




AERIAL MAP



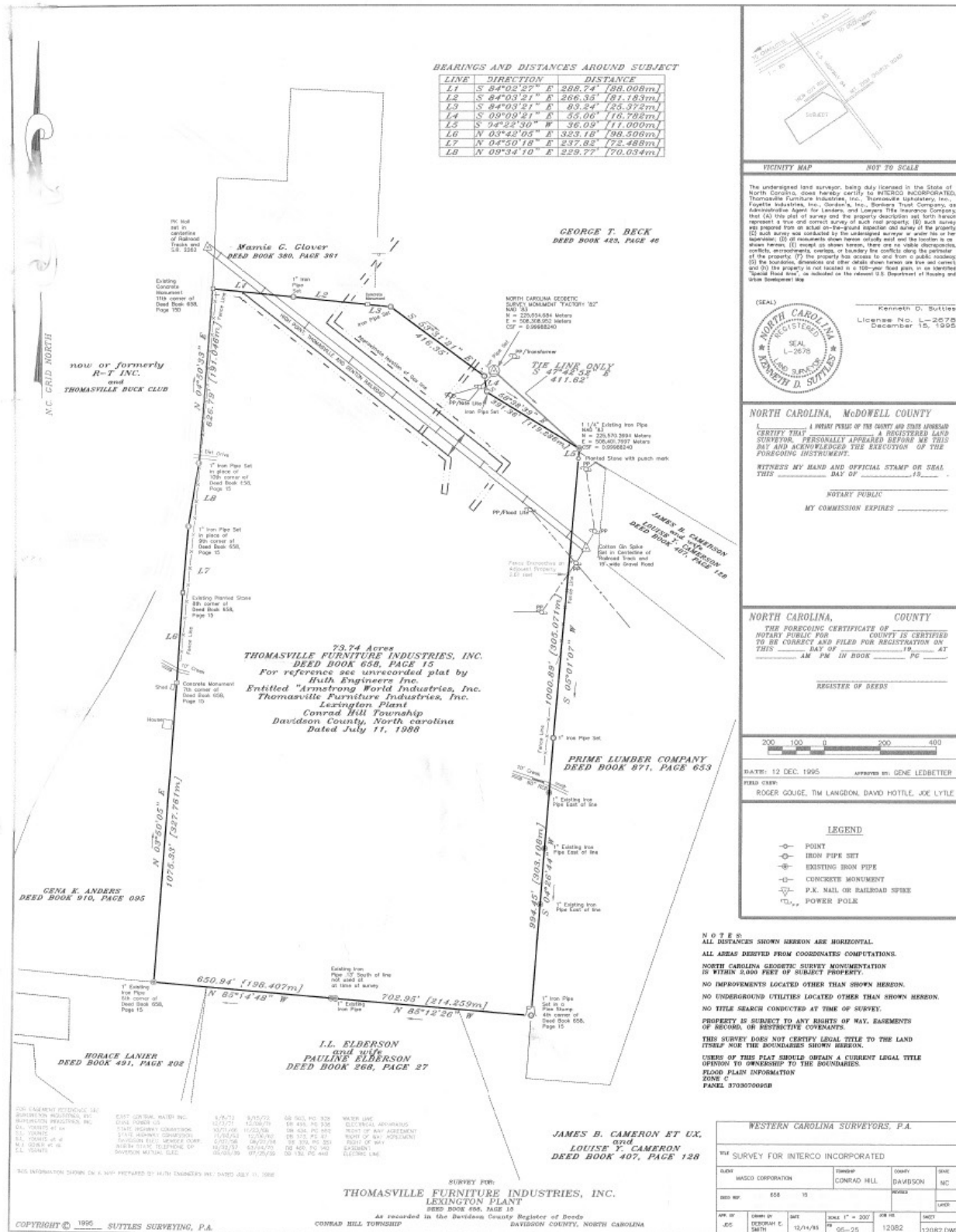
KEY

-  Inactive Hazardous Site
-  Sewer Line
-  Property Line

TOPO MAP



Site Name	ID#	ADDRESS	CITY	COUNTY	SCORE	RANK
BABY DIAPER SERVICE	NONCD0002863	1819 SPRING GARDEN ST	GREENSBORO	GUILFORD	29.31	461
BASSETT FURNITURE-WEIMAN PLANT	NONCD0002529	1603 LEONARD ST	RAMSEUR	RANDOLPH	26.05	489
BEACON MANUFACTURING	NCN000407672	2425 US HWY 70	SWANNANOVA	BUNCOMBE	58.93	3
BEAUNIT CORP./DYING & FINISHING	NCD980559637	LINEBERGER STREET	LOWELL	GASTON	19.99	511
BECKER BUILDERS SUPPLY COMPANY	NONCD0001330	4614 MARKET STREET	WILMINGTON	NEW HANOVER	42.43	212
BENDIX CORPORATION	NCD003213881	1-85 INNES ST EXIT	SALISBURY	ROWAN	26.36	486
BENFIELD CHEMICALS	NCD986171445	OLD CANTON CLYDE HWY	CANTON	HAYWOOD	41.20	245
BENFIELD SANITATION SERVICE	NONCD0000070	1809 W FRONT ST	STATESVILLE	IREDELL	30.87	437
BETTIS PROPERTY	NCD981022072	1/2 MI. E OF BETTIS RD &	EARL	CLEVELAND	43.16	192
BLR	NONCD0001030	2911 LEE AVENUE	SANFORD	LEE	27.50	479
BOISE CASCADE	NONCD0000014	SR 1916	MONCURE	CHATHAM	18.86	515
BROWNS RADIATOR SERVICE	NONCD0001391	2136 WRIGHTSVILLE AVE	WILMINGTON	NEW HANOVER	43.38	178
BRYANT FARM DRUM DUMP	NONCD0001038	W OF NC 86 400 FT S OF VA LINE	GATEWOOD	CASWELL	34.61	365
BUCKHORN PESTICIDES	NCD980845119	NC 581 & NC 42	WILSON	WILSON	31.36	429
BURKART CAROLINA	NONCD0001397	DABNEY DRIVE	HENDERSON	VANCE	43.38	176
BURLINGTON FURNITURE	NCD024770125	ATOAH STREET	ROBBINSVILLE	GRAHAM	27.10	482
BURLINGTON FURNITURE/LUMBER PL	NCD991278581	US 64 EAST	LEXINGTON	DAVIDSON	28.12	475
BURLINGTON HOME CHAIR	NCD048184451	HIGHWAY 268	RONDA	WILKES	28.49	468
