

Section 3-1 Introduction

The purpose of this Chapter is twofold. First, it is to establish types of zoning districts for grouping similar and compatible land uses throughout Cabarrus County. Secondly, it is to set forth a "Table of Permitted Uses" that lists types of land uses and their status in each district.

Section 3-2 How to use this Chapter

The description of zoning districts is set forth in Section 3-7. After a description of the zoning district, a listing of uses follows. If you know the zoning district and want to understand what is allowed within it, this section provides the answer. If, on the other hand, you have a use in mind and want to know where it fits, find the use in the Table of Permitted Uses located at the end of this Chapter to understand the status within the various zoning districts. A land use may be:

Permitted by right (P) - This means that the land use is considered completely compatible in the district and no further governmental review is needed.

Permitted based on standards (PBS) - This means that the land use in question could be compatible with the district as long as it meets certain standards. For example, a gas station may be completely appropriate in a residential district if it is built on a smaller scale than the gas stations found on major commercial corridors with multiple pumps and twenty-four hour operation. Many of the PBS uses have more than one standard.

Special Use (SU) - This means that the land use considered needs to be reviewed by a public body, in this case, the Planning & Zoning Commission acting as a Board of Adjustment. Often, these are land uses with the potential for far reaching consequences. A public airport is a good example. The creation of an airport may profoundly affect an area's transportation system, may greatly affect surrounding land use from a noise standpoint, etc. Accordingly, these types of land uses merit consideration and debate in a public forum. In order to assure compatibility with surrounding land uses, conditions may be placed on the proposed development of the property.

Accessory use - These are land uses that are secondary, subordinate, and incidental to what typically is the original land use or permitted use. Within the Table of Permitted Uses, all accessory uses are listed as a separate type of use under the heading of "Accessory". A utility shed in the backyard of a residentially developed property is a good example of an accessory use. Accessory uses must be considered compatible with

both the original use and the surrounding land uses. Accessory uses cannot exist by themselves. They must be accessory to the primary use of the property.

Section 3-3 Zoning districts designated and purposes listed

All land and water areas in Cabarrus County, except within the corporate limits of any municipality and their respective extraterritorial jurisdictions, if any, are divided into the following districts. Such districts are designed to both assure the compatibility of land uses within each district and to partially implement the officially adopted Cabarrus County Area Plans, and other planning documents which serve as part of the overall county comprehensive plan.

Section 3-4 Standard zoning districts and standard zoning district categories

For the purpose of implementing this Ordinance, the following general zoning categories and specific zoning district types are hereby created.

RESIDENTIAL:

Agricultural/Open Space (AO)
Countryside residential (CR)
Low density residential (LDR)
Medium density residential (MDR)
High density residential/mixed use (HDR/MU)

COMMERCIAL:

Office/Institutional (OI)
Limited commercial (LC)
General commercial (GC)

INDUSTRIAL:

Limited industrial (LI)
General industrial (GI)

Section 3-5 Map of zoning districts

The boundaries of these districts are shown on maps entitled "Official Zoning Atlas of Cabarrus County." The zoning atlas and all notations, references and amendments to it are hereby made a part of this Ordinance. These documents are kept in the Office of the Zoning Administrator and are available for public inspection. Other supplements, in the form of maps, guides, illustrations, records, reports, interpretive material and standards may be officially adopted, directly or by reference, to facilitate administration and public understanding of the Official Zoning Atlas or of regulations adopted for the zoning districts or other divisions established thereby.

Section 3-6 Rules governing interpretation of district boundaries

- a. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following jurisdictional lines of municipalities or sanitary districts shall be construed as following such lines.
- d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- e. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line, shall be construed as moving with the actual shore line.
- f. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines and in the event of change, construed as being the actual.

Boundaries indicated as parallel to or extensions of features indicated in (a) through (f) above shall also be construed.

Distances not specifically indicated on the Official Zoning Atlas shall be determined by the scale of the map.

- a. Where physical or cultural features existing on the ground vary with those shown on the Official Zoning Atlas, or in other circumstances not covered by (a) through (f) above, the Zoning Administrator shall interpret the district boundaries.
- b. Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the regulations for either portion of the lot may be extended, not to exceed one hundred (100) feet, beyond the district line into the remaining portion of the lot.

Section 3-7 Statements regarding the purpose of zoning districts

The following subsections more fully describe the essential nature of each zoning district; explain the rationale for its creation and list land uses as either Permitted (P), Permitted Based on Standards (PBS), or Special Use (SU).

RESIDENTIAL DISTRICTS:

AGRICULTURAL/OPEN SPACE

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

Rationale

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

AGRICULTURE/OPEN SPACE USES

AO Permitted (P) Uses

Agriculture Excluding Livestock	Hatchery
Agriculture Including Livestock	Livestock Sales
Agritourism, Accessory to Agriculture	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4
Bulk Grain Storage	Nursery, Greenhouse
Dairy Processing	Single Family Detached Residential
Family Care Home	Stables, Commercial

Wireless Telecommunications Services,
 Stealth Antennae, 65 feet or less

AO Permitted based on Standards (PBS) Uses

Accessory Dwelling Unit

Accessory Building

Auction House

Auction, Estate or Asset Liquidation,
 Temporary Use

Auction, Livestock, Temporary Use

Barn, Greenhouse as Primary Structure

Bed and Breakfast

Cemetery

Civic Organization Facility

Communications Tower, 911
 Communications Tower

Community Garden, Accessory Use

Contractor Office, Construction Equipment
 Storage, Temporary Use

Contractor or Trade Shops

Convenience Store with Petroleum Sales

Convenience Store without Petroleum Sales

Country Club with Golf Course

Dumpsters, Commercial Waste Containers,
 Temporary Use

Ethanol Fuel Production, Residential District,
 Private Use Only, Accessory Use

FEMA Trailers, Natural Disaster or Significant
 Weather Event, Temporary Use

Gas Service station

Golf Course, Public or Private

Home Occupation, General

Home Occupation, Rural

Ice Production, Dispensing, Accessory to
 Convenience Store

Ice Production, Dispensing, Accessory to Gas
 Service Stations

Kennel, Private

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,
 Temporary Use

Mobile Personal Storage Unit, Vacate or
 Occupy Premises, Temporary Use

Nursery, Daycare Center

Promotional Activities Involving the Display
 of Goods or Merchandise, Temporary Use at
 Existing Business

