Commercial	N/A	
MR-GB	General Business	GLC	General Commercial
MR-MU	Mixed-Use	N/A	
N/A		TNC	Town Center
MR-LI	Light Industrial	IND	Industrial
CONDITIONAL [1]			
MR-R-CD	Residential Conditional	RCZ	Residential Conditional
MR-M-CD	Mixed-Use Conditional	MCZ	Mixed-Use Conditional
MR-C-CD	Commercial Conditional	CCZ	Commercial Conditional
MR-I-CD	Industrial Conditional	ICZ	Industrial Conditional
OVERLAY			
Corridor Overlay District		N/A	
Water Supply Watershed Protection District		WSPO	Watersupply Watershed Protection Overlay
N/A		SHAO	Special Hazard Area Overlay

NOTES:

[1] A conditional district may be either Type 1, Limited or Type 2, Unlimited, as requested by the applicant.

§ 3.2 DISTRICTS: CONVENTIONAL

3.2.1. CONSERVATION (CON)

A. CONSERVATION (CON) DISTRICT PURPOSE STATEMENT

The Conservation (CON) District is established to preserve and protect sensitive natural resources and areas of environmental concern. The district is intended to protect areas with steep slopes, floodplain, wetlands, riparian corridors, and ridge lines. The purpose of the CON district is to limit development potential to help minimize danger to public health and safety from erosion and sedimentation; to retain and protect environmentally-sensitive areas from the potentially damaging impacts of development; to protect wildlife corridors and scenic vistas from disturbance; and to preserve and maintain the aesthetic and rural qualities and appearance of the Town. The district allows gardens, community centers, public recreation uses, parks, and some very low intensity utility uses like small wireless or minor antenna collocations.

B. CONSERVATION (CON) DISTRICT PREFERRED DEVELOPMENT EXAMPLES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with Section <x>, Conflict.

GARDENS



PLAYGROUNDS



BOARDWALKS



COMMUNITY CENTER



C. CONSERVATION (CON) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS (BY AVERAGE SLOPE OF LOT)	AVERAGE SLOPE UNDER 25%	AVERAGE SLOPE 25% OR MORE
Maximum Residential Density (du/ac)	No density allowed	No density allowed
Minimum Lot Area (sf)	No minimum	No minimum
Minimum Lot Width (ft)	No minimum	No minimum
Maximum Lot Coverage (% of Lot Area) [1]	25	15
Minimum Open Space Set Aside (% of Lot Area)	None required	None required
Minimum Street Setback for Major and Minor Streets (ft) [2]	50	20
Minimum Side Setback for Principal Uses (ft)	20	10
Minimum Rear Setback for Principal Uses (ft)	30	20
Minimum Side and Rear Setbacks for Secondary Uses (ft)	15	15
Minimum Perimeter Setback for Unified Developments (ft) [3]	50	20
Minimum Spacing Between Buildings on the Same Lot (ft)		
Principal	20	15
Secondary (whether from a principal or another secondary building)	10	10
Maximum Building Height (ft/# of stories)	35/3	40/3

Notes:
 [1] Subject to applicable lot coverage limits in Section <x>, Watersupply Watershed Protection Overlay (WSPO) District.
 [2] Applied from the edge of the public right-of-way. Setbacks from private streets shall be at least five feet from the edge of pavement or sidewalk, if provided.
 [3] Unified developments are exempted from side and rear setbacks along internal lot lines. Perimeter setbacks shall apply along all perimeter property lines and street right-of-way edges.

3.2.2. AGRICULTURAL RESIDENTIAL (AGR)

A. AGRICULTURAL RESIDENTIAL (AGR) DISTRICT PURPOSE STATEMENT

The Agricultural Residential (AGR) District is a zoning designation intended to preserve agricultural operations, maintain open viewsheds, and reinforce the Town's agricultural character. New development should be configured to minimize conflict with existing farming activities, avoid fragmentation of existing farms and forests, preserve existing drainage patterns, and minimize its visibility from major roadways and public lands. The district provides for a mix of farming, large-lot single-family detached residential, rural homesteads, and modern agricultural activity (like greenhouses or controlled-environment agriculture). It also allows animal-related commercial uses, outdoor commercial recreation, and a wide range of governmental and institutional use types, provided such uses do not interfere with agricultural activity or the established rural character. Single-family detached homes, manufactured homes on individual lots and two-family dwellings are permitted. The district also permits conservation subdivisions and manufactured home parks comprised of smaller lots where significant amounts of agricultural lands or open spaces lands are preserved and the visibility of the developed portion of the site from off-site areas is strictly limited.

B. AGRICULTURAL RESIDENTIAL (AGR) DISTRICT DEVELOPMENT EXAMPLES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with Section 4. Conflict.

SINGLE-FAMILY RESIDENTIAL



CONSERVATION SUBDIVISION



AGRICULTURE (CONTROL ENVIRONMENT)



MANUFACTURED HOME



C. AGRICULTURAL RESIDENTIAL (AGR) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	SINGLE-FAMILY/TWO-FAMILY		MANUFACTURED HOME PARK	CONSERVATION SUBDIVISION	NON-RESIDENTIAL
	AVG. SLOPE UNDER 25%	AVG. SLOPE 25% OR MORE			
Maximum Residential Density (du/ac)	0.33	0.25	5.0	0.33 [1]	N/A
Minimum Site Size (ac)	N/A	N/A	2.0	10.0	3.0
Minimum Lot Area (sf)	132,000	174,240	8,712 [2]	10,890	130,680
Minimum Lot Width (ft)	100	80	120 [2]	60	150
Maximum Lot Coverage (% of lot area) [3]	25	20	30 [2]	50	40
Minimum Open Space Set Aside (% of lot or site size) [4] [5]	20	30	30	50	5
Minimum Street Setback for Major Streets (ft)	80	80	50 [2]	200	80
Minimum Street Setback for Minor Streets (ft)	30	20	20	20 internal 200 external	40
Minimum Side Setback for Principal Uses (ft)	20	10	20	5	40
Minimum Rear Setback for Principal Uses (ft)	30	30	20	5	50
Minimum Side and Rear Setbacks for Secondary Uses (ft)	20	20	5 [2]	10	30
Minimum Perimeter Setback for Unified Developments (ft)	30	25	200	200	50
Minimum Spacing Between Buildings on the Same lot (ft)					
Principal	20	15	Not allowed	20	20
Secondary (from principal or another secondary building)	10	10	5 [2]	10	10
Maximum Building Height (ft/ # of stories)	35/3	40/1	15/1	35/3	24/2

Notes: [1] Average density across entire site.
[2] Applied to individual home leaseholds or home spaces.
[3] Subject to applicable lot coverage limits in Section 4.2, Watersupply Watershed Protection Overlay (WSPO) District.
[4] Not applied to development of an individual single-family or two-family lot.
[5] See Section 4.2, Open Space Set Aside and Parkland, for the type of open space required.

3.2.3. RURAL RESIDENTIAL (RUR)

A. RURAL RESIDENTIAL (RUR) DISTRICT PURPOSE STATEMENT

The purpose of the district is to facilitate very low density development in areas where rural character and environmentally-sensitive lands are predominant features of the landscape. New development should complement traditional patterns of home siting, open fields, wooded areas, and agricultural landscapes. It should also avoid mass grading and other significant changes to existing topography, preserve open land and natural features, and minimize the deeper extension of infrastructure into other rural or agricultural areas. The district permits a wide range of agricultural uses, governmental and assembly uses, outdoor commercial recreation, conservation subdivisions, two-family homes and single-family detached homes, including manufactured dwellings and pocket neighborhoods. Development within the district should reinforce the visual and functional qualities of rural living, maintain compatibility with agriculture and forestry, and ensure that land use transitions to more suburban districts occur in an orderly and context-sensitive manner.

B. RURAL RESIDENTIAL (RUR) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with Section <>, Conflict.

SINGLE-FAMILY RESIDENTIAL



TWO-FAMILY DWELLING



POCKET NEIGHBORHOOD



C. RURAL RESIDENTIAL (RUR) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	SINGLE-FAMILY/ TWO-FAMILY		POCKET NEIGHBORHOOD	CONSERVATION SUBDIVISION	NON-RESIDENTIAL
	AVG. SLOPE UNDER 25%	AVG. SLOPE 25% OR MORE			
Maximum Residential Density (du/ac)	0.66	0.5	3.0 [1] [2]	C.66 [2]	N/A
Minimum Site Size (ac)	N/A	N/A	2.0	10.0	1.5
Minimum Lot Area (sf)	66,000	87,120	10,000	10,890	65,340
Minimum Lot Width (ft)	80	60	50	60	100
Maximum Lot Coverage (% of lot area) [3]	35	30	60	60	60
Maximum Building Size (sf)	N/A	N/A	2,500	N/A	7,500
Minimum Open Space Set Aside (% of lot or site size) [4]	15	20	35	50	5
Minimum Street Setback for Major Streets (ft)	40	40	50	200	100
Minimum Street Setback for Minor Streets (ft)	30	20	10	20 internal 200 external	60
Minimum Side Setback for Principal Uses(ft)	15	10	5	5	30
Minimum Rear Setback for Principal Uses (ft)	15	10	5	5	30
Minimum Rear / Side Setbacks for Secondary Uses (ft)	5	5	5	5	15
Minimum Perimeter Setback for Unified Developments (ft)	40	35	35	200	40
Minimum Spacing between Buildings on the Same Lot (ft)					
Principal	15	10	10	15	15
Secondary	10	10	10	10	10
Maximum Building Height (ft/ # of stories)	40/3	45/3	35/3	40/3	30/2

Notes: [1] Limited to no more than 15 units per neighborhood.
[2] Average density across entire site.
[3] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.
[4] Not applied to an individual single-family or two-family lot.