BURLINGTON INDUSTRIES, INC.	NCD096158696	6008 HIGH POINT RD	GREENSBORO	GUILFORD	22.43	503
BUSH BROTHERS PLATING INC/GREER	NCD024762668	107 NE MARKET ST	REIDSVILLE	ROCKINGHAM	30.05	551
C & L SURPLUS	NONCD0001099	1868 HWY 64 W	HAYESVILLE	CLAY	41.20	244
C&T REFINERY	NCD981022288	4800 SOUTH BOULEVARD	CHARLOTTE	MECKLENBURG	36.80	32
CABARRUS ROUNDABOUT	NONCD0001122	CABARRUS AVE & OLD CHARLOTTE	CONCORD	CABARRUS	38.69	291
CAL-TONE PAINTS	NCD982098774	5115 NEW BERN AVE	RALEIGH	WAKE	31.94	417
CAMP, LEONARD PROPERTY	NCD981021702	SR 2226	EARL	CLEVELAND	35.79	344
CAPE FEAR CHEMICALS/HL BRICE	NONCD0000082	HWY 701 S	ELIZABETHTOWN	BLADEN	11.48	522
CAPITAL INN	NONCD0002969	1625 CAPITAL BLVD	RALEIGH	WAKE	45.15	131
CARALEIGH PHOSPHATE AND FERTILIZER	NCN000407686	1601 LAKE WHEELER ROAD	RALEIGH	WAKE	38.87	286
CARDINAL CHEMICAL WAREHOUSE FIRE	NCD986209575	NC 211 & NC 72	LUMBERTON	ROBESON	33.96	381
CARDINAL CONTAINER SERVICES	NCSFN0407140	138 WALSER ROAD	LEXINGTON	DAVIDSON	42.30	217
CAROCHEM, INC.	NCD991278714	540 GULF ST	DURHAM	DURHAM	28.72	465
CAROLAWN COMPANY	NCD980729479	1426 W MOUNTAIN ST	KERNERSVILLE	FORSYTH	32.81	404
CAROLINA ALUMINUM/EASCO/ALFINITY	NCD045924487	600 METCALF STREET	WINTON	HERTFORD	39.31	278
CAROLINA ALUMINUM/HERBERT TAYLOR	NCD981015746	SR 1125	ROPER	WASHINGTON	45.33	127
CAROLINA ASSOCIATED MILL	NCSFN0406911	766 HWY 10 W	NEWTON	CATAWBA	39.88	266
CAROLINA CHEMICAL CORP (FORMER)	NONCD0002815	6600 WARD BLVD	WILSON	WILSON	40.71	255
CAROLINA CREOSOTING CORPORATION	NCD003184710	EASTBROOK ROAD	LELAND	BRUNSWICK	57.17	6
CAROLINA GALVANIZING CORP.	NCD048181218	HWY 221 E	ABERDEEN	MOORE	63.73	1