Public Cultural Facility

Real Estate Office in Construction Trailer or
 Modular Unit, Commercial/Mixed Use Projects,
 Temporary Use

Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use

Real Estate Office in Model Home, Temporary Use

Recyclable Materials Drop Off

Recreational Trail, Greenway, or Blueway Connector

Religious Institution with Total Seating Capacity 350 or Less

Repair Garage, Automobile

Repair Shop, Farm Machinery

Repair Shop, Small Engine

Rest Home, Convalescent Home, Nursing Home with 10 Beds or Less

Restaurant, Excluding Drive-Thru

Retail Sales, Neighborhood Market 1,000 Square Feet or Less

Sawmill

Scientific Research and Development, Accessory to Agriculture

AO Special Uses (SU)

Airstrip, as Accessory Use

Animal Hospital

Animal Shelter

Correctional Facility

Colleges, Universities

Swim Club, Tennis Club, Country Club

Swimming Pool, Accessory to Single Family Residential

Temporary Dwelling for Large Construction Projects, Temporary Use

Temporary Health Care Structure

Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use

Towing Service, Accessory to Automobile Repair

Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales

Trail Head, Accessory

Trail Head, Primary Use Site

Wind Energy Facility, Accessory Use, On-Site Use Only

Wireless Telecommunications Services, Co-location

Day Camp, Summer Camp, Civic Group Camp Facility

Elementary, Middle and High Schools

Kennel, Commercial

Landfill, Demolition-One Acre or More

Landfill, Sanitary	Religious Institution with School
Multimedia Production & Distribution Complex	Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds
Public Service Facility	Shooting Range with Outdoor Target Practice
Public Use Facility	Slaughter House, Meat Packing
Race Shop, Race Team Complex	Sports and Recreation Instruction or Camp
Reception Facilities	Trade and Vocational Schools
Recreational Facility, Outdoor	Veterinarian Wireless Telecommunications Services
Recreational Therapy Facility, Rural Setting	Wellness Retreat, Wellness Spa
Religious Institution with Total Seating Capacity 351 or More	

COUNTRYSIDE RESIDENTIAL

Lands in this district have a strong rural, pastoral feel. Natural environmental elements such as tree lines, small ponds, rock formations, and manmade elements such as pasture fencing are to be retained, if at all possible. Although the area is capable of handling higher densities of development, development is kept at very low overall densities. Development includes only the standard single family detached dwelling.

Rationale

This land use district was created as a direct result of the County's systematic area planning process. As a reaction to the growth of the past decade (as much as 80% in some townships) many residents are anxious to see their areas retain the appeal that inspired the resident to make his or her original investment. This district helps implement a growth management philosophy before the fact, rather than after. In summary, the principle purpose of this district is to provide some land area in the County for a permanent country, rural residential life style.

COUNTRYSIDE RESIDENTIAL USES

CR Permitted (P) Uses

Agriculture Excluding Livestock

Agriculture Including Livestock

Agritourism, Accessory to Agriculture

Dairy Processing

Family Care Home

Livestock Sales

Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4

Nursery, Greenhouse

Single Family Detached Residential

Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less

CR Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit

Accessory Building

Auction House

Auction, Estate or Asset Liquidation, Temporary Use

Auction, Livestock, Temporary Use

Barn, Greenhouse as Primary Structure

Bed and Breakfast

Cemetery

Civic Organization Facility

Community Garden, Accessory Use

Contractor Office, Construction Equipment Storage, Temporary Use

Convenience Store with Petroleum Sales

Convenience Store without Petroleum Sales

Country Club with Golf Course

Dumpsters, Commercial Waste Containers, Temporary Use

Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use

FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary

Gas Service Station

Golf Course, Public or Private

Home Occupation, General

Home Occupation, Rural

Ice Production, Dispensing, Accessory to Convenience Store

Ice Production, Dispensing, Accessory to Gas Service Stations

Kennel, Private

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Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,
Temporary Use

Mobile Personal Storage Unit, Vacate or
Occupy Premises, Temporary Use

Nursery, Daycare Center

Promotional Activities Involving the
Display of Goods or Merchandise,
Temporary Use at Existing Business

Public Cultural Facility

Real Estate Office in Construction Trailer or
Modular Unit, Commercial or Mixed Use
Projects, Temporary Use

Real Estate Office in Construction Trailer
or Modular Unit, Residential Projects,
Temporary Use

Real Estate Office in Model Home,
Temporary Use

Recreational Trail, Greenway, or Blueway
Connector

Religious Institution with Total Seating
Capacity 350 or Less

Rest Home, Convalescent Home, Nursing
Home with 10 Beds or Less

Restaurant, Excluding Drive-Thru

Sawmill

Scientific Research and Development,
Accessory to Agriculture

Stables, Commercial

Swim Club, Tennis Club, Country Club

Swimming Pool, Accessory to Single
Family Residential
Temporary Dwelling for Large
Construction Projects, Temporary Use

Temporary Health Care Structure

Temporary Residence in Mobile Home during
Construction of New Home on Same Site,
Temporary Use

Trail Head, Accessory Use

Trail Head, Primary Use Site

Wind Energy Facility, Accessory Use, On-
Site Use Only

Wireless Telecommunications Services,
Co-location

CR Special Uses (SU)

Animal Hospital	Recreational Therapy Facility, Rural Setting
Animal Shelter	
College, University	Religious Institution with Total Seating Capacity 351 or More
Communications Tower, 911 Communications Tower	Religious Institution with School
Day Camp, Summer Camp, Civic Group Camp Facility	Rest Home, Convalescent Home Nursing Home with More Than 10 Beds
Elementary, Middle and High Schools	Shooting Range with Outdoor Target Practice
Kennel, Commercial	Slaughter House, Meat Packing
Multimedia Distribution & Production Complex	Sports and Recreation Instruction or Camp
Public Service Facility	Veterinarian
Public Use Facility	Wireless Telecommunications Services
Reception Facilities	Wellness Retreat, Wellness Spa
Recreational Facility, Outdoor	

LOW DENSITY RESIDENTIAL DISTRICT

This district is intended to permit development with a low density residential community character. This district allows conventional, open space and amenity subdivisions. This district is located where public utilities are available or are envisioned available within the next two to five years.

RATIONALE

This district is designed to provide permanent protection for those who want to live in a low density residential environment. The district, while focused on single-family residential development, is designed to allow a wide variety of residential types.