3.2.4. LOW DENSITY RESIDENTIAL (LDR)

A. LOW DENSITY RESIDENTIAL (LDR) DISTRICT PURPOSE STATEMENT

The Low Density Residential District (LDR) serves as the Town's primary residential neighborhood designation. It creates opportunities for low-density, suburban-style residential neighborhoods and complementary institutional and open space uses on individual lots. Lands within the LDR district are typically served by public water and sewer, an informal curvilinear street pattern, and a blend of active recreation and open space areas that serve nearby dwellings. The district acts as a transition between rural and agricultural areas and more intense non-residential areas like highway corridors. It allows a limited range of assembly, governmental, open space, and minor utility uses in addition to assisted living facilities. The district also allows a broad range of residential use types including traditional single-family detached dwellings, conservation subdivisions, pocket neighborhoods, bungalow courts, and attached single-family residential configured in ways that maintain the Town's low density mountain community character. The minimum lot size is 30,000 square feet in area, and some developments, like bungalow courts and pocket neighborhoods have maximum development sizes. Commercial and industrial development or uses that interfere with the quiet residential nature of the LDR district or that are contrary to the established community character are not permitted.

B. LOW DENSITY RESIDENTIAL (LDR) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflict between images and the text of the Ordinance are addressed in accordance with Section [vii](#), Conflict.



POCKET NEIGHBORHOOD BUNGALOW COURT



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TRIPLEX



QUADPLEX



SINGLE FAMILY ATTACHED

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C. LOW DENSITY RESIDENTIAL (LDR) DISTRICT DEVELOPMENT STANDARDS

DIMENSIONAL REQUIREMENTS	SINGLE-FAMILY & TWO-FAMILY		TRIPLEX / QUADPLEX		SINGLE FAMILY ATTACHED		BUNGALOW COURT / POCKET NEIGHBORHOOD	CONSERVATION SUBDIVISION	NON-RESIDENTIAL
	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE			
Maximum Residential Density (du/ac)	1.45	1.25	1.25	1.0	1.0	0.75	4.0 [1] [2]	1.35 [2]	N/A
Minimum Site Size (ac)	N/A	N/A	2.0		4.0		1.75	9.0	.70
Minimum Lot Area (sf)	30,000	34,850	34,850	43,560	20,000 /unit	30,000 /unit	9,000	10,890	30,000
Minimum Lot Width (ft)	80	60	100	80	22	18	50	60	100
Maximum Lot Coverage (% of lot area) [3]	35	30	35	30	90	95	70	70	70
Minimum Open Space Set Aside (% of lot or site size) [4]	15	20	20	25	25	30	35	50	5
Minimum Street Setback for Major Streets (ft)	75	75	75	75	75	75	85	200	75
Minimum Street Setback for Minor Streets (ft)	60	30	60	30	60	30	10	200 [5]	60
Minimum Side Setback for Principal Uses (ft)	30	25	30	25	N/A	N/A	5	5	30
Minimum Rear Setback for Principal Uses (ft)	30	25	30	25	30	25	5	5	30
Minimum Rear and Side Setbacks for Secondary Uses (ft)	10	5	10	5	10	5	5	5	10
Minimum Perimeter Setback for Unified Developments (ft)	60	50	60	50	60	50	55	200	60
Minimum Spacing between Buildings on the Same Lot (ft)									
Principal	15	10	15	10	15	10	10	15	15
Secondary (from principal or another secondary building)	10	5	10	5	10	5	5	5	10
Maximum Building Height (ft / # of stories)	50/4	50/4	50/4	55/4	50/3	50/3	45/3	50/4	50/3

Notes:
 [1] Limited to no more than 15 units per neighborhood.
 [2] Average density across entire site.
 [3] Subject to applicable lot coverage limits in Section [c](#), Watersupply Watershed Protection Overlay (WSPO) District.
 [4] See Section [c](#), Open Space Set-Aside and Parkland, for the type of open space required.
 [5] 20-foot setback from minor streets internal to the conservation subdivision.

C. MIXED RESIDENTIAL (MXR) DISTRICT DEVELOPMENT STANDARDS

DIMENSIONAL REQUIREMENTS	TABLE 1 OF 2							
	SINGLE-FAMILY & TWO-FAMILY		TRIPLEX / QUADPLEX		SINGLE FAMILY ATTACHED		MULTI-FAMILY ATTACHED / DETACHED	
	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE
Maximum Residential Density (du/ac)	2.0	1.85	1.25	1.0	2.5	2.25	3.5	3.0
Minimum Site Size (ac)	N/A	N/A	2.0		4.0		6.0	
Minimum Lot Area (sf)	21,780	24,000	34,850	43,560	17,500/unit	20,000/unit	10,000/unit	12,000/unit
Minimum Lot Width (ft)	70	50	100	80	22	18	120	
Maximum Lot Coverage (% of lot area) [3]	40	35	35	30	90	95	60	55
Minimum Open Space Set Aside (% of lot or site size) [4]	15	20	20	25	25	30	25	30
Minimum Street Setback for Major Streets (ft)	65	65	65	65	65	65	65	65
Minimum Street Setback for Minor Streets (ft)	50	25	50	25	50	25	50	25
Minimum Side Setback for Principal Uses (ft)	25	20	25	20	N/A	N/A	25	20
Minimum Rear Setback for Principal Uses (ft)	25	20	25	20	25	20	25	20
Minimum Rear and Side Setbacks for Secondary Uses (ft)	10	5	10	5	10	5	10	5
Minimum Perimeter Setback for Unified Developments (ft)	50	40	50	40	50	40	50	40
Minimum Spacing Between Buildings on the Same Lot (ft)								
Principal	12	8	12	8	12	8	12	8
Secondary (from principal or another secondary building)	8	5	8	5	8	5	8	5
Maximum Building Height (ft/ # of stories)	50/4	50/4	50/4	55/4	50/3	55/3	50/4	55/4
Notes:	[1] Limited to no more than 15 units per neighborhood. [2] Average density across entire site. [3] Subject to applicable lot coverage limits in Section es , Watersupply Watershed Protection Overlay (WSPO) District. [4] See Section es , Open Space Set-Aside and Parkland, for the type of open space required. [5] 20-foot setback from minor streets internal to the conservation subdivision.							

C. MIXED RESIDENTIAL (MXR) DISTRICT DEVELOPMENT STANDARDS

DIMENSIONAL STANDARD	TABLE 2 OF 2							
	LIVE / WORK		BUNGALOW COURT / POCKET NEIGHBORHOOD	CONSERV. SUBDIVISION	MIXED-USE		NON-RESIDENTIAL	
	<25% AVG. SLOPE	≥25% AVG. SLOPE			<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE
Maximum Residential Density (du/ac)	3.0	2.5	4.0 [1] [2]	2.0 [2]	5.0	4.0	N/A	
Minimum Site Size (ac)	.70		1.75	8.0	N/A		.70	1.0
Minimum Lot Area (sf)	30,500	33,000	9,000	9,000	43,560	52,000	30,000	43,560
Minimum Lot Width (ft)	100	80	50	50	100	80	100	80
Maximum Lot Coverage (% of lot area) [3]	75	70	70	70	75	70	70	65
Minimum Open Space Set Aside (% of lot or site size) [4]	7	10	35	50	7	10	5	7
Minimum Street Setback for Major Streets (ft)	65	65	75	200	65	65	65	65
Minimum Street Setback for Minor Streets (ft)	50	25	10	200 [5]	50	25	50	30
Minimum Side Setback for Principal Uses (ft)	25	20	5	5	25	20	25	20
Minimum Rear Setback for Principal Uses (ft)	25	20	5	5	25	20	25	20
Minimum Rear and Side Setbacks for Secondary Uses (ft)	10	5	5	5	10	5	10	5
Minimum Perimeter Setback for Unified Developments (ft)	50	40	55	200	50	40	50	40
Minimum Spacing Between Buildings on the Same Lot (ft)								
Principal	12	8	8	8	12	8	12	8
Secondary (from principal or another secondary building)	8	5	5	5	8	5	8	5
Maximum Building Height (ft/ # of stories)	50/4	55/4	45/3	50/4	55/4	55/4	50/4	55/4
Notes:	[1] Limited to no more than 15 units per neighborhood. [2] Average density across entire site. [3] Subject to applicable lot coverage limits in Section es , Watersupply Watershed Protection Overlay (WSPO) District. [4] See Section es , Open Space Set-Aside and Parkland, for the type of open space required. [5] 20-foot setback from minor streets internal to the conservation subdivision.							



