

2.3 – Districts Established

CB-1 Central Business District

Intended to support the small-town urban form found in downtown Goldston, as well as promoting redevelopment that will make the downtown business core a more diverse and vibrant mixed-use place. This district supports the historic scale and character of development having no minimum requirements for setbacks or parking.

2.4.2 – Conditional Zoning Districts

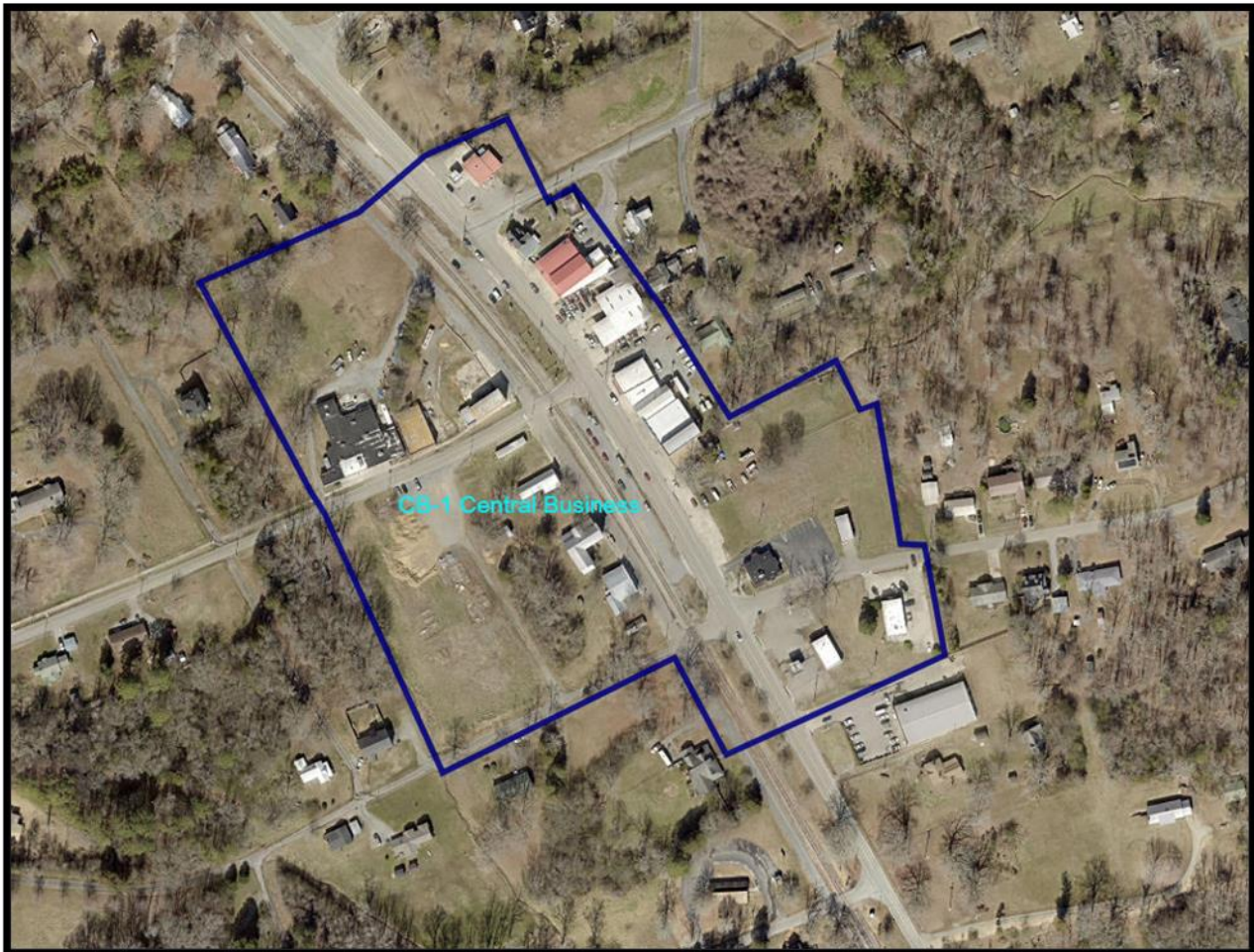
Office, Institutional and Commercial Districts

The following districts are identical to the corresponding commercial districts, except that approval of a conditional zoning district is required as a prerequisite to any use or development, as provided for in this Ordinance:

CD-O&I

CD-CB-1

CD-C-1



2.8.7 – CB-1 Central Business

A. Permitted Uses

The following uses are permitted subject to obtaining a zoning and/or Special Use Permit from the Zoning Official: See Table 1: Zoning Table of Permitted Uses on Page 51

B. Dimensional Requirements

(1) The minimum yard setbacks listed may be reduced to the minimum established in the most recent North Carolina building code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

(2) Minimum Required Lot Area, with the exception of the cases outlined in 2.8.6(B)(3) there shall not be a minimum lot area requirement in this district.

