

## Division 2. General Districts

### Sec. 44-415. Rural Conservation (RCon).

*Purpose: The Rural Conservation (RCon) district is established in areas that are characterized by large lots, agricultural uses and open lands. These areas may include prime farmland and unique topographical or environmental restrictions that are remote from existing developed areas. This district promotes rural development patterns that are characterized by the following:*

- ◆ *Low densities, including large lots that are surrounded by contiguous swaths of natural areas or agricultural land.*
- ◆ *A setback and lot size consistent with the existing, natural terrain.*
- ◆ *Narrow, winding streets that follow the natural topography.*
- ◆ *Natural or agricultural areas with a prevalence of forested or agricultural land uses.*

(a) *Plan consistency.* The RCon district carries forth the principles associated with the preservation and conservation of rural lands throughout the County where very low density is desirable in order to protect environmentally sensitive areas, agricultural areas, viewsheds, and other acreage of strategic importance. RCon districts may be mapped pursuant to individual comprehensive rezoning studies or individual request(s) submitted by landowners.

(b) *Minimum lot size requirement.* The minimum lot size required in the RCon district is 5 acres.

(c) *Cluster subdivision option.* Cluster subdivision designs are encouraged in the RCon district. Cluster subdivisions permit more development potential in exchange for preserving additional open space. Cluster subdivisions are subject to the standards in Sec. 44-544.

(d) *Density bonus for affordable housing.* As an incentive to provide affordable housing based upon the HUD standards and in an effort to achieve diverse housing, a developer can receive a density bonus. For each affordable house constructed, an additional lot is allowed which can be developed for market-rate housing, up to 20% maximum of the base density allowed. This density bonus applies in both the conventional and cluster subdivisions.

(e) *Uses.* The uses allowed in the RCon district are listed in Table 44-403-1 - Use Matrix, except for:

single-family residential subdivisions consisting of 200 lots or more; developed cumulatively; and

three or more two-family (duplex) units on separate lots developed cumulatively.

### Sec. 44-416. Residential districts (R-80, R-40, R-30, R-20, R-15, R-12, R-10, and R-7).

*Purpose: The R-80, R-40, R-30, R-20, R-15, R-12, R-10 and R-7 districts have dimensional standards and use restrictions consistent with single-family residential development and less than three two-family (duplex) units on separate lots planned cumulatively.*

- (a) *Plan consistency.* The residential zoning districts relate to the residential density recommendations from the small area plans at the time of their acceptance as listed in Table 44-416-1 below. The County’s intent is that no rezoning to a zoning classification will be approved unless the location conforms to the designated land use categories except when changing conditions warrant the zoning change and a corresponding change to the comprehensive plan or small area plans. The zoning district designation recommended in the small area plans and depicted in Table 44-416-1 do not necessarily accurately reflect the official zoning map adopted at the time of the adoption of the UDO.

**Table 44-416-1. Plan consistency, residential zoning districts.**

<b>District</b>	<b>Plan Categories</b>
R-80	Balls Creek 2 Acre Lots
	Catawba 2 Acre Density Districts
	Mountain View Low Density
	Sherrill’s Ford Rural
	Startown Low Density
	Plateau Lower Density
R-40	Balls Creek 1 Acre Lots
	Catawba 1 Acre Density Districts
	St. Stephens-Oxford Low Density
	Plateau Medium Density
R-30	Balls Creek 0.75 Acre Lots
	Catawba 0.75 Acre Density Districts
	Sherrill’s Ford Medium Density
	St. Stephens-Oxford Medium Density
R-20	Catawba 0.5 Acre Density Districts
	Mountain View High Density
	Sherrills Ford High Density
	St. Stephens-Oxford High Density
	Startown Higher Density
	Plateau High Density
R-15	Mountain View High Density
	St. Stephens-Oxford High Density
	Startown High Density
	Plateau Higher Density
R-12, R-10 and R-7	None noted

- (b) *Minimum lot size requirement.* The minimum lot size required in each residential district is listed in Table 44-404-1, Dimensional standards. Where public water is provided either by a municipality or the County in a R-20 district, the next smallest lot size, R-15, is allowed by right where indicated in the applicable small area plan. Where public utilities (water, sewer or a combination of both) is provided either by a municipality or the County in a lower density district (R-30

and R-40), a rezoning to a higher density district (R-7 through R-20) is required in order to achieve higher density.