3.2.6. GENERAL COMMERCIAL (GLC)

A. GENERAL COMMERCIAL (GLC) DISTRICT PURPOSE STATEMENT

The General Commercial (GLC) District is applied to lots along the Town's major commercial roadways like Boylston Highway (NC 280) and NC Highway 191 where access, visibility, and traffic volumes support more intensive non-residential uses. It is intended to accommodate a broad range of community-serving and highway-oriented non-residential uses that provide goods and services to residents, visitors, and the traveling public. The district accommodates a wide range of commercial development types, including large floorplate shopping uses likely to generate significant amounts of traffic, as well as institutional uses, offices, and personal services. Development in the GLC district tends to be low-rise single-use buildings configured for easy access by patrons travelling in automobiles. Development sites may be comprised of a mix of individual buildings on individual sites and multi-tenant, or multi-building developments organized into shopping center or campus-style developments located near major roadway intersections. In addition to commercial uses, the district also accommodates a wide range of office and institutional uses. Only limited forms of residential, such as live/work units, are permitted as part of mixed-use development. Public water and sewer service is required for new development, and uses in the district are subject to standards intended to ensure safe vehicular and pedestrian circulation, and to preserve and maintain the Town's rural character.

B. GENERAL COMMERCIAL (GLC) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The development intensities depicted in these images may be greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with Section <>, Conflict.

STAND-ALONE
COMMERCIAL



SHOPPING CENTER



IN-LINE SHOPPING
CENTER



MIXED-USE



C. GENERAL COMMERCIAL (GLC) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	NON-RESIDENTIAL		MIXED-USE	
	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE
Maximum Residential Density (du/ac)	N/A	N/A	5.0	4.0
Minimum Site Size (ac)	None		None	
Minimum Lot Area (sf)	None		43,560	50,000
Minimum Lot Width (ft)	75	60	75	60
Maximum Lot Coverage (% of lot area) [1]	65	60	75	70
Maximum Building Footprint Size (% of lot area)	50		60	
Minimum Open Space Set Aside (% of lot area) [2]	5	7	7	10
Minimum Street Setback for Major Streets (ft)	50	50	50	50
Minimum Street Setback for Minor Streets (ft)	40	20	40	20
Minimum Side Setback for Principal Uses (ft)	15	10	15	10
Minimum Rear Setback for Principal Uses (ft)	30	25	30	25
Minimum Rear and Side Setback for Secondary Uses (ft)	10	5	10	5
Minimum Perimeter Setback for Unified Developments (ft) [3]	50	40	50	40
Minimum Spacing between Buildings on the Same Lot (ft)				
Principal	10	5	10	5
Secondary (from principal or another secondary building)	5	5	5	5
Maximum Building Height (ft/ # of stories)	50/4	55/4	55/4	55/4

Notes: [1] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.
[2] See Section <>, Open Space Set Aside and Parkland, for the type of open space required.

3.2.7. TOWN CENTER (TNC)

A. TOWN CENTER (TNC) DISTRICT PURPOSE STATEMENT

The Town Center (TNC) zoning district is established to preserve, reinforce, and enhance the traditional heart of the Mills River by encouraging a more compact, walkable, mixed-use environment that reflects the rural, mountain character of the Town. It serves as the community's civic, cultural, and commercial focal point, supporting small businesses, essential services, and public gathering spaces within a form and scale that is compatible with the community. TNC encourages a mix of residential and non-residential uses in the same buildings, on the same lots, or in close proximity to one another to support increased residential densities and a more walkable environment. Buildings should be close to the street, organized in a unified "campus" setting, or organized around gathering areas with the prominence of off-street parking reduced. Signage should be small in scale and more pedestrian oriented (with the exception of a single directory sign oriented to passing motorists). Buildings should be close to one another, well-designed, human-sized in scale, and should favor pedestrian movement over the automobile.

B. TOWN CENTER (TNC) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The development intensities depicted in these images may be greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with Section <>, Conflict.

PEDESTRIAN-ORIENTED RETAIL



MIXED-USE DEVELOPMENT



COMMERCIAL BUILDINGS



C. TOWN CENTER (TNC) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	NON-RESIDENTIAL	MIXED-USE	RESIDENTIAL
Maximum Residential Density (du/ac)	N/A	5.0	4.0
Minimum Site Size (ac)	No minimum	No minimum	3.0
Minimum Lot Area (sf)	No minimum	43,560	43,560 [1]
Minimum Lot Width (ft)	30	50	20
Maximum Lot Coverage (% of lot area) [2]	85	75	60
Maximum Building Footprint Size (% of lot area)	50	50	N/A
Minimum Open Space Set Aside (% of lot area) [2]	5	7	10
Minimum Street Setback for Major Streets (ft)	30	30	30
Minimum Street Setback for Minor Streets (ft)	10	10	10
Minimum Side Setback for Principal Uses (ft)	5	5	5
Minimum Rear Setback for Principal Uses (ft)	10	10	10
Minimum Rear and Side Setback for Secondary Uses (ft)	5	5	5
Minimum Perimeter Setback for Unified Developments (ft) [3]	30	30	30
Minimum Spacing between Buildings on the Same Lot (ft)			
Principal	5	5	5
Secondary (from principal or another secondary building)	5	5	5
Maximum Building Height (ft/ # of stories)	55/4	55/4	55/4

Notes: [1] Not applied to lots intended for individual single-family dwellings.
[2] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.

CONDITIONAL DISTRICTS

General Provisions

Residential Conditional (RCZ)

Commercial Conditional (CCZ)

Industrial Conditional (ICZ)

Mixed-Use Conditional (MCZ)

OVERLAY DISTRICTS

Special Hazard Area Overlay
(SHAO)

Water Supply Watershed
Protection Overlay (WSPO)

GENERAL LOT STANDARDS

Multiple Buildings or Structures
on a Lot

Required Lot Configuration

Required Yards

Special Purpose Lots

Split Zoning

Unified Development

ZONING MAP

Generally

Incorporated by Reference

Interpretation

Maintenance and Revision
of Map

CHAPTER 4 DISTRICTS

Principal Uses

Standards for Specific Uses

Prohibited Uses

Secondary Uses

Temporary Uses

Unlisted Uses

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CHAPTER 4.
LAND USES

§ 4.2 Principal Uses
Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4-1: LISTING OF COMMON PRINCIPAL USES

P=Permitted by right, subject to a Zoning Compliance Permit & all applicable use standards
S=Permitted, subject to a Special Use Permit & all applicable use standards
C=Permitted within a conditional zoning district, subject to all applicable use standards
* = Prohibited
[] = See Note at end of table

USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
	CON	AGR	RUR	LDR	MWR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
USE TYPE	CON	AGR	RUR	LDR	MWR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	USE STANDARDS
AGRICULTURAL USE CLASSIFICATION													
<i>Agricultural Production</i>													
Agricultural Processing	*	P	P	*	*	*	*	P	*	*	*	C	CS
Agricultural Products	*	P	P	*	*	*	*	*	*	*	*	C	CS
Commercial Greenhouse	*	P	P	*	*	*	*	P	*	*	C	*	-
Horticulture	*	P	P	*	*	*	*	*	*	*	C	*	CS
Nursery (Retail or Wholesale)	*	P	P	*	*	*	*	*	*	*	C	*	CS
Viticulture (including winery or vineyard, but excluding event venues)	*	P	P	*	*	*	*	*	*	*	C	*	-
<i>Livestock Related</i>													
Animal Husbandry	*	P	P	*	*	*	*	P	*	*	*	C	CS
Animal Processing	*	*	*	*	*	*	*	S	*	*	*	C	-
Equestrian Facility	*	P	P	*	*	*	*	*	C	C	C	*	CS
COMMERCIAL USE CLASSIFICATION													
<i>Animal Related</i>													
Animal Boarding, Indoor and/or Outdoor	*	P	S	*	*	*	*	P	*	*	C	C	CS
Animal Boarding, Indoor Only	*	P	*	*	*	P	P	P	C	C	C	C	-
Animal Grooming	*	P	P	*	*	P	P	P	C	C	C	C	CS
Animal Shelter	*	*	*	*	*	*	*	P	*	*	C	C	CS
Dog Training Facility	*	P	P	*	*	P	P	P	*	*	C	C	-
Veterinary Services	*	P	P	*	*	P	P	*	*	*	C	C	CS
<i>Eating and Drinking</i>													
Bar, Cocktail Lounge, or Private Club	*	*	*	*	P	P	P	*	*	*	C	C	CS
Bottle Shop (on-premise consumption)	*	*	*	*	P	P	P	*	*	*	C	C	CS
Catering Establishment	*	*	*	*	P	P	P	P	*	*	C	C	CS
Coffee Shop or Retail Bakery	*	*	*	*	P	P	P	P	*	*	C	C	CS
Microbrewery, Micro Distillery, or Micro Winery	*	P	*	*	P	P	P	P	*	*	C	C	CS
Restaurant, High Intensity	*	*	*	*	*	P	P	*	*	*	C	C	CS
Restaurant, Low Intensity	*	*	*	*	P	P	P	*	*	*	C	C	CS