LOW DENSITY RESIDENTIAL USES

LDR Permitted (P) Uses

Agriculture Excluding Livestock	Nursery, Greenhouse
Agritourism, Accessory to Agriculture	Semi-Attached House
Family Care Home	Single Family Detached Residential
Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less

LDR Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit	Contractor Office, Construction Equipment Storage, Temporary Use
Accessory Building	Convenience Store with Petroleum Sales
Agriculture-Female Chickens, Limited Number, Less than 5 Acres	Convenience Store without Petroleum Sales
Agriculture, Including Livestock	Country Club with Golf Course
Auction, Estate or Asset Liquidation, Temporary Use	Dumpsters, Commercial Waste Containers, Temporary Use
Auction, Livestock, Temporary Use	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use
Automated Teller Machine, as Accessory	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use
Bank, Financial Institution, Automated Teller Machine	Gas Service station
Barn, Greenhouse as Primary Structure	Golf Course, Public or Private
Bed and Breakfast	Home Occupation, General
Cemetery	Home Occupation, Rural
Civic Organization Facility	Ice Production, Dispensing, Accessory to Convenience Store
Community Garden, Accessory Use	

Ice Production, Dispensing, Accessory to Gas Service Stations

Itinerant Merchant, Temporary Use

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation, Temporary Use

Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use

Nursery, Daycare Center

Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business

Public Cultural Facility

Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use

Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use

Real Estate Office in Model Home, Temporary Use

Recreational Trail, Greenway, or Blueway Connector

LDR Special Uses (SU)

College, University

Communications Tower, 911
 Communications Tower

Elementary, Middle and High Schools

Religious Institution with Total Seating Capacity 350 or Less Rest Home, Convalescent Home, Nursing Home with 10 Beds or Less

Restaurant, Excluding Drive-Thru

Scientific Research and Development, Accessory to Agriculture

Stables, Commercial

Swim Club, Tennis Club, Country Club

Swimming Pool, Accessory to Single Family Residential

Temporary Dwelling for Large Construction Projects, Temporary Use

Temporary Health Care Structure

Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use

Trail Head, Accessory Use

Trail Head, Primary Use

Wind Energy Facility, Accessory Use, On-Site Use Only

Wireless Telecommunications Services, Co-location

Public Service Facility

Public Use Facility

Recreational Facility, Outdoor

Religious Institution with Total Seating Capacity 351 or More

Religious Institution with School

Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds

Wireless Telecommunications Services

MEDIUM DENSITY RESIDENTIAL

This district is intended to permit development with a moderately high density community character. This district allows open space and amenity subdivisions. Residential development options for this district include a variety of housing types, including townhouses. This district is located where public utilities are available.

RATIONALE

This district is designed to provide permanent protection for those who want to live in a moderately high density residential environment. The district is designed to provide the principal location for a wide variety of residential types.

MEDIUM DENSITY RESIDENTIAL USES

MDR Permitted (P) Uses

Agriculture, Excluding Livestock

Agritourism, Accessory to Agriculture

Family Care Home

Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4

Nursery, Greenhouse

Semi-Attached House

Single Family Detached Residential

Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less

MDR Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit	Golf Course, Public or Private
Accessory Building	Home Occupation, General
Agriculture-Female Chickens, Limited Number, Less than 5 Acres	Home Occupation, Rural
Agriculture, Including Livestock	Itinerant Merchant, Temporary Use, Existing Business
Auction, Estate or Asset Liquidation, Temporary Use	Ice Production, Dispensing, Accessory to Convenience Store
Auction, Livestock, Temporary Use	Landfill, Demolition-Less Than One Acre
Automated Teller Machine as Accessory	Mobile Personal Storage Unit, Renovation, Temporary Use
Bank, Financial Institution, Automated Teller Machine	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Barn, Greenhouse as Primary Structure	Nursery, Daycare Center
Bed and Breakfast	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business
Cemetery	Public Cultural Facility
Civic Organization Facility	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use
Community Garden, Accessory Use	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use
Contractor Office, Construction Equipment Storage, Temporary Use	Real Estate Office in Model Home, Temporary Use
Convenience Store without Petroleum Sales	Recreational Trail, Greenway, or Blueway Connector
Country Club with Golf Course	
Dumpsters, Commercial Waste Containers, Temporary Use	
Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use	
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	

Religious Institution with Total Seating Capacity 350 or Less

Rest Home, Convalescent Home, Nursing Home with 10 Beds or Less

Restaurant, Excluding Drive-Thru

Scientific Research and Development, Accessory to Agriculture

Swim Club, Tennis Club, Country Club

Swimming Pool, Accessory to Single Family Residential

Temporary Dwelling for Large Construction Projects, Temporary Use

Temporary Health Care Structure

Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use

Townhouses

Trail Head, Accessory Use

Trail Head, Primary Use

Wind Energy Facility, Accessory Use, On-Site Use Only

Wireless Telecommunications Services, Co-location

MDR Special Uses (SU)

College, University

Communications Tower, 911

Communications Tower

Elementary, Middle and High Schools

Public Service Facility

Public Use Facility

Recreational Facility, Outdoor

Religious Institution with Total Seating Capacity 351 or More

Religious Institution with School

Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds

Restaurant with Drive-Thru Facility

Wireless Telecommunications Services

HIGH DENSITY RESIDENTIAL/MIXED USE

This district is intended to allow for a wide range of residential uses and will be the primary location for multifamily development. This district allows open space and amenity subdivisions. Both water and sewer are available and transportation networks are capable of supporting high density development. The district is also designed to accommodate office and commercial uses that are compatible with a high density setting. High density residential/mixed use districts will typically develop near municipal boundary lines but should always be located near major thoroughfare level roads.

RATIONALE

This district is designed to provide permanent protection to those who want to live in a more densely settled residential setting with conveniently sited low intensity nonresidential uses.

