

1.2.2 - Definitions

Mining - The breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, metals, ores, soils, and other solid matter from their original location; and the preparation, washing, cleaning, or other treatment of minerals, metals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use. This definition includes hard mining where extraction or removal includes explosives and soft mining where the extraction and removal does not include blasting or explosives.

Quarrying - Excavations involving open pits for the extraction of stone, slate, marble, aggregate, lithium, metals, or other minerals or ores from the earth.

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

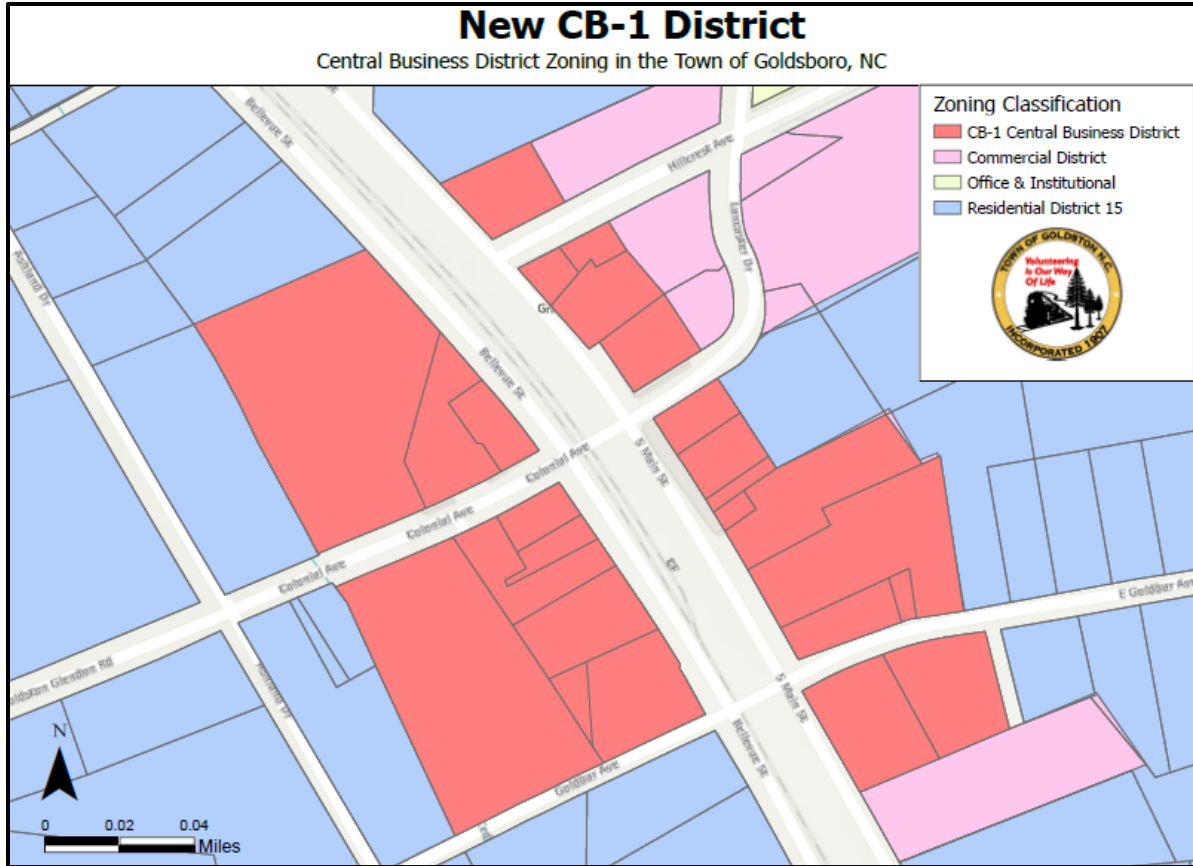
Office, Institutional and Commercial Districts

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

Note: Many commercial activities that are otherwise prohibited in this table may be allowed as Home Occupations (see Section 2.14) if they meet the requirements of that section.

Key: P = Permitted By Right; SU = Special Use Use Permit ~~only~~; CZ = Conditional Zoning District

Example of new column:

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

Zoning District	R-2	R-1	R-15	R-MF	O&I	C-1	CB-1	IL	IH
Asphalt manufacture or refining									P-CZ
Mining Operations									CZ
Mixing plants for concrete, or paving materials and manufacture of concrete products									P-CZ
Rodenticide, insecticide, and pesticide mixing plants									P-CZ
Oil and Gas Exploration, Development and Production									SU CZ
Quarry Operations									CZ

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 and CB-1 Central Business District's

A. Sign Area

Within the ~~C-1~~ commercial 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.