CHAPTER 4.
LAND USES

§ 4.2 Principal Uses
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USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
	CON	AGR	RUR	LDR	MWR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
USE TYPE	CON	AGR	RUR	LDR	MWR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	USE STANDARDS
<i>Restaurant, Mobile-Related</i>													
Restaurant, Mobile-Related	*	P	*	*	*	P	*	P	*	C	C	C	CS
<i>Equipment Rental Related</i>													
Equipment Sales, Rental, & Repair, Heavy	*	*	*	*	*	*	*	P	*	*	*	C	CS
Equipment Sales, Rental, & Repair, Light	*	P	*	*	*	P	*	P	*	*	C	C	CS
Farm Equipment Sales and Service	*	P	*	*	*	P	*	P	*	*	C	C	CS
<i>Event Venue</i>													
Event Venue, Indoor Only	*	*	*	*	*	P	P	P	*	C	C	C	CS
Event Venue, Indoor & Outdoor	*	*	*	*	*	P	*	P	*	C	C	C	CS
<i>Financial Services</i>													
Bank or Credit Union	*	*	*	*	*	P	P	P	*	*	C	C	CS
Check Cashing / Pay Day Lending	*	*	*	*	*	*	*	*	*	*	C	C	CS
Financial Services	*	*	*	*	*	P	P	P	*	*	C	C	-
Pawn Shop	*	*	*	*	*	*	*	*	*	*	C	*	CS
<i>Lodging</i>													
Bed and Breakfast	*	P	P	P	*	*	P	*	C	C	C	*	CS
Campground / Recreational Vehicle (RV) Park	*	*	*	*	*	*	*	*	*	*	C	*	CS/CS
Hotel or Motel	*	*	*	*	*	P	P	P	*	*	C	C	CS
<i>Office Related</i>													
Co-working Space	*	*	*	*	*	P	P	P	*	*	C	C	CS
Office, High Intensity	*	*	*	*	*	P	P	P	*	*	C	C	CS
Office, Low Intensity	*	*	*	*	*	P	P	P	*	*	C	C	-
<i>Parking Related</i>													
Parking Lot (principal use)	*	*	*	*	*	P	P	P	*	*	C	C	CS
Parking Structure	*	*	*	*	*	*	*	P	*	*	C	C	CS
<i>Personal Services</i>													
Computer Related Services	*	*	*	*	*	P	P	P	*	*	C	C	CS
Day Spa (medial or nonmedial)	*	*	*	*	*	P	P	P	*	*	C	C	-
Fitness Center	*	*	*	*	*	P	P	P	*	*	C	C	CS
Funeral Related Services	*	*	*	*	*	*	P	*	P	*	C	C	CS
Hair, Nail, and Skin-related Services	*	*	*	*	*	*	P	P	P	*	C	C	CS



CHAPTER 4.
LAND USES

§ 4.2 Principal Uses
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USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
	CON	AGR	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
Instructional Services	-	-	-	-	P	P	P	-	-	C	C	C	<>
Laundry and Cleaning Services	-	-	-	-	P	P	P	-	-	C	C	C	<>
Packaging and Shipping Services	-	-	-	-	P	P	P	P	-	C	C	C	<>
Printing Services	-	-	-	-	P	P	P	P	-	C	C	C	-
Repair Shop	-	-	-	-	-	P	P	P	-	C	C	C	<>
Tanning Salon	-	-	-	-	P	P	P	-	-	C	C	-	<>
Tattoo & Body Piercing	-	-	-	-	-	P	-	-	-	C	C	-	<>
Recreation Related													
Electronic Gaming Operation or Games of Skill	-	-	-	-	-	-	-	-	-	-	C	-	<>
Indoor Recreation, Commercial	-	-	-	-	-	P	P	P	-	-	C	C	<>
Indoor Shooting Range	-	-	-	-	-	-	-	-	-	-	-	C	<>
Nightclub or Dance Hall	-	-	-	-	-	P	-	-	-	C	C	-	<>
Outdoor Commercial Recreation	-	P	P	-	-	P	-	P	-	-	C	C	<>
Theatre, Indoor	-	-	-	-	-	P	P	-	-	C	C	-	<>
Theatre, Outdoor	-	-	-	-	-	P	-	P	-	-	C	C	<>
Retail Sales													
Bulky Item Sales	-	-	-	-	-	P	-	P	-	-	C	C	<>
Convenience Store (with gasoline sales)	-	-	-	-	-	P	P	P	-	C	C	C	<>
Farmer's Market	-	P	P	-	-	P	P	-	-	C	C	C	-
Flea Market	-	-	-	-	-	P	-	-	-	-	C	C	<>
Gasoline Sales	-	-	-	-	-	P	P	P	-	C	C	C	<>
Grocery Store	-	-	-	-	P	P	P	-	-	C	C	-	<>
Pharmacy	-	-	-	-	P	P	P	-	-	C	C	-	<>
Retail, High Intensity	-	-	-	-	-	P	P	-	-	C	C	-	<>
Retail, Large Format	-	-	-	-	-	P	-	-	-	C	C	-	<>
Retail, Low Intensity	-	-	-	-	-	P	P	P	-	C	C	-	<>
Retail, Micro	-	-	-	-	-	P	P	P	C	C	C	C	<>
Tobacco, CBD, and Vape Shop	-	-	-	-	-	S	-	-	-	-	C	-	<>
Sexually-Oriented Businesses													
All types	-	-	-	-	-	-	-	S	-	-	-	C	<>

CHAPTER 4.
LAND USES

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	CON	AGR	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ		
Storage Related														
Outdoor Storage	-	-	-	-	-	P	-	P	-	-	C	C	<>	
Self-Storage, Indoor Only	-	-	-	-	-	P	P	-	-	C	C	C	<>	
Self-Storage, Indoor and Outdoor	-	-	-	-	-	P	-	P	-	-	C	C	<>	
Vehicle Related														
Boat Sales and Rental	-	-	-	-	-	P	-	P	-	-	C	C	-	
Vehicle Parts and Accessory Sales	-	-	-	-	-	P	P	P	-	C	C	C	<>	
Vehicle Painting/Body Work	-	-	-	-	-	P	-	P	-	-	C	C	<>	
Vehicle Repair and Service (no painting/body work)	-	-	-	-	-	P	P	P	-	-	C	C	<>	
Vehicle Sales and Rental	-	-	-	-	-	P	P	-	-	C	C	C	<>	
Vehicle Towing or Storage	-	-	-	-	-	P	-	P	-	-	-	C	<>	
Vehicle Washing or Detailing	-	-	-	-	-	P	P	-	-	-	C	C	<>	
INDUSTRIAL USE CLASSIFICATION														
Energy Related														
Fuel Oil/Bottled Gas Distribution	-	-	-	-	-	-	-	S	-	-	-	C	<>	
Gas and Petroleum Distribution	-	-	-	-	-	-	-	S	-	-	-	C	-	
Solar Energy System, Level 2	-	-	-	-	-	-	-	P	-	-	-	C	<>	
Solar Energy System, Level 3	-	-	-	-	-	-	-	-	-	-	-	C	<>	
Wind Energy Conversion	-	-	-	-	-	-	-	P	-	-	-	C	<>	
Extractive Industry														
All Types	-	-	-	-	-	-	-	S	-	-	-	C	<>	
Flex Space														
Business Incubator	-	-	-	-	-	P	P	P	P	-	C	C	C	<>
Crypto Mining and Data Processing	-	-	-	-	-	-	-	-	-	-	-	C	<>	
Maker Space	-	-	-	-	-	P	P	P	P	-	C	C	C	<>
Research and Development	-	-	-	-	-	-	-	-	P	-	C	C	<>	
Industrial Services														
Asphalt or Concrete Plants	-	-	-	-	-	-	-	S	-	-	-	C	<>	



CHAPTER 4.
LAND USES

§ 4.2 Principal Uses
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USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
	CON	AGR	RUR	LDR	NXR	GLC	TNC	IND	RCZ	MCZ	CCZ	CZ	
Contractor Services Office/Yard	-	-	-	-	-	-	-	P	-	-	C	C	☒
Electrical, HVAC, or Plumbing Fabrication	-	-	-	-	-	-	-	P	-	-	C	C	☒
General Industrial Services	-	-	-	-	-	-	-	P	-	-	C	C	-
Metal Fabrication	-	-	-	-	-	-	-	P	-	-	C	C	☒
Manufacturing													
Heavy Manufacturing	-	-	-	-	-	-	-	P	-	-	C	C	☒
Light Manufacturing	-	-	-	-	-	S	-	P	-	-	C	C	☒
Micro Manufacturing	-	P	-	-	S	P	-	P	-	C	C	C	☒
Utility Related													
Major Utility	-	P	-	-	-	P	-	P	C	C	C	C	☒
Minor Utility	P	P	P	P	P	P	P	P	C	C	C	C	-
Warehouse Related													
Freight Terminal	-	-	-	-	-	-	-	P	-	-	C	C	☒
Warehouse, Distribution	-	-	-	-	-	-	-	P	-	-	C	C	☒
Warehouse, Storage Only	-	-	-	-	-	P	-	P	-	C	C	C	☒
Waste Related													
Recycling Center	-	-	-	-	-	-	-	P	-	-	C	C	☒
Salvage and Junkyard	-	-	-	-	-	-	-	S	-	-	C	C	☒
Transfer Station	-	-	-	-	-	-	-	S	-	-	C	C	☒
Wholesale Sales													
Indoor Only	-	-	-	-	-	P	-	P	-	-	C	C	☒
Indoor and Outdoor	-	-	-	-	-	-	-	P	-	-	C	C	☒

INSTITUTIONAL USE CLASSIFICATIONS

Assembly

Auditorium, Coliseum, Convention Center	-	-	-	-	-	P	P	P	-	C	C	C	☒
Community Center	P	P	-	P	P	P	P	P	-	C	C	C	☒
Fraternal Club or Lodge	-	P	P	P	P	P	P	P	-	C	C	C	-
Religious Institution, High Intensity	-	P	P	-	-	P	-	-	C	C	C	-	☒
Religious Institution, Low Intensity	-	P	P	P	P	P	P	-	C	C	C	-	☒