HIGH DENSITY RESIDENTIAL/MIXED USES

HDR Permitted (P) Uses

Agriculture, Excluding Livestock	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4
Agritourism, Accessory to Agriculture	Movie Theater
Barber, Beauty, Tanning, Nail or Skin Care Salon	Pet Shop, Grooming, Enclosed Facility
Drug Store	Retail Sales-Shopping Centers 10,000 Square Feet and Less
Dry Cleaning Pick-Up Station	Semi-Attached House
Family Care Home	Single Family Detached Residential
Laundromat	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less

HDR Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit	Community Garden, Accessory Use
Accessory Building	Contractor Office, Construction Equipment Storage, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Convenience Store without Petroleum Sales
Automated Teller Machine as Accessory	Country Club with Golf Course
Bank, Financial Institution, Automated Teller Machine	Dumpsters, Commercial Waste Containers, Temporary Use
Bed and Breakfast	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use
Cemetery	Golf Course, Public or Private
Civic Organization Facility	

Home Occupation, General	Recreational Facility, Indoor
Itinerant Merchant, Temporary Use, Existing Business	Recreational Trail, Greenway, or Blueway Connector
Ice Production, Dispensing, Accessory to Convenience Store	Religious Institution with Total Seating Capacity 350 or Less
Landfill, Demolition-Less Than One Acre	Rest Home, Convalescent Home, Nursing Home with 10 Beds or Less
Mobile Personal Storage Unit, Renovation, Temporary Use	Restaurant, Excluding Drive-Thru
Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Scientific Research and Development, Accessory to Agriculture
Multifamily Residential	Swim Club, Tennis Club, Country Club
Nursery, Daycare Center	Swimming Pool, Accessory to Single Family Residential
Office, Professional Less Than 5,000 SF	Temporary Dwelling for Large Construction Projects, Temporary Use
Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Temporary Health Care Structure
Public Cultural Facility	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use
Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use	Townhouses
Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use	Trail Head, Accessory Use
Real Estate Office in Model Home, Temporary Use	Trail Head, Primary Use
	Wireless Telecommunications Services, Co-location

HDR Special Uses (SU)

College, University	Religious Institution with Total Seating Capacity 351 or More
Communications Tower, 911	
Communications Tower	Religious Institution with School
Elementary, Middle and High Schools	Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds
Public Service Facility	
Public Use Facility	Restaurant with Drive-Thru Facility
Recreational Facility, Outdoor	Wireless Telecommunications Services

OFFICE/INSTITUTIONAL DISTRICT:

OFFICE/INSTITUTIONAL

This district is intended to accommodate relatively low intensity office and institutional uses at intensities complementary to residential land use. This district serves as a transitional district between residential land uses and higher intensity non-residential land uses.

RATIONALE

This district is used to provide for low intensity office and institutional uses that can be complementary to adjacent residential land use. This district features employment options and essential services which require a moderate number of average daily trips. These uses will have a minimum impact on the surrounding area because these trips will generally occur during regular business hours, thus, not competing with residential traffic at peak hours or on weekends. This district should be located adjacent to residential districts or in areas where its use would serve as a transition between residential land uses and higher intensity non-residential land uses. Higher intensity non-residential land uses may include commercial districts, light industrial or mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility so that the nonresidential activities are not a nuisance to residential use.

OFFICE/INSTITUTIONAL USES

OI Permitted (P) Uses

Banquet Hall	Hospital, Ambulatory Surgical Care Facility
Barber, Beauty, Tanning, Nail or Skin Care Salon	Office, Professional Less Than 30,000 Square Feet
Civic Organization Facility	Parking Lot, Parking Garage, Commercial or Private
College, University	Printing and Reprographic Facility
Crematorium	Public Cultural Facility
Farmer's Market	Public Use Facility
Funeral Home	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Group Care Facility	

OI Permitted Based on Standards (PBS) Uses

Accessory Building	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Golf Course, Public or Private
Automated Teller Machine as Accessory	Mobile Personal Storage Unit, Renovation, Temporary Use
Bank, Financial Institution, Automated Teller Machine	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Catering Service	Nursery, Daycare Center
Community Garden, Accessory Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business
Contractor Office, Construction Equipment Storage, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use
Country Club with Golf Course	Recreational Facility, Indoor
Dumpsters, Commercial Waste Containers, Temporary Use	
Duplex, Commercial Use, Individual Lots	

Recreational Trail, Greenway, or Blueway Connector

Recyclable Materials Drop Off

Religious Institution with Total Seating Capacity of 350 or Less

Rest Home, Convalescent Home, Nursing Home with 10 Beds or Less

Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use

Scientific Research and Development

OI Special Uses (SU)

Communications Tower, 911 Communications Tower

Convention Center Facility

Elementary, Middle and High Schools

Public Service Facility

Recreational Facility, Outdoor

Swim Club, Tennis Club, Country Club

Temporary Dwelling for Large Construction Projects, Temporary Use

Tent or Temporary Structure, Including Cell on Wheels, Temporary Use

Trail Head, Accessory Use

Trail Head, Primary Use Site

Wireless Telecommunications Services, Co-location

Religious Institution with Total Seating Capacity of 351 or More

Religious Institution with School

Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds

Trade and Vocational Schools

Wireless Telecommunication Services

COMMERCIAL DISTRICTS:

LIMITED COMMERCIAL

This district is intended to accommodate relatively small scale commercial and office development at intensities complementary to residential land uses.

RATIONALE

This district is used to provide both the convenience of neighborhood oriented goods and services and the permanent protection of adjacent or intermixed residential areas by permitting only a limited range of commercial activities. The district should be located near municipal boundary lines or areas of commercial growth and may border general commercial districts, light industrial or high density residential/mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility, so the nonresidential activities are not a nuisance to residential uses.

LIMITED COMMERCIAL USES

LC Permitted (P) Uses

Arcade, Game Room	Dry Cleaning Pick Up Station
Automobile Parts, Tires, Accessories	Equipment Sales and Service
Banquet Hall	Farm Supply Sales
Barber, Beauty, Tanning, Nail or Skin Care Salon	Farmer's Market
Building and Contractor Supply, No Outdoor Storage	Flea Market, Indoor Vendors Only
Car Wash, Detail Service	Funeral Home
Catering Service	Group care facility
Civic Organization Facility	Gunsmith
College, University	Health Club, Fitness Center
Convenience Store with Petroleum Sales	Hospitals, Ambulatory Surgical Care Center
Convenience Store without Petroleum Sales	Hotels, Motels, Inns
Crematorium	Laundromat
Drug store	Locksmith
	Mobile Home Retail Sales
	Movie Theater