(3) Minimum Required Lot Area for Lots with Individual Wells and Individual Wastewater Disposal Systems – 65,340 square feet

(4) Lots to be created for the express purpose of minor utilities are exempted from the required minimum lot area, but must comply with the required setback of the district. Any noise producing equipment or generators must be stored within a structure, or must be setback a minimum of fifty (50) feet from any public right-of-way or property line.

(5) Minimum Required Lot Width, with the exception of the case outlined in 2.8.6(B)(4) – 75 feet

(6) Minimum Required Front Setback – NA

(7) Minimum Required Side Setback – NA

(8) Minimum Required Rear Setback – NA

(9) Maximum Building/Structure Height – 60 feet

(10) Parcels located in the WS-IV-PA watershed are subject to additional density restrictions as defined in Section 8.3.2(A).

C. Visibility at Intersections

On a corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2 ½ feet and 10 feet in a sight triangle as established by NCDOT.

D. Off-street Parking and Loading

Off-street parking and loading shall be provided in accordance with the provisions set forth in Section 2.12.

E. Signs shall be governed by the provisions of Section 2.13.

2.8.8 - IL Light Industrial District

2.8.9 - IH Heavy Industrial District

2.8.10 - CD-MU Mixed Use Conditional District

E. Permitted Uses

(1) The uses allowed within the Mixed Use District may be selected from the permitted uses or Special Uses from the following districts:

- R-15 Residential District
- R-MF Residential District
- O&I Office and Institutional District
- C-1 General Commercial District
- CB-1 Central Business District**
- IL Light Industrial District

2.8.12 - Table 1: Zoning Table of Permitted Uses

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
ABC stores						P	P		

2.10.3 - Landscape Buffering Requirements and Screen Types

Table 2: Landscape Buffer Requirements

Proposed Land Use Class	For adjacent property development					Land use across an adjacent street				
	C-1	O&I	IL	IH	Res	C-1	O&I	IL	IH	Res
C-1	n/a	n/a	B 20 ft	B 20 ft	A 20 ft	n/a	n/a	n/a	n/a	n/a
CB-1	n/a	n/a	n/a	n/a	20ft	n/a	n/a	n/a	n/a	n/a
O&I	n/a	n/a	B 20 ft	B 20 ft	A 30 ft	n/a	n/a	n/a	n/a	n/a
IL	B 40 ft	A 40 ft	n/a	n/a	A 60 ft	A 20 ft	A 20 ft	C 20 ft	C 20 ft	A 40 ft

IH	B 60 ft	A 60 ft	n/a	n/a	A 80 ft	A 40 ft	A 40 ft	C 20 ft	C 20 ft	A 60 ft
Residential	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

2.13.6 – Signs Permitted in the ~~C-1~~ Commercial District’s

A. Sign Area

Within the ~~C-1~~ district’s, each lot or parcel may have a maximum of two square feet of sign area for each lineal foot of frontage on a private- or public-maintained street or highway. Double frontage or corner lots or parcels shall be permitted an additional sign area computed at half the rate as above for the additional street frontage.

CHAPTER 8: WATERSHED PROTECTION REGULATIONS

8.1.3 – Exemptions to Applicability

~~D. A pre-existing lot owned by an individual prior to the effective date of this ordinance, regardless of whether or not a vested right has been established, may be developed for single-family residential purposes without being subject to the restrictions of this Chapter except Section 8.3.4 where practicable. However this exemption is not applicable to multiple contiguous lots under single ownership unless the lots violate the minimum lot size established by the N.C. Environmental Management Commission. Lots in violation of N.C. Environmental Management Commission minimum standards shall be combined according to Section 8.3.8(A)(2).~~

8.3.2 – Watershed Areas Described

A. WS-IV Watershed Areas – **Critical Area (WS-IV-CA)**

(1) Uses Allowed:

- a. Agriculture, subject to the provisions of the Food Security Act of 1985 and the Food, Agricultural, Conservation and Trade Act of 1990. Agricultural activities conducted after January 1, 1993, shall maintain a minimum ten (10) foot vegetative buffer, or equivalent control as determined by the Soil and Water Conservation Commission, along all perennial waters indicated on the most recent versions of the U.S.G.S. 1:24,000 (7.5 minute) scale topographic maps or as determined by local government studies. Animal operations greater than 100 animal units shall employ Best Management Practices by July 1, 1994, recommended by the Soil and Water Conservation Commission.
- b. Silviculture, subject to the provisions of the Forest Practices Guidelines Related to Water Quality (15 NCAC 11.6101-.0209).
- c. Residential development.
- d. Non-residential development- limited to those permitted uses listed in attachment A.