NEW CUT ROAD
K.C. 222
N.C. 222

THOMASVILLE BUCK CLUB, INC.
D.B. 460 PG. 528

JAMES P. LOWERY
D.B. 1328 PG. 562

KERMIT J. DELOSH
D.B. 1429 PG. 1010

BRADFORD JOHNSON
D.B. 1632 PG. 608

WALTER G. CAUSEY, JR.
D.B. 1522 PG. 441
TRACT I

WILDERNESS N.C., INC.
REMAINDER OF
D.B. 1668 PG. 1171

JIMMY L. ELBERSON
D.B. 1038 PG. 1441
P.B. 20 PG. 172
LOT 2

PRIME LUMBER COMPANY
D.B. 871 PG. 653

JAMES B. CAMERON
D.B. 1203 PG. 1139
TRACT 3
D.B. 407 PG. 120

LEGEND

LINE TYPES

NEW 30' EASEMENT CALL TABLE

NOTES

SCALE

B & L SURVEYS, P.A.

366 HOWARD BLACK ROAD
LEWISTON, N.C. 27230
(336) 242-1427
C-2736

WILDERNESS N.C., INC.

ZONING

Section III.9 **TABLE OF PERMITTED USES**

(A) General Guidance

- 1) All uses unless otherwise described, are considered a principal use.
- 2) Districts in which particular uses are permitted as a use by right are indicated by "X."
- 3) Districts in which a particular use is permitted upon demonstrating compliance with specific development standards are indicated by "D."
- 4) Districts in which particular uses are permitted as a Special Use upon approval by the Governing Body are indicated by "SA" (Class A Special Use).
- 5) Districts in which particular uses are permitted as a Special Use upon approval by the Board of Adjustment are indicated by "SB" (Class B Special Use).
- 6) Districts in which particular uses are prohibited are indicated by a blank.
- 7) Any use not described or categorized in the Table below shall be interpreted by the Zoning Administrator to be subject to the standards and restrictions of the most similar use listed below. Appeals of the interpretation may be made to the Board of Adjustment.