Nursery, Greenhouse

Office, Professional, Less Than 30,000
Square Feet

Parking Lot, Parking Garage,
Commercial or Private

Pawn Shop

Pet shop, Grooming, Enclosed

Photographic studio

Printing and Reprographic Studio

Public cultural facility

Public use facility

Religious Institution with Total Seating
Capacity of 350 or Less

Religious Institution with Total Seating
Capacity of 351 or More

LC Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit

Accessory Building

Auction, Estate or Asset Liquidation,
Temporary Use

Automated Teller Machine as Accessory

Automobile Rental

Automobile Sales, New and Used

Bank, Financial Institution, Automated
Teller Machine

Bed and Breakfast

Restaurant, Excluding Drive-Thru

Retail Sales-Shopping Centers 10,000 -
50,000 Square Feet

Retail Sales-Shopping Centers 10,000
Square Feet and Less

Reupholstery, Furniture Repair

Tattoo Studio

Taxidermy Studio, No Outdoor
Processing

Towing Service, No Vehicle Storage Lot,
Office Only, Storage of Tow Truck, Car
Haulers Permitted On-Site

Wireless Telecommunications Services,
Stealth Antennae, 65 Feet or Less

Community Garden, Accessory Use

Communications Tower, 911
Communications Tower

Contractor or Trade Shop

Contractor Office, Construction
Equipment Storage, Temporary Use

Country Club with Golf Course

Day Camp, Summer Camp, Civic Group
Camp Facility

Dumpsters, Commercial Waste
Containers, Temporary Use

Duplex, Commercial	Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use Real Estate Office in Model Home, Temporary Use
Golf Course, Public or Private	Recreational Facility, Indoor
Government Buildings, Storage Only	Recreational Trail, Greenway, or Blueway Connector
Home Occupation, General	Recyclable Materials Drop Off
Ice Production, Dispensing, Accessory to Convenience Store	Repair Garage, Automobile
Itinerant Merchant, Temporary Use, Existing Business	Repair Shop, Small Engine
Landfill, Demolition- Less Than One Acre	Restaurant with Drive-Thru Facility
Mobile Personal Storage Unit, Renovation, Temporary Use	Scientific Research and Development
Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use
Moving Van, Truck or Trailer Rental	Self-Service Storage Facility
Moving Van, Truck or Trailer Rental, Accessory to Self-Storage Facility	Shooting Range, Indoor
Motorcycle, ATV, Other Motor Vehicle Dealers, New and Used	Sports and Recreation Instruction or Camp
Multifamily Residential	Storage Building Sales, with Display Area
Nursery, Daycare Center	Swim Club, Tennis Club, Country Club
Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Temporary Dwelling for Large Construction Projects, Temporary Use
	Tent or Temporary Structure, Including Cell on Wheels, Temporary Use

Townhouses	Wireless Telecommunications Services, Co-location
Trail Head, Accessory Use	
Trail Head, Primary Use Site	
<u>LC Special Uses (SU)</u>	
Animal Hospital	Recreational Facility, Outdoor
Animal Shelter	Trade and Vocational School
Kennel, Commercial	Veterinarian
Public Service Facility	Wireless Telecommunications Services

GENERAL COMMERCIAL DISTRICT

The primary purpose of this district is to provide locations for large scale commercial activities. This level of commercial activity usually draws clientele regionally as well as from nearby neighborhoods, requires siting on major thoroughfares, and requires relatively large-scale off street parking areas. The district will accommodate a wide variety of office, retail and lodging land uses. General commercial may border the other less intense commercial district or either of the two industrial districts. A general commercial district may border a higher density residential district, but care should be taken to ensure appropriate buffers between the two.

RATIONALE

This district is intended to provide the principal location for large scale commercial and office development in Cabarrus County.

GENERAL COMMERCIAL USES

GC Permitted (P) Uses

Arcade, Game Room	Automobile Sales, New and Used
Auction House	Banquet Hall
Automobile Parts, Tires, Accessories	Barber, Beauty, Tanning, Nail or Skin Care Salon
Automobile Rental	

Boat Works and Sales, with Sales Lot	Gas Service Station
Building Contractor Supply	Gunsmith
Car Wash, Detail Service	Health Club, Fitness Center
Catering Service	Hospitals, Ambulatory Surgical Care Center
Civic Organization Facility	Hotels, Motels, Inns
College, University	Laundromat
Convenience Store with Petroleum Sales	Locksmith
Convenience Store without Petroleum Sales	Machine Shop
Contractor or Trade Shop	Mobile home retail sales
Contractor's Storage Yard	Motorcycle, ATV, Other Motor Vehicle Dealers, New and Used
Crematorium	Movie Theater
Drive-In Theater	Multimedia Production and Distribution Complex
Drug store	Nursery, Greenhouse
Dry Cleaning Pick Up Station	Office, Professional, Less Than 30,000 Square Feet
Dry Cleaning, Laundry Plant	Office, Professional, 30,000 Square Feet or More
Equipment Sales and Service	Parking Lot, Parking Garage, Commercial or Private
Equipment Sales and Service with Outdoor Storage	Pawn Shop
Farm Supply Sales	Pet Shop, Grooming, Enclosed
Farm Supply Sales with Outdoor Storage	Photographic Studio
Farmer's Market	Printing and Reprographic Studio
Flea Market, Indoor Vendors Only	Public Cultural facility
Freezer, Ice Plant	
Funeral Home	

Public Use facility	Retail Sales-Shopping Centers 50,000-100,000 Square Feet and Less
Race Shop, Race Team Complex	Reupholstery, Furniture Repair
Radio and Television Studio	Tattoo Studio
Recreational Facility, Indoor	Taxi Service, Dispatch and Taxi Storage
Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	Taxidermy Studio, No Outdoor Processing
Religious Institution with Total Seating Capacity of 350 or Less	Tour Bus Company, Travel Agency with On-Site Bus Storage
Religious Institution with Total Seating Capacity of 351 or More	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On-Site
Repair Garage, Automobile	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Repair Shop, Small Engine	Truck Stop or Truck Terminal
Restaurant, Excluding Drive-Thru	Warehouse, Enclosed Storage
Retail Sales-Shopping Centers 10,000 Square Feet and Less	Welding Shop
Retail Sales-Shopping Centers 10,000 - 50,000 Square Feet	Wireless Telecommunications, Stealth Antennae, 65 Feet or Less

GC Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit	Communications Tower, 911
Accessory Building	Communications Tower
Auction, Estate or Asset Liquidation, Temporary Use	Contractor Office, Construction Equipment Storage, Temporary Use
Automated Teller Machine as Accessory	Country Club with Golf Course
Bank, Financial Institution, Automated Teller Machine	Day Camp, Summer Camp, Civic Group Camp Facility
Community Garden, Accessory Use	Dumpsters, Commercial Waste Containers, Temporary Use