Cultural Facility

CHAPTER 4.
LAND USES

§ 4.2 Principal Uses
Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4-2: LISTING OF COMMON PRINCIPAL USES

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USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS	
	CON	AGR	RUR	LDR	NXR	GLC	TNC	IND	RCZ	MCZ	CCZ	CZ		
Art Gallery, Library, Museum	-	P	-	-	P	P	P	-	C	C	C	-	-	
Day Care														
Adult Day Care	-	-	-	-	-	P	P	P	-	-	C	C	-	☒
Child Day Care	-	-	-	-	-	P	P	P	P	C	C	C	C	☒
Education Related														
College or University	-	-	-	-	-	-	-	P	-	-	-	-	C	-
School, Elementary, Middle, High	-	P	P	P	P	P	P	P	-	C	C	C	-	☒
School, Vocational	-	-	-	-	-	P	P	P	P	-	C	C	C	☒
Government Related														
Fire/EMS/Police Station	-	P	P	P	P	P	P	P	P	C	C	C	C	☒
Government Maintenance, Storage, and Distribution	-	P	P	P	P	P	P	P	P	C	C	C	C	☒
Government Office	-	P	-	-	-	P	P	P	P	C	C	C	C	-
Government Training Facility, excluding firing range	-	-	-	-	-	-	P	-	P	-	-	C	C	-
Post Office	-	-	P	P	P	P	P	P	P	C	C	C	C	-
Youth Development Center	-	P	P	-	-	P	P	P	P	P	C	C	C	-
Health Care														
Hospital	-	-	-	-	-	-	P	-	P	-	-	C	C	☒
Outpatient Facility	-	-	-	-	-	-	P	-	-	-	-	C	-	-
Psychiatric Services	-	-	-	-	-	-	-	P	-	-	-	C	-	☒
Residential Treatment Facility	-	-	-	-	-	-	-	P	-	P	-	C	C	☒
Urgent Care	-	-	-	-	-	-	P	P	P	P	-	C	C	☒
Open Space														
Arboretum or Formal Garden	P	P	P	P	P	P	P	P	P	-	C	C	C	-
Cemetery or Mausoleum	-	P	P	P	P	P	P	-	-	C	-	-	C	☒
Recreation Related														
Athletic Field or Court	-	P	P	P	P	P	P	P	P	C	C	C	C	☒
Community Recreation Facility, Private	-	-	-	-	-	-	-	P	-	P	C	C	C	☒
Dock or Pier, Public	P	P	-	-	-	-	-	P	-	P	C	C	C	-
Golf Course, Public or Private	P	P	P	P	P	-	-	-	P	C	C	C	C	☒



CHAPTER 4.
LAND USES

§ 4.2 Principal Uses
Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4-1: LISTING OF COMMON PRINCIPAL USES

P=Permitted by right, subject to a Zoning Compliance Permit & all applicable use standards
S=Permitted, subject to a Special Use Permit & all applicable use standards
C=Permitted within a conditional zoning district, subject to all applicable use standards
*-Prohibited
[*]-See Note at end of table

USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS				CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS	
	CON	AGR	RUR	LDR	MNR	GLC	TNC	IND	RCZ	MCZ	CCZ		ICZ
Indoor Recreation, Public	P	P	P	*	P	P	P	P	*	*	C	C	-
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	C	C	C	C	-
Park or Playground, Public	P	P	P	P	P	P	P	P	C	C	C	C	-
Social Services													
All Types	*	*	*	*	P	P	P	P	C	C	C	C	-
Telecommunications													
Antenna Collocation, Major	*	P	*	*	P	P	P	P	C	C	C	C	-
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	C	C	C	C	-
Broadcasting Tower	*	S	*	*	*	*	*	S	*	*	*	C	-
Small Wireless Facility	P	P	P	P	P	P	P	P	C	C	C	C	-
Telecommunications Facility, Major	P	P	*	*	*	*	*	P	*	*	*	C	-
Telecommunications Facility, Minor or Concealed	*	P	P	*	*	P	P	P	C	C	C	C	-
Transportation													
Airstrip	*	S	*	*	*	*	*	*	*	*	*	C	-
Bus Station	*	*	*	*	*	P	P	*	C	C	C	C	-
Park and Ride Facility	*	*	*	P	P	P	P	P	C	C	C	C	-
Rail-Related Use	*	*	*	*	*	*	*	P	*	*	*	C	-
Taxi & Ground Transportation	*	*	*	*	*	P	P	P	C	C	C	C	-
RESIDENTIAL USE CLASSIFICATION													
Assisted Living													
Congregate Care	*	*	*	P	P	*	*	*	C	*	*	*	-
Continuing Care Retirement Community (CCRC)	*	*	*	P	P	P	P	*	C	*	*	*	-
Group Living													
Boarding House	*	*	*	*	*	*	*	*	C	*	*	*	-
Family Care Home	*	P	P	P	P	*	*	*	C	*	*	*	-
Group Home	*	*	*	*	*	*	*	*	C	*	*	*	-
Halfway House	*	*	*	*	*	*	*	*	C	*	*	*	-
Homeless Shelter	*	*	*	*	*	*	*	*	C	*	*	*	-
Household Living													
Bungalow Court	*	*	*	P	P	*	P	*	C	*	*	*	-
Conservation Subdivision	*	P	P	P	P	*	*	*	C	C	*	*	-
Live/Work	*	*	*	*	P	P	P	P	C	C	C	*	-



CHAPTER 4.
LAND USES

§ 4.2 Principal Uses
Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4-1: LISTING OF COMMON PRINCIPAL USES

P=Permitted by right, subject to a Zoning Compliance Permit & all applicable use standards
S=Permitted, subject to a Special Use Permit & all applicable use standards
C=Permitted within a conditional zoning district, subject to all applicable use standards
*-Prohibited
[*]-See Note at end of table

USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS				CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS	
	CON	AGR	RUR	LDR	MNR	GLC	TNC	IND	RCZ	MCZ	CCZ		ICZ
Manufactured Home	*	P	P	P	*	*	*	*	C	*	*	*	-
Manufactured Home Park	*	S	*	*	*	*	*	*	C	*	*	*	-
Multifamily Dwelling, Attached or Detached	*	*	*	*	P	*	P	*	C	C	C	*	-
Pocket Neighborhood	*	*	P	P	P	*	P	*	C	C	*	*	-
Single-Family Attached Dwelling	*	*	*	P	P	*	P	*	C	C	*	*	-
Single-Family Detached Dwelling	*	P	P	P	P	*	*	*	C	*	*	*	-
Triples or Quadplex	*	*	*	P	P	*	P	*	C	C	*	*	-
Two-family Dwelling	*	P	P	P	P	*	*	*	C	C	*	*	-
Upper Story Multi-family	*	*	*	*	P	*	P	P	C	C	C	C	-

Notes:



**CHAPTER 4.
LAND USES**

§ 4.3 Standards for Specific Principal Uses
Subsection 4.3.120. Telecommunications Facilities

TABLE <>: STANDARDS FOR SPECIFIC TYPES OF TELECOMMUNICATION FACILITIES

02. TELECOMMUNICATION TOWER, CONCEALED AND MINOR	
New or replacement concealed, or minor telecommunications towers shall comply with the following standards:	
a. Towers Distinguished	<ul style="list-style-type: none"> i. A concealed telecommunications tower is a telecommunications tower and associated equipment that is designed to appear as something other than a traditional telecommunications facility. ii. A minor telecommunications tower is a use that is designed to appear as a traditional telecommunications facility except that the maximum height of the tower portion of the facility is less than 30 feet above grade.
b. Appearance of a Concealed Telecommunications Tower	<ul style="list-style-type: none"> i. A concealed telecommunications tower shall be configured to conceal the presence of the tower, antennas, antenna-support structures, and related telecommunications equipment in order to obscure its purpose as a telecommunications facility, to the maximum extent practicable. ii. Allowable configurations include, but are not limited to: bell towers, clock towers, water towers, silos, chimneys, steeples, light poles, flag poles, or evergreen trees. iii. Antennae, antenna support structures, cabling, and related appurtenances shall be enclosed, camouflaged, screened, or otherwise obscured so that they are not readily identifiable as telecommunications equipment to the casual observer. iv. Equipment cabinets and related structures shall be designed, located, and camouflaged in a manner that is compatible with the tower portion of the facility. v. Placement of ground-based telecommunications equipment associated with a concealed telecommunications tower is strongly encouraged to be located indoors or underground. vi. In no instance shall a concealed telecommunications tower have a height exceeding 80 feet. Any concealed telecommunications tower with a height exceeding 80 feet shall be reviewed in accordance with the standards and requirements for a major telecommunications tower.
c. Setbacks	<ul style="list-style-type: none"> i. Concealed and minor telecommunications towers and associated secondary structures, including equipment cabinets, shall comply with the applicable dimensional requirements for non-residential uses in the zoning district where located. ii. In no instance shall a concealed or minor telecommunications tower be exempted from the minimum applicable setback requirements for nonresidential uses. iii. In cases where an existing concealed telecommunication tower's height is increased or where an existing concealed telecommunications tower is replaced in order to accommodate a major or minor collocation, the existing or replacement concealed telecommunications tower shall comply with the setback requirements in subsection (f) above, to the maximum extent practicable.
d. Maximum Height	<ul style="list-style-type: none"> i. The maximum height for any concealed telecommunication tower is 200 feet, as measured from the adjacent pre-construction grade to the top of the highest appurtenance on the tower. ii. In no instance shall a collocation of an eligible facility or work associated with a substantial modification result in a concealed telecommunication tower with a height that exceeds 80 feet above the adjacent pre-construction grade. iii. The maximum height for a minor telecommunications tower is less than 30 feet from the adjacent pre-construction grade to the top of the highest appurtenance on the tower.
e. Collocation	<ul style="list-style-type: none"> i. Concealed and minor telecommunications towers are encouraged (but not required) to accommodate the collocation of other antennae. ii. Collocations of equipment on a minor telecommunications tower (whether a major or minor collocation) shall not increase the overall height of the tower by more than 10 feet beyond the initially approved height of the minor telecommunications tower. Actions that result in an increase in tower height by more than 10 feet shall require the minor telecommunications tower to undergo review as a major telecommunications tower. iii. Any collocated equipment on a concealed telecommunications tower must maintain the appearance of the facility as a concealed telecommunications tower.