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Abattoir; animal processing												X				
Above Ground Three Phase Electric Power Distribution Lines ¹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Accessory Residence to a Non-Residential Use within a Single Structure ⁵							D	D		D	D	D	D	D	D	
Adult Use										SA				SA		
Agritourism Business, less than 10,000 sq. ft. retail area	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Agritourism Business, 10,000 sq. ft. or more retail area	SB	SB	SB	SB	SB	SB	SB	SB	SB				SB	SB	SB	
Airport, General Aviation	SA	SA	SA								SA	SA			SA	
Amateur Radio (Ham) Tower <i>Amended 12-12-2022</i>	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Animal Grooming (Stand Alone Business)	D	D	D		D	D	D	D	D	D			D	D	D	
Animal Husbandry	SB	SB	SB													
Animal Shelter ¹⁰	SA	SA	SA				D	D		D			SA	D	D	
Apartments					X	X			X				X	X	X	
Arena							SB			SB	SB	SB		SB	SB	
Auditorium								X		X	X	X	X	X	X	
Automobile Body Shop ²							D	D		D	D	D		D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Auto Car Wash, Drive-thru with Vehicle Stacking							X	X		X	X	X	X	X		
Automobile Sales, New and Used							X	X		X	X	X		X	X	
Banks; Savings and Loan Association								X	X	X			X	X	X	
Beauty and Barber Shop							X	X		X			X	X	X	
Bed and Breakfast Inn ³	SB	SB	SB	SB	SB	SB	X	X		X			SB	SB	X	
Biodiesel Fuel Production, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Botanical Gardens, Arboretum	X	X	X	X	X	X							X			
Bottling Plant											X	X			X	
Brick, Tile, & Cement Manufacturing												X				
Builders Supply Sales										D	D			D	D	
Bus Passenger Terminal								X		X			X	X	X	
Carnival, Fairgrounds										X	X			X	X	
Cemetery	SB	SB	SB	SB	SB	SB	SB			SB			SB	SB		
Chemical Manufacturing												X				
Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc...)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Community Center, Public or Non-Profit, for Assembly and Recreation	X	X	X		X	X	X	X		X			X	X	X	
Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods							X	X		X	X	X	X	X	X	
Concrete and/or Asphalt Product Plant												X				
Condominium					X	X			X				X	X	X	
Convenience Store							X	X		X			X	X	X	
Country Club, Membership Swim and Tennis Club	X	X	X	X	X	X							X	X		
Day Care Facility, freestanding							X	X	X	X			X	X	X	
Day Care, Home	X	X	X	X	X	X							X	X		
Day Care, Home (Large)	SB	SB	SB	SB	SB	SB			SB				SB	SB		
Drive-In Theater										SB	SB			SB	SB	
Drive-In Window, accessory to a use permitted in the District								X	X	X	X		X	X		
Dry Cleaning, Laundry								X		X	X		X	X	X	
Dumpster Site (box site)	X	X	X								X	X				
Dwelling, Single-Family	X	X	X	X	X	X			X				D	D	D	