Duplex, Commercial, Individual Lot	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Recreational Trail, Greenway, or Blueway Connector
Golf Course, Public or Private	Recyclable Materials Drop Off
Government Buildings, Storage Only	Restaurant with Drive-Thru Facility
Government Buildings, Storage Only, Outdoor	Scientific Research and Development
Ice Production, Dispensing, Accessory to Convenience Store	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use
Ice Production, Dispensing, Accessory to Gas Service Station	Self-Service Storage Facility
Itinerant Merchant, Temporary Use, Existing Business	Shooting Range, Indoor
Landfill, Demolition- Less Than One Acre	Sports and Recreation Instruction or Camp
Mobile Personal Storage Unit, Renovation, Temporary Use	Storage Building Sales, with Display Area
Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Swim Club, Tennis Club, Country Club
Moving Van, Truck or Trailer Rental, Accessory to Self-Storage Facility	Temporary Dwelling for Large Construction Projects, Temporary Use
Moving Van, Truck or Trailer Rental	Tent or Temporary Structure, Including Cell on Wheels, Temporary Use
Nursery, Daycare Center	Towing Service, Accessory to Automobile Repair
Permanent Temporary Event Facility	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales
Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Trail Head, Accessory Use
	Trail Head, Primary Use Site
	Wireless Telecommunications Services, Co-location

GC Special Uses (SU)

Adult Business	Public Service Facility
Airport, Commercial	Recreational Facility, Outdoor
Airstrip, as Accessory Use	Retail Sales - Shopping Centers Greater Than 100,000 Square Feet
Amusement, Outdoor	Single-Family Detached Residential
Animal Hospital	Trade and Vocational Schools
Animal Shelter	Truck Stop, Truck Terminal
Coliseum, Stadium	Trucking Company, Heavy Equipment Dispatch Facility with Storage
Convention Center Facility	Veterinarian
Kennel, Commercial	Wireless Telecommunications Services
Manufactured Home, Single Section	

INDUSTRIAL DISTRICTS:

LIMITED INDUSTRIAL

This district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

RATIONALE

This district provides a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

LIMITED INDUSTRIAL USES

LI Permitted (P) Uses

Automobile Rental	Freezer, Ice Plant
Automobile Parts, Tires, Accessories	Gas Service Station
Boat Works and Sales, with Sales Lot	Hatchery
Bottling Works	Machine Shop
Building and Contractor Supply	Manufacturing
Building and Contractor Supply, with Outdoor Storage	Metal Works, Metal Processing, Fabrication
Bulk Grain Storage	Multimedia Production and Distribution Complex
Cast Concrete Production, Distribution and Storage	Nursery, Greenhouse
Catering Service	Office, Professional, 30,000 Square Feet or Less
Convenience Store with Petroleum Sales	Office, Professional, 30,000 Square Feet or More
Convenience Store without Petroleum Sales	Parking Lot, Parking Garage, Commercial or Private
Contractor or Trade Shop	Printing and Reprographic Facilities
Contractor's Storage Yard	Public Use Facility
Dairy Processing	Race Shop, Race Team Complex
Dry Cleaning, Laundry Plant	Radio and Television Studios
Equipment Sales and Service	Rail Storage Yard
Equipment Sales and Service, with Outdoor Storage	Recreational Facility, Indoor
Fabrication	Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot
Farm Supply Sales with Outdoor Storage	

Repair Garage, Automobile

Repair Shop, Farm Machinery

Repair Shop, Small Engine

Restaurant, Excluding Drive-Thru

Sawmill

Slaughter House, Meat Packing

Storage Lot, Logistics and Freight

Taxi Service, Dispatch and Taxi Storage

Taxidermy Studio, No Outdoor Processing

Tire Recapping

Tour Bus Company, Travel Agency with
On-Site Bus Storage

LI Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit

Accessory Building

Auction, Estate or Asset Liquidation,
Temporary Use

Communications Tower, 911
Communications Tower

Contractor Office, Construction Equipment
Storage, Temporary Use

Dumpsters, Commercial Waste Containers,
Temporary Use

FEMA Trailers, Natural Disaster or
Significant Weather Event, Temporary Use

Government Buildings, Storage Only

Towing Service, with Towed Vehicle
Storage Yard, No Salvage or Parts Sales

Towing Service, No Towed Vehicle Storage
Lot, Office Only, Storage of Tow Trucks
and Car Haulers Permitted On-Site

Trucking Company, Heavy Equipment
Dispatch Facility with Storage

Trucking Equipment, Heavy Equipment,
Sales and Service with Sales Lot

Truck Stop, Truck Terminal

Warehouse, Enclosed Storage

Welding Shop

Wireless Telecommunications Services,
Stealth Antennae, 65 Feet or Less

Government Buildings, Storage Only,
Outdoor Only

Ice Production, Dispensing, Accessory to
Convenience Store

Ice Production, Dispensing, Accessory to
Gas Service Stations

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,
Temporary Use

Mobile Personal Storage Unit, Vacate or
Occupy Premise, Temporary Use

Moving Van, Truck or Trailer Rental

Moving Van, Truck or Trailer Rental,
Accessory to Self Service Storage

Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business

Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use

Recreational Trail, Greenway or Blueway, Connector

Recyclable Materials Drop Off

Restaurant with Drive-Thru Facility

Scientific Research and Development

Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use

Self-Service Storage Facilities

LI Special Uses (SU)

Airport, Commercial

Airstrip, as Accessory Use

Animal Hospital

Animal Shelter

Coliseum, Stadium

Correctional Facility

Kennel, Commercial

Landfill, Demolition-One Acre or More

Landfill, Sanitary Manufactured Home, Single Section

Shooting Range, Indoor

Sports and Recreation Instruction or Camp

Storage Building Sales, with Display Area

Temporary Dwelling for Large Construction Projects, Temporary Use

Tent or Temporary Structure, Including Cell on Wheels, Temporary Use

Towing Service, Accessory to Automobile Repair

Trail Head, Accessory

Trail Head, Primary Use Site

Warehouse with Outside Storage

Wireless Telecommunications Services, Co-location

Nursery, Daycare Center

Public Service Facility

Race Track, Animal, Automobile or Other

Recreational Facility, Outdoor

Shooting Range with Outdoor Target Practice

Single-Family Detached Residential

Trade and Vocational Schools

Veterinarian

Wireless Telecommunications Services

GENERAL INDUSTRIAL

While this district permits both large and small scale industrial and office development, its primary purpose is to provide a location for large scale development. It is designed to permit a very wide variety of industrial uses which may occur both indoor and outdoor, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In no case, should a general industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

RATIONALE

This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. Certain land uses will be permitted only upon issuance of a special use permit. General industrial districts are compatible neighbors with the light industrial and general commercial districts. Care should be taken to site this district on major roadways or near other forms of transportation, such as rail lines, airports, etc.