(2) Density and Built-upon Limits:

- a. Single Family Residential – development shall not exceed one (1) dwelling unit per acre, as defined on a project-by-project basis. No residential lot shall be less than 40,000 square feet if served by public water and sewer, or 65,340 square feet if served by individual wells or individual wastewater disposal systems.
- b. All Other Residential and Non-residential – development shall not exceed twenty-four percent (24%) built-upon area on a project-by-project basis. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) built-upon area on a project-by-project basis. For the purpose of calculating built-upon area, total project area shall include acreage in the tract on which the project is to be developed. No residential or non-residential lot shall be less than 40,000 square feet.
- c. Lots to be created for the express purpose of minor utilities are exempted from the Required Minimum Lot Area. Any noise producing equipment or generators must be stored within a structure or must be setback a minimum fifty (50) feet from any public right-of-way or property line.

(3) Prohibited Uses:

- a. New sludge application sites
- b. New landfills
- c. Petroleum contaminated soil remediation
- d. The storage of toxic and hazardous materials unless a spill containment plan is approved and implemented.

8.5.1 – Watershed Administrator and Duties Thereof

C. The Watershed Administrator shall keep records of all amendments to this chapter of the Unified Development Ordinance and shall provide copies of all amendments upon adoption to the Supervisor of the Water Supply Watershed Protection Program in the ~~NC Division of Water Quality~~, **NC Division of Energy, Mineral and Land Resources- Stormwater Branch**

F. The Watershed Administrator shall keep a record of variances to the local Water Supply Watershed Protection Regulations. This record shall be submitted to the Supervisor of the Water Supply Watershed Protection Program in the ~~NC Division of Water Quality~~, **NC Division of Energy, Mineral and Land Resources- Stormwater Branch** on an annual basis and shall provide a description of each project receiving a variance and the reasons for granting the variance.

ATTACHMENT A: Permitted Uses

- Accessory uses and structures clearly incidental to a permitted use
- Accessory dwelling unit i.e., guest house, pool house, garage apartment and in-house apartment
- Animal husbandry, specialized with a minimum lot area of 15 acres.
- Avocational farming

Bed and Breakfast Inns with no more than six rooms for rent with a minimum lot area of three acres

Boarding stables with a minimum lot area of three acres
Breeding stables with a minimum lot area of three acres
Boat, Camper, and Recreational Vehicle Storage

Breeding kennels with a minimum lot area of three acres

Churches and other places of worship provided such are located on a lot of not less than three acres.

Day Care Centers in the principal residence to accommodate not more than 15 children at any one time.

Day Care Center for more than 15 children with a minimum lot area of three acres

Dwellings, single-family, manufactured.

Dwellings, single-family site built and modular.

Events Center Limited (see Zoning Ordinance for limitations)

Family Care Home limited to not more than six persons.

Fire Stations and emergency medical facilities with a minimum lot area of three acres

Grounds and facilities for hunting and fishing clubs with a minimum lot area of 20 acres

Grounds and facilities for non-profit clubs with a minimum lot area of three acres

Guest house, pool house, garage apartment

High-tech precision computerized machine shop

Home occupations

Horticulture, specialized with a minimum lot area of three acres.

Kindergartens and nurseries with a minimum lot area of three acres

Mini-Warehouse Storage Facilities:

a) Mini warehouses shall not be allowed to keep on the premises explosives, inflammable liquid, hazardous/toxic waste and other pollutants, contraband, live animal, or other goods prohibited by law.

b) Stormwater management facility to retain the first ½ inch of runoff from the impervious surface area

Office – Business and Professional

Owner-occupied bed and breakfast homes with no more than two (2) rooms/units for rent to stays no longer than seven (7) consecutive days and located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standards setbacks as set in the district in which they are located.

Planned residential developments.

Public and private recreation camps and grounds

Public parks and recreation areas including marinas and concessions with a minimum lot area of three acres.

Public utility facilities Schools, public and private with a minimum lot area of three Acres

Solar Farms That: 1) Disturb tree cover less than the built-upon area percentage for the corresponding watershed (i.e., Solar Farms in WS-III can disturb less than 12% of existing tree cover); and 2) Use only crystalline silicon solar photovoltaics

Street and railway rights-of-way

Public utility transmission lines

Temporary construction trailers or structure

Veterinary clinics and hospitals on tracts of land of at least ten (10) acres and where the use of x-ray equipment is limited to that of "digital" systems.

Wireless Telecommunication Towers constructed and owned by public safety service providers.