- (c) *Cluster subdivision option.* Cluster subdivision designs are encouraged in all residential districts. Cluster subdivisions permit more development potential in exchange for preserving more open space. Cluster subdivisions are subject to the standards noted in Sec. 44-544.
- (d) *Density bonus for affordable housing.* As an incentive to provide affordable housing, based upon the HUD standards and in an effort to achieve diverse housing, a developer can receive a density bonus. For each affordable house constructed, an additional lot is allowed which can be developed for market-rate housing, up to 20% maximum of the base density allowed. This density bonus applies in both the conventional and cluster subdivisions. Lot sizes may be adjusted to accommodate density bonuses.
- (e) *Uses.* The uses allowed in the R-80, R-40, R-30, R-20, R-15, R-12, R-10 and R-7 district are listed in Table 44-403-1 - Use Matrix, except for:  
  - single-family residential subdivisions consisting of 200 lots or more; developed cumulatively; and
  - three or more two-family (duplex) units on separate lots developed cumulatively.

**Sec. 44-417. Rural Commercial (RC).**

*Purpose: This district provides small areas for offices, services, and retail uses, all designed in scale with surrounding residential uses. The district regulations are designed to protect and encourage the transitional character of the district by permitting uses and building forms that are compatible with the rural areas of the County. This district establishes setback and area standards that are compatible with residential neighborhoods.*

- (a) *Plan consistency.* The rural commercial district relates to the small area plan land use categories designated in Table 44-417-1. The County’s intention is that no rezoning to a zoning classification will be approved unless the location conforms to the designated land use categories except where changing conditions warrant the zoning change and a corresponding change to the comprehensive plan.

**Table 44-417-1. Plan consistency, RC District.**

District	Plan Categories	Maximum Leasable Area (sq. ft.) per development	Maximum Acres
RC	Balls Creek, Mountain View, Sherrills Ford, St. Stephens-Oxford, Startown and Plateau Rural Commercial Nodes	15,000	10

- (b) *Maximum district size.* The intent of the County is that no application for a zoning amendment, alone or in combination with a contiguous RC and O-I district, will be approved if it would cause the total size of the combined districts at each individual node to exceed 10 acres.
- (c) *Minimum lot size requirement.* The minimum lot size required in the RC district is 20,000 square feet.
- (d) *Uses.* The uses allowed in the RC district are listed in Table 44-403-1 Use Matrix. More than one use in a building or multiple buildings are allowed in a RC district provided the total leasable area does not exceed 15,000 square feet.

**Sec. 44-418. Highway Commercial (HC).**

*Purpose: This district provides areas for regional highway-oriented business, office, service and civic uses. The district regulations are designed to protect and encourage the transitional character of the districts by permitting uses and building forms that are compatible with the surrounding area.*

- (a) *Plan consistency.* The highway commercial district relates to the small area plan land use categories designated in Table 44-418-1. The County's intention is that no rezoning to a zoning classification will be approved unless the location conforms to the designated land use categories except where changing conditions warrant zoning changes and a corresponding change to the comprehensive plan.

**Table 44-418-1. Plan consistency, HC District.**

District	Plan Categories	Maximum Leasable Area (sq. ft.) per development	Maximum Acres
HC	Balls Creek, Catawba, Mountain View, Sherrill's Ford, St. Stephens-Oxford, Startown, and Plateau Neighborhood Commercial Nodes	50,000	25
	Mountain View, and St. Stephens-Oxford, Highway Commercial Corridor	50,000 (greater than 50,000 approved as PD)	N/A
	Sherrills Ford, Balls Creek, St. Stephens-Oxford, and Startown MUC-O portion of Village	50,000 (greater than 50,000 approved as PD)	N/A
	St. Stephens-Oxford Mixed Use Corridor	50,000 (greater than 50,000 approved as PD)	N/A
	St. Stephens-Oxford Neighborhood Commercial and Office-Institutional	50,000 (greater than 50,000 approved as PD)	N/A
	Catawba, St. Stephens-Oxford, and Startown Community Center	50,000 (greater than 50,000 approved as PD)	N/A
	Sherrills Ford Regional Commercial Center	50,000 (greater than 50,000 approved as PD)	N/A

- (b) *Maximum district size for neighborhood commercial nodes.* The intent of the County is that no application for a zoning amendment in a neighborhood commercial node, alone or in combination with a contiguous HC and O-I district, will be approved if it would cause the total size of the combined districts at each individual node to exceed 25 acres.
- (c) *Minimum lot size requirement.* The minimum lot size required in the HC district is 40,000 square feet.
- (d) *Uses.* The uses allowed in the HC district are listed in Table 44-403-1 - Use Matrix. More than one use in a building or multiple buildings are allowed in a HC district provided the total leasable area does not exceed 50,000 square feet.