GENERAL INDUSTRIAL USES

GI Permitted (P) Uses

Asphalt or Concrete Plant	Dairy Processing
Boat Works and Sales, with Sales Lot	Dry Cleaning, Laundry Plant
Bottling Works	Equipment Sales and Service
Building and Contractor Supply	Equipment Sales and Service with Outdoor Storage
Building and Contractor Supply with Outdoor Storage	Fabrication
Bulk Grain Storage	Farm Supply Sales with Outdoor Storage
Cast Concrete Production, Distribution and Storage	Foundry, Iron Works, Steel Mill
Chemical Manufacturing	Freezer, Ice Plant
Contractor's storage yard	Gas Service Station
Convenience Store without Petroleum Sales	Hatchery
	Machine Shop

Manufacturing	Sawmill
Metal Works, Metal Processing, Fabrication	Slaughter House, Meat Packing
Moving Van, Truck or Trailer Rental	Storage Lot, Logistics and Freight
Multimedia Production and Distribution Complex	Taxi Service, Dispatch and Taxi Storage
Nursery, Greenhouse	Tire Recapping
Office, Professional, 30,000 Square Feet or Less	Tour Bus Company, Travel Agency with Outdoor Bus Storage
Office, Professional, 30,000 Square Feet or More	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Parts Sales
Parking Lot, Parking Garage, Commercial or Private	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On-Site
Printing and Reprographic Facilities	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Public Use Facility	Trucking Company, Heavy Equipment, Dispatch with On-Site Storage
Race Shop, Race Team Complex	Truck Stop, Truck Terminal
Radio and Television Studios	Warehouse, Enclosed
Rail Storage Yard	Warehouse, Volatile Materials
Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	Welding Shop
Repair Shop, Farm Machinery	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Restaurant, Excluding Drive-Thru	
<u>GI Permitted Based on Standards (PBS) Uses</u>	
Accessory Buildings	Communications Tower, 911
Auction, Estate or Asset Liquidation, Temporary Use	Communications Tower
	Contractor Office, Construction Equipment Storage, Temporary Use

Dumpsters, Commercial Waste Containers,
Temporary Use

Ethanol Fuel Production Plant, Small Plant

Ethanol Fuel Production Plant, Medium Plant

FEMA Trailers, Natural Disaster or Significant
Weather Event, Temporary Use

Government Buildings, Storage Only

Government Buildings, Storage Only,
Outdoor Only

Ice Production, Dispensing, Accessory to
Convenience Store

Ice Production, Dispensing, Accessory to Gas
Service Stations

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,
Temporary Use

Mobile Personal Storage Unit, Vacate or
Occupy Premise, Temporary Use

Promotional Activities Involving the Display
of Goods or Merchandise, Temporary Use

Public Use Facility

GI Special Uses (SU)

Airport, Commercial

Airstrip, as Accessory Use

Coliseum, Stadium

Correctional Facility

Extraction of Earth Products

Real Estate Office in Construction Trailer or
Modular Unit, Commercial/ Mixed Use
Projects, Temporary Use

Recreational Trail, Greenway or Blueway,
Connector

Recyclable Materials Drop Off

Restaurant with Drive-Thru Facility Salvage
Yard

Sports and Recreation Instruction or Camp

Temporary Dwelling for Large Construction
Projects, Temporary Use

Tent or Temporary Structure, Including Cell on
Wheels, Temporary Use

Towing Service, with Salvage

Towing Service, Accessory to Salvage Yard

Trail Head, Accessory

Trail Head, Primary Use Site

Warehouse with Outside Storage

Wireless Telecommunications Services, Co-
location

Landfill, Demolition-One Acre or More

Landfill, Sanitary

Manufactured Home, Single Section

Nursery, Daycare

Public Service Facility

Race Track, Animal, Automobile or Other	Single Family Detached Residential
Recreational Facility, Outdoor	Trade and Vocational Schools
Shooting Range with Outdoor Target Practice	Wireless Telecommunications Services

Section 3-8. TABLE OF PERMITTED USES

The following Table of Permitted Uses lists each of Cabarrus County's zoning districts across the top of the page with uses listed vertically to the side. Uses are grouped together within the following seven categories arranged as follows:

Agricultural Uses

Residential Uses

Accessory Uses

Commercial, Retail and Professional Office Uses

Institutional, Civic and Public Uses

Industrial Uses

Temporary Uses

Transportation Related Uses

Section 3-8 TABLE OF PERMITTED USES

PERMITTED USE TABLE										
"P" - Permitted, "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
RESIDENTIAL USES										
Family Care Home	P	P	P	P	P		P			
Group Care Facility					P	P	P			
Manufactured Home, Single Section or Multi-Section	Permitted in Residential Districts, Manufactured Home Overlay District Required – see Chapter 4									
Manufactured Home Park (8-4, 14)	Permitted in Residential Districts, Manufactured Home Park Overlay District Required – see Chapter 4									
NOTE: All manufactured homes subject to installation requirements outlined in Chapter 4										
Multifamily Residential (7-3, 33)					PBS		PBS			
Semi-Attached House			P	P	P					
Single Family Detached Residential	P	P	P	P	P					
Single Family Detached Residential (8-4, 29)								SU	SU	SU
Manufactured Home, Single Section (8-4, 29)								SU	SU	SU
Townhouses (7-3, 62)				PBS	PBS		PBS			

Section 3-8 TABLE OF PERMITTED USES

PERMITTED USE TABLE										
"P" - Permitted, "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
AGRICULTURAL USES										
Agriculture, Including Livestock (7-3,2A)	P	P	PBS	PBS						
Agriculture, Female Chickens, Limited Number, Less Than 5 Acres (7-3, 2B)			PBS	PBS						
Agriculture Excluding Livestock	P	P	P	P	P					
Agritourism, Accessory to Agriculture	P	P	P	P	P					
Barn, Greenhouse, as Primary Structure (7-3, 7)	PBS	PBS	PBS	PBS						
Bulk Grain Storage	P								P	P
Dairy Processing	P	P							P	P
Hatchery	P								P	P
Livestock Sales	P	P								
Nursery, Greenhouse	P	P	P	P			P	P	P	P
Scientific Research and Development, Accessory to Agriculture (7-3, 52)	PBS	PBS	PBS	PBS	PBS					