Dwelling, Two-Family	D	D	D		D	D			D				D	D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Electrical Generation Facility ¹												X				
Electrical Power Transmission Lines over 44,000 Volts; Gas and Fuel Distribution Lines over 100 PSI	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Expansion of Non-Conforming Commercial or Industrial Use in a Residential District	SB	SB	SB	SB	SB	SB							SB	SB		
Extraction of Earth Products	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
Family Care Home	D	D	D	D	D	D			D				D	D	D	
Farm Machinery Sales		X	X					X		X	X	X	X	X	X	
Farm Supplies Sales (feed, seed, fertilizer, etc.)	X	X	X				X	X		X			X	X	X	
Farm – Bona Fide (exempt from zoning)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Firing Range, Indoor							SB	SB		SB	SB	SB	SB	SB	SB	
Firing Range, Outdoor including Skeet, Trap, and Turkey Shoot	SB	SB	SB													
Flea Market, Indoor or Outdoor							X	X		X			X	X		
Foundry, Up to 6,000 sf											X	X			X	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Foundry, Greater than 6,000 sf												X				
Freight Terminal, Truck or Rail											X	X			X	
Fuel Oil Dealer											X	X			X	
Funeral Home							X	X	X	X			X	X		
Furniture Manufacturing											X	X			X	
Golf Course	X	X	X	X									X	X		
Golf Driving Range	SB	SB	SB		SB	SB		SB	SB	SB	SB	SB	SB	SB	SB	
Golf, Miniature								X		X			X	X		
Governmental Emergency Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Governmental Offices	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, commercial							X	X	X	X	X	X	X	X	X	
Grocery Store (Supermarket)								X		X			X	X	X	
Group Care Facility; Group Home	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
Hazardous Waste Facility												SA				
Home Furnishings and Appliance Sales								X		X			X	X	X	
Home Occupation	D	D	D	D	D	D	D		D				D	D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Hospitals, Medical Clinic								X	X	X			X	X	X	
Hotel /Motel								X		X			X	X	X	
Junk Motor Vehicle, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Junkyard, Automobile Graveyard											SB	SB			SB	
Kennels, Commercial	SB	SB	SB				D	D		D			D	D	D	
Kennel, Non-Commercial, Accessory Personal Use	X	X	X	X	X	X	X	X		X			X	X	X	
Laboratories; Analytical, Experimental, or Testing											X	X			X	
Landfill, Greater than 10 Acres		SA	SA								SA	SA				
Landfill, Less than 10 Acres		SA	SA								SA	SA			SA	
Library							X	X	X	X			X	X	X	
Livestock Sales	X	X	X									X				
Lodges, Fraternal and Social Organizations	SB	SB	SB		SB	SB		X	SB	X			SB	SB	SB	
Machine Shop, Welding Shop											X	X			X	
Manufacturing, fabrication or assembly of pre-structured materials or components											D	D			D	