**Sec. 44-419. Office-Institutional (O-I).**

*Purpose: The O-I district provides for office, institutional, civic, or other low intensity commercial uses. This district may buffer single-family residential neighborhoods from higher intensity residential neighborhoods or adjacent commercial districts.*

- (a) *Plan consistency.* The office-institutional district relates to the small area plan land use categories designated in Table 44-419-1 below. The County's intention is that no rezoning to a zoning classification will be approved unless the location conforms to the designated land use categories except where changing conditions warrant zoning changes and a corresponding change to the comprehensive plan.

**Table 44-419-1. Plan consistency, O-I District.**

District	Plan Categories	Maximum Leasable Area (sq. ft.) per development	Maximum Acres
O-I	Sherrills Ford, Balls Creek, St. Stephens-Oxford, and Startown MUC-O portion of Village	50,000 (greater than 50,000 approved as PD)	N/A
	Sherrills Ford Hwy. 150 Multi-family/Office-Institutional Corridor	50,000 (greater than 50,000 approved as PD)	N/A
	Mountain View and St. Stephens-Oxford Highway Commercial Corridor	50,000 (greater than 50,000 approved as PD)	N/A
	St. Stephens-Oxford Office-Institutional Node	50,000	N/A
	Catawba, St. Stephens-Oxford and Startown Community Center	50,000 (greater than 50,000 approved as PD)	N/A
	St. Stephens-Oxford Neighborhood Commercial/Office-Institutional	50,000 (greater than 50,000 approved as PD)	N/A
	St. Stephens-Oxford Mixed Use Corridor	50,000 (greater than 50,000 approved as Mixed-Use PD)	N/A
	Balls Creek, Catawba, Mountain View, Sherrill's Ford, St. Stephens-Oxford, Startown, and Plateau Neighborhood Commercial Nodes	50,000	25
	Balls Creek, Mountain View, Sherrill's Ford, St. Stephens-Oxford, Startown, and Plateau Rural Commercial Nodes	15,000	10

- (b) *Maximum district size in neighborhood commercial nodes.* The intent of the County is that no application for a zoning amendment in a neighborhood commercial node, alone or in combination with a contiguous HC and O-I district,

will be approved if it would cause the total size of the combined districts at each individual node to exceed 25 acres.

- (c) *Maximum district size in rural commercial nodes.* The intent of the County is that no application for a zoning amendment in a rural commercial node, alone or in combination with a contiguous RC and O-I district, will be approved if it would cause the total size of the combined districts at each individual node to exceed 10 acres.
- (d) *Minimum lot size requirement.* The minimum lot size required in the O-I district is 20,000 square feet.
- (e) *Uses.* The uses allowed in the O-I district are listed in Table 44-403-1 Use Matrix. More than one use in a building or multiple buildings are allowed in an O-I district provided the total leasable area does not exceed the maximum area listed in Table 44-419-1 above.

**Sec. 44-420. Light Industrial (LI).**

*Purpose: The light industrial (LI) district permits light manufacturing, processing and assembly uses, warehousing, distribution and servicing enterprises and limited office activities. This district supports the County's policies to promote economic development opportunities.*

- (a) *Plan consistency.* This district implements the following small area plan land use categories:
  - (1) St. Stephens-Oxford - Industrial
  - (2) Catawba - Industrial
  - (3) Balls Creek- Hwy 321 Business corridor between Newton and Maiden
  - (4) E-1 zoning (now LI) in small area plans

The County's intention is that no rezoning to a zoning classification will be approved unless the location conforms to the designated land use categories except where changing conditions warrant zoning changes and a corresponding change to the comprehensive plan.

- (b) *Minimum lot size requirement.* The minimum lot size required in the LI district is 40,000 square feet.

**Sec. 44-421. General Industrial (GI).**

*Purpose: This district provides for intensive manufacturing, processing and assembly uses. This district promotes the County's policies to promote economic development opportunities. The uses permitted in this district may be very intensive, with their impacts controlled by performance or design standards.*

- (a) *Plan consistency.* This district implements the following small area plan land use categories:

- (1) St. Stephens-Oxford Industrial
- (2) Catawba - Industrial
- (3) E-2 zoning (now GI) in small area plans

The County's intention is that no rezoning to a zoning classification will be approved unless the location conforms to the designated land use categories except where changing conditions warrant zoning changes and a corresponding change to the comprehensive plan.

- (b) *Minimum lot size requirement.* The minimum lot size required in the GI district is 60,000 square feet.

**Sec. 44-422-427.**

**Reserved.**