**CHAPTER 4.
LAND USES**

§ 4.3 Standards for Specific Principal Uses
Subsection 4.3.120. Telecommunications Facilities

TABLE <>: STANDARDS FOR SPECIFIC TYPES OF TELECOMMUNICATION FACILITIES

02. TELECOMMUNICATION TOWER, CONCEALED AND MINOR	
New or replacement concealed, or minor telecommunications towers shall comply with the following standards:	
f. Screening	<ul style="list-style-type: none"> iv. In no instance shall a concealed telecommunications tower be replaced with a telecommunications tower that is not concealed in order to accommodate a collocation. <ul style="list-style-type: none"> i. Except when located in commercial or industrial zoning districts, all ground-based elements, such as an equipment compound or equipment cabinets, shall be completely screened from off-site views through the use of a fully opaque wooden privacy fence, masonry wall, or two staggered rows of evergreen shrubs located around the perimeter of the ground-based elements. ii. Screening is not required for ground-based equipment that is not visible from off-site areas. iii. Landscaping material shall reach and maintain a minimum height of six feet above grade within four years of planting. iv. Landscaping material is not required in front of access gates, provided the gates are fully opaque or are not visible from off-site areas.
g. Example Images	The following images depict potential concealed telecommunications tower configurations, and are provided for informational purposes only.



TABLE <>: STANDARDS FOR SPECIFIC TYPES OF TELECOMMUNICATION FACILITIES

03. COLLOCATION OF ANTENNAS	
Collocations, whether on a building wall or roof, a telecommunications tower, or on another vertical projection such as a water tank or electrical transmission tower, shall comply with the following standards:	
a. Collocations Distinguished	<ul style="list-style-type: none"> i. All collocations shall be classified as either a major collocation or a minor collocation in accordance with Section <>, Terms Defined, and the following standards. ii. A major collocation includes placement of antennas, antenna-support structures, and related wireless telecommunications equipment on any of the following: <ul style="list-style-type: none"> 1 A building's roof; 2 A building's wall; 3 A vertical projection such as a water tank, electric transmission tower, or similar vertical projection not constructed for the sole purpose of providing wireless telecommunications services; or 4 An existing or replacement telecommunications tower where the collocation requires a substantial modification, as defined in these standards and NCGS§ 160D-931. iii. A minor collocation includes placement of antennas, antenna-support structures, and related wireless telecommunications equipment on an existing or replacement telecommunications tower, provided no substantial modification, as defined in these standards and NCGS§ 160D931, is required. A minor collocation may also be referred to as an "eligible facility," as defined in these standards and NCGS§ 160D-931.



§ 4.4 PROHIBITED USES

4.4.1. PROHIBITED EVERYWHERE

- A.** The following use types are not listed in Table <>, Listing of Common Principal Uses, and are prohibited throughout the Town's planning jurisdiction in all zoning districts.
- B.** In cases where one or more of these uses is lawfully established and in operation prior to **June XX, 2026** the use shall be subject to the provisions in Section <>, Transitional Provisions.

01. AGRICULTURAL USES

- a. Concentrated animal feeding operations; and
- b. Slaughterhouses, or offal and animal reduction.

02. COMMERCIAL USES

- a. New outdoor advertising or billboards; and
- b. Outdoor shooting ranges.

03. INDUSTRIAL USES

- a. Acetylene gas manufacture;
- b. Acid manufacture;
- c. Ammonia, bleaching powder, or chlorine manufacture;
- d. Brick, tile, or terra cotta manufacture;
- e. Cellophane manufacture;
- f. Creosote manufacture or treatment plants;
- g. Distillation of bones, coal, petroleum, refuse, tar, or wood;
- h. Explosives, ammunition, fireworks, or gunpowder manufacture;
- i. Fat rendering, or production of fats and oils from animal or vegetable products by boiling or distillation;
- j. Glue and size manufacture;
- k. Hazardous materials handling or storage;
- l. Leather and leather products manufacturing involving tanning;
- m. Linseed oil, shellac, turpentine manufacture or refining;
- n. Nitrogen tankage, fish meal or manufacture of any fertilizer materials carrying an objectionable odor;
- o. Oilcloth or linoleum manufacture;
- p. Ore reduction;
- q. Pulp mills;
- r. Storage or processing of radioactive or infectious waste; and
- s. Vinegar manufacturing

04. INSTITUTIONAL USES

- a. Package treatment plant wastewater disposal systems that discharge to surface waters or that involve use of spray fields; and
- b. Correctional or detention facilities.

05. RESIDENTIAL USES

- a. Use of a boat, houseboat, or other floating structure as a temporary or permanent residence (this shall not prevent the overnight occupancy of a vessel temporarily moored while in transit on navigable waters);
- b. Use of a structure that does not comply with the applicable State Building Code requirements as a permanent, single-family dwelling; and
- c. Use of a tent, recreational vehicle, or travel trailer as a permanent residence.



4.4.2. PROHIBITED BY OVERLAY DISTRICT STANDARDS

Regardless of how a use type is permitted or prohibited in Table <>, Listing of Common Principal Uses, if a lot or tract is located within one or more overlay zoning districts, any use type limitations in the overlay district standards (see Section <>, Overlay Zoning Districts) shall control.

A. SPECIAL HAZARD AREA OVERLAY

- 01.** The following uses are prohibited in designated floodways:
 - a. Buildings, including manufactured homes;
 - b. Any use that would cause any increase in base flood levels; and
 - c. Accessory dwelling units within the regulatory floodplain.
- 02.** The following development is prohibited in designated floodplains due to the North Carolina Flood Act of 2000:
 - a. New solid waste disposal facilities;
 - b. New hazardous waste management facilities;
 - c. New salvage or junkyards; and
 - d. New chemical storage facilities.

B. WATER SUPPLY WATERSHED PROTECTION OVERLAY

The following uses are prohibited in the WSP0:

- 01.** New demolition or sanitary landfills;
- 02.** New sites for land application of residuals;
- 03.** New sites for land application of petroleum-contaminated soils;
- 04.** Collection, storage, or application of untreated sewage; and
- 05.** Collection, storage, or application of industrial or other wastes.

4.4.3. PROHIBITED AS SECONDARY USES

The following uses shall not be permitted as secondary uses within the Town's planning jurisdiction:

A. HOME OCCUPATIONS

In no instance shall a home occupation include any of the following activities or use types:

- 01.** Vehicle repair of any kind, whether to drive trains, body work, or other aspects;
- 02.** Outdoor repair of any kind;
- 03.** Outdoor storage of any kind;
- 04.** Commercial nurseries or horticulture;
- 05.** Food handling, processing, or packing with industrial-scale equipment;
- 06.** Medical or dental labs;
- 07.** Restaurants of any kind;
- 08.** Bulk storage of flammable or hazardous liquids;
- 09.** Funeral homes and mortuaries;
- 10.** Animal hospitals, boarding of animals as a commercial enterprise, and kennels operated as a commercial enterprise; and
- 11.** Keeping of exotic animals for commercial or non-commercial purposes.