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Manufacturing, heavy processing or fabrication												D			
Manufacturing, light processing or fabrication											D	D			D
Manufactured Home, Class A (on individual lot)	X	X	X		X				X						X
Manufactured Home, Class B (on individual lot)		X	X		X										
Manufactured Home, Class C (on individual lot) ⁴		SB	SB		SB										
Manufactured Home, Class B/C Accessory (family hardship)	SB	SB	SB	SB	SB	SB			SB				SB	SB	SB
Manufactured Home, Class B/C ,Park Model Temporary (disaster hardship)	SB	SB	SB	SB	SB	SB			SB				SB	SB	SB
Manufactured Home, Park Model (on individual lot)															
Manufactured Home Park, more than ten (10) Spaces					SA										
Manufactured Home Park, less than ten (10) Spaces	SB	SB	SB		SB										
Manufactured Housing, Travel Trailer, Camper, Marine or Recreational Vehicle Sales										X	X			X	X
Micro Farm	D	D	D	D	D	D	D	D					D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Microwave, Television or Radio Antenna Tower and Facilities (any size)								SA		SA	SA	SA	SA	SA	SA	
Motor Vehicle Maintenance & Repair							D	D		D	D	D	D	D		
Museums							X	X	X	X			X	X		
Nursing and Rest Homes					X	X	X	X	X	X			X	X		
Offices							X	X	X	X	X	X	X	X	X	
Outdoor Advertising Sign								D		D	D	D	D	D		
Outdoor Storage Yard										D	D	D		D		
Parking, Principal Use ⁸	D	D	D	D	D			X	X	X	X	X	X	X		
Parcel Delivery Service								X		X	X		X	X	X	
Parks, Playing Fields (Non-profit)	X	X	X	X	X	X	X						X	X		
Pharmacy and Drug Store							X	X		X			X	X	X	
Printing Establishment								X		X	X	X	X	X	X	
Race Track, Drag Strip, Speedway												SB				
Recreational Facility, Commercial Indoor (e.g., bowling alley, skating rink, game room)								X		X	X	X	X	X	X	
Recreational Facility, Commercial Outdoor	SB	SB	SB								SB	SB	SB	SB	SB	
Recycling Drop-Off Center							X	X		X	X	X	X	X	X	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Repair Service, Electronic & Appliance							X	X		X	X		X	X	X	
Residential Storage Facility ⁸	SB	SB	SB	SB	SB	SB			SB							
Restaurant, Food and Beverage Establishment							X			X	X	X	X	X	X	
Retail Trade, Durable and Non-Durable Goods							X	X		X	X	X	X	X	X	
Retreat Center, public or private	SB	SB	SB	SB					SB						SB	
Riding Academies	X	X	X													
Rooming Houses					X	X			X				X	X	X	
Rural Family Occupation of a non-agricultural or commercial nature	SB	SB	SB													
Saw Mill, permanent	SB	SB	SB								D	D			D	
Saw Mill, temporary	X	X	X													
School, Primary or Secondary	X	X	X	X	X	X	X	X	X				X	X	X	
Service Station							X	X		X	X	X	X	X	X	
Solar Collector/Energy System, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farm	SA	SA	SA				SA		SA		SA	SA			SA	
Special Event, Accessory Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Storage of Low Explosives ⁷		SB	SB								SB	SB			SB
Streets; Railroad Tracks	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Structure, Temporary; Related to Development of Land	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Structure, Non-permanent	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Telephone Exchange, Switching Station	SB	SB	SB	SB	SB	SB	X	X	X	X	X	X	SB	SB	X
Townhome					X	X			X				X	X	X
Travel Trailer Park; Campground	SB	SB	SB		SB										
Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)	D	D	D	D	D	D			D						
Truck Stop/Travel Plaza <i>Amended 12-12-2022</i>												SA			
Underground Electrical Power Distribution Lines Under 44,000 Volts; Gas or Liquid Fuel Distribution Under 100 PSI	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility Station and Substation	SB	SB	SB	SB	SB	SB	X	X	SB	X	X	X	SB	X	SB
Utility Tower , Water Storage Tanks ⁶	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Vending Kiosk, accessory to a commercial use							X	X	X	X			X	X	X	
Veterinary Clinic, including accessory uses							X	X	D	X			X	X		
Vocational or Professional School							X	X	X	X	X	X	X		X	
Warehouse											X	X			X	
Water and Sewer Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant; Waste Treatment Plant (Public)	SA	SA	SA								SA	SA			SA	
Welding or Other Metal-Working											X	X			X	
Wind Energy Facility	SA	SA	SA				SA		SA		SA	SA			SA	
Wind Energy Facility, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications co-location	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications Tower and Facilities, up to 160 feet*	SA	SA	SA					D	SA	D	D	D	D	D	D	D
Wireless Telecommunication Towers and Facilities, greater than 160 feet								SA		SA	SA	SA	SA	SA	SA	SA