SECONDARY USES

Intent

Establishment of a Secondary Use

General Standards for Secondary Uses

Listing of Common Secondary Uses

Standards for Specific Secondary Uses

TABLE 4-1: LISTING OF COMMON SECONDARY USES

P-Permitted by right, subject to a Zoning Compliance Permit & all applicable secondary use standards
 S-Permitted, subject to a Special Use Permit & all applicable secondary use standards
 C-Permitted within a conditional zoning district, subject to all applicable secondary use standards
 F-Forbidden
 [1]-See Note at end of table

SECONDARY USE TYPE	CON	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NONRESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				SECONDARY USE STANDARDS
		AGR	RUR	LDR	MXR		GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
Accessory Dwelling Unit (detached and internal)	•	P	P	P	P	•	P	•	C	C	•	•	◊	
Alcohol Sales (as part of another principal use)	•	•	•	•	S	P	P	•	•	C	C	•	-	
Amateur Ham Radio	•	P	P	P	P	P	•	P	C	C	C	C	◊	
Athletic Field	P	P	P	P	P	P	P	•	C	C	C	•	-	
Automated Teller Machine	•	•	•	•	S	P	P	P	•	C	C	C	◊	
Canopy (Drive Through, Fuel, etc.)	•	•	•	•	P	P	P	P	C	C	C	C	◊	
Caretaker Dwelling	•	P	P	P	P	P	P	P	C	C	C	C	-	
Cemetery	•	P	P	P	P	P	P	•	C	C	C	•	-	
Child Care, Incidental (based on GS Ch 110 Art 7)	•	P	P	P	P	•	P	•	C	C	C	•	◊	
Cluster Mailbox Unit	•	P	P	P	P	P	P	P	C	C	C	C	◊	
Dock	P	P	P	P	P	P	P	P	C	C	C	C	-	
Drive Throughs	•	•	•	•	•	P	S	P	•	C	C	C	◊	
Electric Vehicle Charging Station	P	P	P	P	P	P	P	P	C	C	C	C	◊	
Family Health Care Structure	•	P	P	P	P	•	P	•	C	C	•	•	◊	
Flagpole	P	P	P	P	P	P	P	P	C	C	C	C	◊	
Garage or Carport, Detached	•	P	P	P	P	P	P	P	C	C	C	C	◊	
Generator	•	P	P	P	P	P	P	P	C	C	C	C	-	
Guard House, Shelter, or Gatehouse	P	P	P	P	P	P	P	P	C	C	C	C	◊	
Home Occupation	•	P	P	P	P	•	•	•	C	C	•	•	◊	
Mobile Food Vendors (motorized & non-motorized)	•	•	•	•	•	P	P	P	C	C	C	C	◊	
Office	•	P	P	P	P	P	P	C	C	C	C	C	-	
Outdoor Dining/Seating	•	•	•	•	P	P	P	•	C	C	C	C	◊	



TEMPORARY USES

Intent

Establishment of Temporary Uses

General Standards

Duration

Standards for Specific Temporary Uses

CHAPTER 4. § 4.6 Temporary Uses LAND USES Subsection 4.6.4. Duration of Common Temporary Uses

- 08. Use of an alternate location or date;
- 09. Modification or elimination of certain proposed activities;
- 10. Regulation of operating hours and days, including limitation of the duration to a shorter time period than requested or specified in this subsection; and
- 11. Submission of a performance guarantee (see Section <->, Performance Guarantee) to ensure that any temporary use will be removed from the lot.

4.6.4. DURATION OF COMMON TEMPORARY USES

This section includes a summary table of common temporary uses and their maximum duration.

TABLE <->: TABLE OF COMMON TEMPORARY USES AND DURATIONS		
TYPE OF TEMPORARY USE OR STRUCTURE	MAXIMUM DURATION	MAXIMUM FREQUENCY PER CALENDAR YEAR
Outdoor Seasonal Sales	Not more than 45 continuous days per lot per calendar year	Three, subject to maximum duration per year
Portable Storage Containers	Not more than 45 continuous days per lot per calendar year	Three, subject to maximum duration per year
Other Special Event	Circus, Carnival, or Fair	Up to 14 consecutive days per calendar year
	Grand Opening Sale	Up to 7 consecutive days per calendar year
	Non-Profit Event	Up to 7 consecutive days per calendar year
	Vehicle Sales	Up to 3 consecutive days per calendar year
	Religious Event	Up to 5 consecutive days per calendar year
Tent Sale	Up to 7 consecutive days per calendar year	Up to four per development per calendar year
Temporary Disaster Dwelling	No more than 12 months	Twice per lot per calendar year
Temporary Dwelling	No more than 6 months	N/A
Temporary Office	Must be removed within 30 days after all units are sold or leased	
Temporary Wireless Communications Facility	No more than 14 days unless placed for emergency purposes	
	No more than 30 days when placed to serve emergency purposes	
NOTES: [1] No temporary use shall remain in place more than 90 days if located on a lot within the within a Special Hazard Area Overlay District.		

4.6.5. STANDARDS FOR SPECIFIC TEMPORARY USES

This section sets out the use-specific standards for each of the common secondary use types.

A. ITINERANT MERCHANT SALES



§ 4.7 UNLISTED USES

4.7.1. PROCEDURE FOR DETERMINATION

Sets out the process to be used in classifying an unlisted use based on the standards in the determination procedure, definitions, and the use category descriptions.

- A.** In the event that a proposed principal, secondary, and temporary use type is not listed in this Ordinance, and such land use is not listed in Section <>, Prohibited Uses, or is not otherwise prohibited by law, the Planning Director shall determine whether a materially similar land use exists in this Ordinance.
- B.** The Planning Director shall determine whether or not an unlisted use is similar to an existing use type based on the definitions in Section <>, Terms Defined, the standards for unlisted uses in Section <>, Determination, and the appropriate table in Section <>, Use Category Descriptions. Nothing shall limit the Planning Director from seeking input from Town staff, the Planning Board, or the Town Council in determining how to categorize an unlisted use.
- C.** Should the Planning Director determine that a materially similar land use does exist, the regulations governing that land use shall apply to the unlisted use type and the Planning Director's determination shall be recorded in writing.
- D.** In cases where a proposed unlisted use type is not found to be similar to an existing use type, the Planning Director may, but shall not be required to, initiate a text amendment application to revise the text of this Ordinance to add the use type in accordance with Section <>, Text Amendment.

4.7.2. USE CATEGORY DESCRIPTIONS

The following tables set out the range of use categories, use characteristics, and example use types by use classification listed in Section <>, Listing of Common Principal Uses.

A. AGRICULTURAL USE CLASSIFICATION

Table <>, Agricultural Use Categories, sets out the use categories included in the agricultural use classification in Table <>, Listing of Common Principal Uses. It also describes the characteristics and examples of the use types in each use category.

TABLE <>: AGRICULTURAL USE CATEGORIES	
USE CATEGORY	CHARACTERISTICS EXAMPLE
Agricultural Processing	The Agricultural Processing Use Category is characterized by uses engaged in the storage, distribution, refinement, packaging, and transport of agricultural products and by-products. Example use types include grain and feed elevators, processing, canning, and dehydration plants, as well as storage facilities. Processing of animal products is an industrial use.
Agricultural Production	The Agricultural Production Use Category is characterized by general agricultural activities, including the cultivation and production of orchard, garden, or nursery crops on a small or large scale, the production of field grown crops, specialty crops, flowers, fruit, grapes, market gardening, nursery stock, nuts, ornamental plants, sod, vegetables, and similar horticultural uses. The use category also includes agronomy, aquaculture, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration farm), fisheries, honey production, and similar uses. Secondary uses may include offices, storage areas and repair facilities related to agriculture uses. Example use types include agronomy, aquaculture, biotechnical, crop farming, fisheries, apiculture, silviculture, plant nurseries, and similar uses.
Agricultural Support Services	The Agricultural Support Services Use Category is characterized by commercial establishments engaged in the sales, repair, rental, and storage of tools, equipment, supplies, and machinery in support of farms, farming, agriculture, or horticulture.

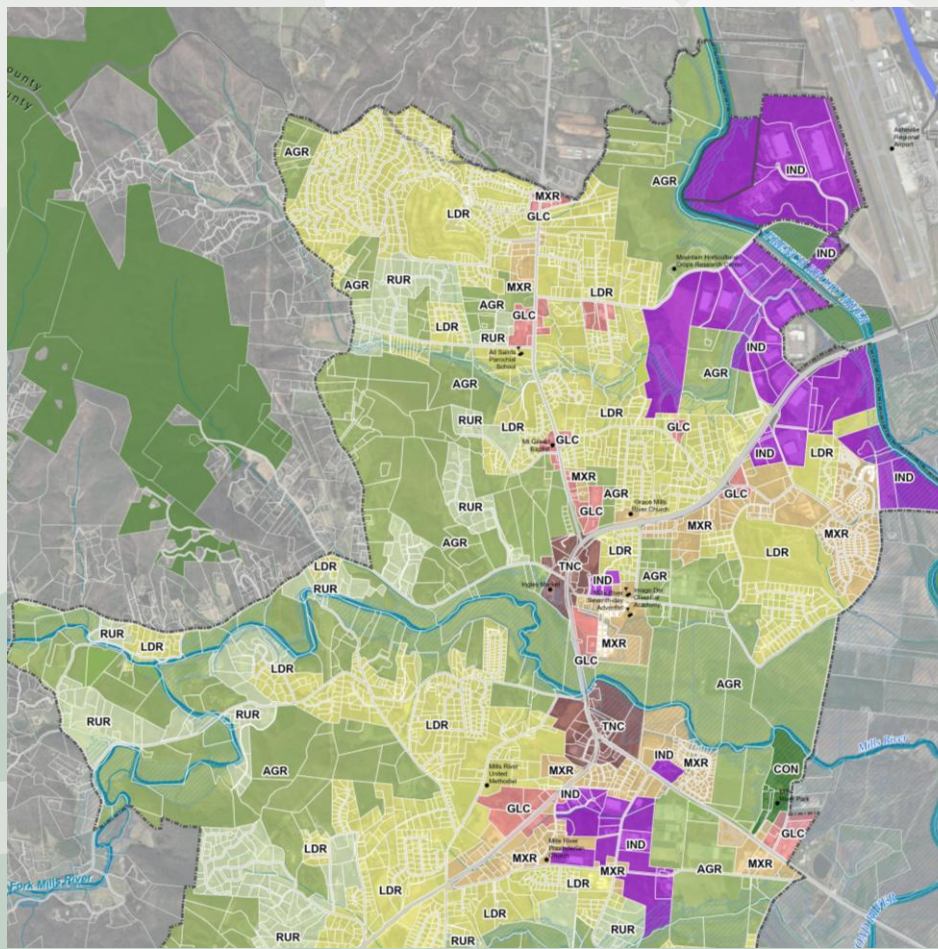
	Example use types include farm equipment sales, sales of farming supplies, establishments engaged in repair, refurbishment, servicing of farm equipment (whether on-site or in a centralized location), agricultural research facilities, and similar uses.
Livestock-related	The Livestock-Related Use Category is characterized by the commercial and non-commercial propagation, rearing, exercising, feeding, milking, housing, controlling, handling, or general care of living animals and livestock. Example use types include the raising and production of cattle (beef and dairy), pigs, mules, ducks, horses, goats, poultry, sheep, and similar livestock or domesticated animals. Breeding and rearing of animals typically thought of as household pets (e.g., dogs, cats, small rodents, etc.) is not animal husbandry.

B. COMMERCIAL USE CLASSIFICATION

Table <>, Commercial Use Categories, sets out the use categories included in the commercial use classification in Table <>, Listing of Common Principal Uses. It also describes the characteristics and examples of the use types in each use category.

TABLE <>: COMMERCIAL USE CLASSIFICATION	
USE CATEGORY	CHARACTERISTICS EXAMPLE
Animal Related	The Animal-Related Use Category is characterized by uses related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals, and the boarding of animals related to the provision of these services. Examples use types include animal shelters, animal grooming, kennels (outdoor and indoor), animal hospitals, and veterinary clinics.
Eating & Drinking	The Eating and Drinking Use Category includes use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Secondary uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities. Example use types include restaurants (including brewpubs) with indoor and outdoor seating, caterers, restaurants, specialty eating establishments (ice cream parlors, bakery shops, dessert shops, juice, or coffee houses). Secondary uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.
Equipment Related	The Equipment-Related Use Category is characterized by commercial establishments engaged in the rental and repair of large and small equipment, tools, tables, chairs, party supplies, plants, and similar features available for short term rental for consideration. Example use types include tool rental, and heavy and light equipment repair/refurbishment uses.
Event Venue	The Event Venue Use Category is characterized by establishments that provide gathering spaces and facilities available for conducting events, receptions, and similar shared experiences. Such facilities are rented hourly or by the day, and may include dining, catering, and activity areas. Secondary uses may include classrooms, accommodations, and equipment storage. Example use types include conference halls, conference centers, retreats, wedding venues, and similar spaces.
Financial Services	The Financial Services Use Category includes use types engaged in the provision of financial advice, savings, making of loans, and secure storage of currency or similar valuables. Example use types include banks, credit unions, investment offices, payday loan establishments, credit counseling, and pawn shops.
Lodging	The Lodging Use Category includes use types that provide lodging units or space for short-term stays for rent, lease, or interval occupancy. Secondary uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.



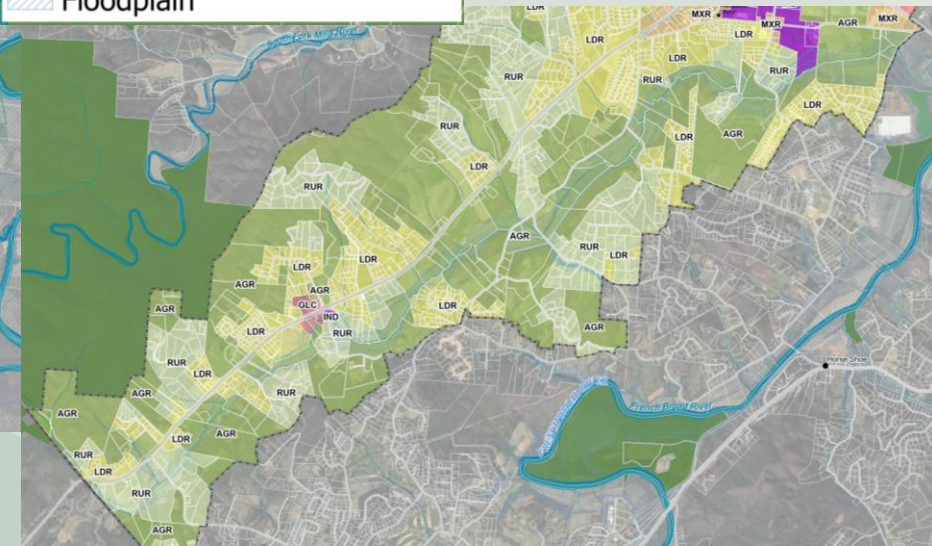


Draft Zoning

- CON - Conservation
- AGR - Agricultural Residential
- RUR - Rural Residential
- LDR - Low Density Residential
- MXR - Mixed Residential
- GLC - General Commercial
- IND - Industrial
- TNC - Town Center

Context

- ⋮ Town Limits
- ▨ Floodplain



Town-owned properties
 May add deed-restricted
 conservation lands too

RESIDENTIAL:

AGR = More than 3 AC

RUR = 1.5 to 3 AC

LDR = up to 1.5 AC

MXR = Variable size

COMMERCIAL:

TND & IND = based on
 location/FLUM

None of these exist yet

		CONSERVATION	
(New)		CON	Conservation
		CONVENTIONAL RESIDENTIAL	
(New)		AGR	Agricultural Residential
MR-RR	Rural Residential [1]	RUR	Rural Residential
MR-30	Low Density District	LDR	Low Density Residential
(New)		MXR	Mixed Residential
		CONVENTIONAL NON-RESIDENTIAL	
MR-NC	Neighborhood Commercial [2]	(Delete)	
MR-GB	General Business	GLC	General Commercial
MR-MU	Mixed-Use [3]	(Delete)	
(New)		TNC	Town Center
MR-LI	Light Industrial	IND	Industrial
		CONDITIONAL [4]	
MR-R-CD	Residential Conditional [5]	RCZ	Residential Conditional
MR-M-CD	Mixed-Use Conditional [5]	MCZ	Mixed-Use Conditional
MR-C-CD	Commercial Conditional [5]	CCZ	Commercial Conditional
MR-I-CD	Industrial Conditional [5]	ICZ	Industrial Conditional
		OVERLAY	
	Corridor Overlay District	(Delete) [6]	
	Water Supply Watershed Protection District	WSWO	Water Supply Watershed Overlay
(New)		FDPO	Floodplain Overlay [7]

CONSERVATION			
(New)		CON	Conservation
CONVENTIONAL RESIDENTIAL			
(New)		AGR	Agricultural Residential
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MR-I-CD	Industrial Conditional [5]	ICZ	Industrial Conditional
OVERLAY			
	Corridor Overlay District	(Delete) [6]	
	Water Supply Watershed Protection District	WSWO	Water Supply Watershed Overla
(New)		FDPO	Floodplain Overlay [7]

MR-MU went to:

AGR if res & over 3 AC

RUR if res & 1.5 to 3 AC

LDR if res & 1.5 AC or less

MXR if non-residential

TNC if in center location

MR-NC went to:

MXR if developed

AGR if in floodplain

LDR if vacant

NEXT STEPS

- A** October 29, 2025. Trip Summary Notes
- B1** November 21, 2025. DRAFT UDO TO STAFF FOR REVIEW - Module 1 (Ch 1, 3, 4, 5, 7)
- C1** November 21, 2025. 2nd DRAFT Zoning Map to Staff
- C2** December 26, 2025. 2nd DRAFT Zoning Map Final
- D1** December 10-11, 2025. Initial Review of DRAFT - Module 1 Meetings
- D2** December 11, 2025. Present Module 1 and Zoning Map DRAFTS to Town Council
- E** December 26, 2025. Trip Summary Notes
- F1** December 26, 2025. DRAFT UDO TO STAFF FOR REVIEW - Module 2 (Ch 2, 6, 8, 9)
- G1** January 14-15, 2026. Initial Review of DRAFT - Module 2 Meetings
- G2** January 15, 2026. Present Module 2 DRAFT to Town Council
- H** January 23, 2026. Trip Summary Notes
- I1** February 6, 2026. CONSOLIDATED UDO DRAFT
- I2** February 23, 2026 Comments Received, Revisions, Public Copy
- J1** February 6, 2026. 3rd DRAFT Zoning Map
- J2** February 23, 2026. Final Map DRAFT, Public Copy
- K1** March 10-12, 2026. Final DRAFT Meetings (Steering Committee, Public Forum)
- K2** March 12, 2026. Present Consolidated UDO and Zoning Map DRAFTS to Town Council
- L** March 20, 2026. Trip Summary Notes
- M1** March 27, 2026. Adoption DRAFT to Staff
- M2** April 17, 2026. Adoption DRAFT to public
- N1** March 27, 2026. 4th and Adoption DRAFT Zoning Map
- N2** April 17, 2026. Adoption DRAFT to public
- O1** May 5, 2026 -OR- **O2** Special Meeting. Planning Board Recommendation Meeting
- P1** June 11th, 2026. Public Hearing and Adoption of UDO - OR - **P2** June 25, 2026. Public Hearing and Adoption of UDO (if needed)
- Q** Approved Document and Zoning Map Delivery
- R** Virtual meetings with Steering Committee to review draft UDO language (+/- Dec 30, Jan 7, Jan 21, Feb 4, Feb 18, Mar 4, Mar 18)