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Wholesale Storage, Sales or Services											X	X			X

Foot Notes to the Table of Permitted Uses.

1. amended 8-19-03

2. amended 12-8-03

3. amended 3-5-01

4. amended 5-11-90

5. amended 4-2-01

6. amended 2-5-98

7. amended 6-4-01

8. amended 8-3-15

9. amended 11-2-15

10. amended 9-12-17

**Towers less than 160 feet in height that cannot meet the development standards will be required to obtain a Special Use Permit Class A for a Wireless Telecommunication Tower and Facility greater than 160 feet.*

Article III. PERMITTED AND CONDITIONAL ZONING DISTRICTS

Section III.1 ESTABLISHMENT OF USE REGULATIONS

Except as otherwise provided herein, regulations governing the use of land and structures are hereby established as shown in the Schedule of Permitted Uses.

Uses requiring a Special Use Permit must meet certain conditions specified in this Ordinance. Only after the existence of these specified conditions has been determined by the Board of Adjustment, the Planning Board or the Governing Body, as appropriate, will a Special Use Permit be issued; otherwise such uses are prohibited.

Certain permitted and accessory uses shall meet specific development standards listed in Article VI to mitigate potential negative impacts. Only after compliance with these standards has been determined by the Zoning Administrator will a Zoning Permit be issued. Otherwise, such uses are prohibited.

Section III.2 GENERAL ZONING DISTRICTS

(A) RA-1, RA-2 and RA-3, Rural Agricultural District

The intent of these Rural Agricultural Districts is to provide for rural non-farm and farm operations, where soil types, topography, lot size and related factors are appropriate. Long term solutions to sanitary sewage disposal shall be individual septic tanks or equivalent methods. The mix of uses shall recognize that agricultural is an important land use in these districts. Mobile homes are permitted as single family dwellings on individual lots, subject to varying location controls.

(B) RS, Low Intensity Residential District

The intent of the Low Intensity Residential District is to provide space for suburban residential development, where soil types, location, and topography make this type of development appropriate.

(C) RM-1, Medium Density Residential District

The intent of the Medium Density Residential District is to provide space for medium density residential development in areas served by public water supply and where sanitary sewage disposal can be appropriately handled. This district shall normally be located with access to collector or primary streets.

(D) RM-2, High Density Residential District

The intent of the High Density Residential District is to provide for high density residential development in areas that can be served by both public water supply and sanitary service collection systems and has a mechanism for perpetual maintenance. This district should be located adjacent to or in close proximity to municipalities where urban services can easily be provided. The district should also lie within one half mile of an arterial road or one that serves to link towns and cities together.

(E) RC, Rural Commercial District

The intent of the Rural Commercial District is to provide for low traffic volume sales of convenience goods and limited personal service needs in rural areas. Rural Commercial Districts are intended primarily for establishments serving the immediate vicinity.

(F) CS, Community Shopping District

The intent of the Community Shopping District is to provide for personal services, offices, and the retailing of durable and convenience goods for the community. Because these commercial uses are high generators of traffic they should be concentrated at the intersection of collector and arterial roads.

(G) O/I, Office and Institutional District

The Office/Institutional District is intended to provide locations for medium intensity office and institutional development and where appropriate, will be applied as a buffer between non-residential and residential zoning districts.

(H) HC, Highway Commercial District

The Highway Commercial District is intended to provide locations for the retailing of convenience goods, automotive products and services, food services, and transient lodging for travelers along major streets and highways. Because these commercial uses are subject to considerable public exposure and are important to the economy of Davidson County, they shall have ample parking, controlled traffic movement and suitable landscaping.

(I) LI, Limited Industrial District

The Limited Industrial District is intended to provide sites for manufacturing, warehousing, processing and related uses whose operating characteristics limit their effects on adjacent uses.

(J) HI, Heavy Industrial District

The Heavy Industrial District is intended to provide sites for industrial, processing and related operations whose external effects could be detrimental to certain classes of uses. This district shall normally be located so that traffic to and from the use has direct access to an arterial street and normally this district shall not be located directly adjacent to residentially zoned land.

Section III.3 **PROCEDURES**

Applications for rezoning to a general zoning district shall be processed, considered and voted upon in the same manner as that required for other zoning map amendments as outlined in Article VII, Section 10-12.

Section III.4 **MIXED USE ZONING DISTRICTS**

The purpose of mixed-use zoning districts is to encourage the development of planned communities that may incorporate a full range of housing types and compatible nonresidential uses that provide goods, services, and employment opportunities. The districts encourage high quality design and the innovative arrangement of buildings and open spaces throughout the project. To enable this, these districts provide flexibility from the conventional use and dimensional requirements of the other general zoning districts.

(A) MX-R, Mixed Use, Residential District

The intent of the Mixed Use, Residential District is to provide for the development of planned communities that may incorporate a full range of housing types. MX-R districts shall require a minimum of three different housing types and where appropriate, compatible non-residential uses that provide goods, services, and employment opportunities. Housing types shall be defined according to the Table of