Section 3-8 TABLE OF PERMITTED USES

PERMITTED USE TABLE										
"P" - Permitted, "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
ACCESSORY USES										
Accessory Dwelling Unit (7-3,1)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	
Accessory Building (7-3, 1)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Airstrip (8-4, 3)	SU							SU	SU	SU
Automated Teller Machine (7-3, 6, b)			PBS	PBS	PBS	PBS	PBS	PBS		
Community Garden, as Accessory Use (7-3, 13)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Ethanol Fuel Production, Residential District, Private Use Only (7-3, 20)	PBS	PBS	PBS	PBS						
Home Occupation, General (7-3, 27)	PBS	PBS	PBS	PBS	PBS		PBS			
Home Occupation, Rural (7-3, 28)	PBS	PBS	PBS	PBS						
Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	PBS
Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)	PBS	PBS	PBS					PBS	PBS	PBS
Kennel, Private (7-3, 31)	PBS	PBS								
Moving Van, Truck or Trailer Rental, Accessory to Self Storage (7-3, 34, 53)							PBS	PBS	PBS	
Swimming Pool, Accessory to Single Family Residential (7-3,1)	PBS	PBS	PBS	PBS	PBS					
Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)	PBS							PBS	PBS	
Towing Service, Accessory to Salvage Yard (7-3, 59, a-c)										PBS
Trail Head, Accessory (7-3, 63)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Wind Energy Facility, Accessory Use, On-Site Use Only (7-3, 66)	PBS	PBS	PBS	PBS						

Section 3-8 TABLE OF PERMITTED USES

PERMITTED USE TABLE										
"P" - Permitted, "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
COMMERCIAL, RETAIL AND OFFICE USES										
Adult Business (8-4, 1)								SU		
Amusement, Outdoor (8-4, 4)								SU		
Animal Hospital (8-4, 39)	SU	SU					SU	SU	SU	
Arcade, Game Room							P	P		
Auction House (7-3, 3)	PBS	PBS						P		
Automobile Parts, Tires, Accessories							P	P	P	
Automobile Rental (7-3, 4)							PBS	P	P	
Automobile Sales, New and Used (7-3, 5)							PBS	P		
Bank, Financial Institution, Automated Teller Machine (7-3, 6)			PBS	PBS	PBS	PBS	PBS	PBS		
Banquet Hall						P	P	P		
Barber, Beauty, Tanning, Nail or Skin Care Salon					P	P	P	P		
Bed and Breakfast (7-3, 8)	PBS	PBS	PBS	PBS	PBS		PBS			
Boat Works and Sales, with Sales Lot								P	P	P
Building and Contractor Supply, No Outdoor Storage							P	P	P	P
Building and Contractor Supply with Outdoor Storage									P	P
Car Wash, Detail Service							P	P		
Catering Service (7-3, 9)						PBS	P	P	P	
Contractor or Trade Shops (7-3, 17)	PBS						PBS	P	P	
Contractor's Storage Yard								P	P	P
Convenience Store with Petroleum Sales (7-3, 14)	PBS	PBS	PBS				P	P	P	
Convenience Store without Petroleum Sales (7-3, 15)	PBS	PBS	PBS	PBS	PBS		P	P	P	P
Country Club with Golf Course (7-3, 16)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Crematorium						P	P	P		
Day Camp, Summer Camp, Civic Group Camp Facility (8-4, 10)	SU	SU								
Day Camp, Summer Camp, Civic Group Camp Facility (7-3, 18)							PBS	PBS		
Drive-In Theater								P		
Drug Store					P		P	P		
Dry Cleaning, Laundry Plant								P	P	P
Dry Cleaning Pick Up Station					P		P	P		
Duplex, Commercial Use, Individual Lots (7-3, 19)						PBS	PBS	PBS		
Equipment Sales and Service							P	P	P	P
Equipment Sales with Outdoor Storage Area								P	P	P
Farmer's Market						P	P	P		
Farm Supply Sales, No Outdoor Storage							P	P		
Farm Supply Sales with Outdoor Storage Area								P	P	P
Flea Market, Indoor Vendors Only							P	P		
Funeral Home						P	P	P		
Gas Service Station (7-3,23)	PBS	PBS	PBS					P	P	P
Golf Course, Public or Private (7-3, 24)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Gunsmith							P	P		
Health Club or Fitness Center							P	P		
Hotels, Motels and Inns							P	P		
Kennel, Commercial (8-4, 37)	SU	SU					SU	SU	SU	
Laundromat					P		P	P		
Locksmith							P	P		
Manufactured Home Retail Sales							P	P		
Motorcycle, ATV, Other Motor Vehicle Dealers, New and Used (7-3, 5)							PBS	P		
Movie Theater					P		P	P		
Moving Van, Truck or Trailer Rental (7-3, 34)							PBS	PBS	PBS	P
Nursery, Daycare Center (7-3, 35)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Nursery, Daycare Center (8-4, 16)									SU	SU
Office Professional, 5,000 Square Feet or Less (7-3, 36)					PBS					

Section 3-8 TABLE OF PERMITTED USES

PERMITTED USE TABLE										
"P" - Permitted, "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
COMMERCIAL, RETAIL AND OFFICE USES (Continued)										
Office professional, 30,000 Square Feet or Less						P	P	P	P	P
Office professional, 30,000 Square Feet or More								P	P	P
Parking Lot, Parking Garage, Commercial or Private						P	P	P	P	P
Pawn Shop (NCGS Chapter 91A)							P	P		
Permanent Temporary Event Facility (7-3, 37)								PBS		
Pet Shop, Grooming, Enclosed Facility					P		P	P		
Printing and Reprographic Facility						P	P	P	P	P
Race Shop, Race Team Complex (8-4, 19)	SU									
Race Shop, Race Team Complex								P	P	P
Radio and Television Studio								P	P	P
Reception Facilities (8-4, 21)	SU	SU								
Recreational Facility, Indoor (7-3, 39)					PBS	PBS	PBS	P	P	
Recreational Facility, Outdoor (8-4, 22)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Recreational Therapy Facility, Rural Setting (8-4, 23)	SU	SU								
Recreational Vehicle Sales, With Outdoor Storage or Sales Lot								P	P	P
Recyclable Materials Drop Off (7-3, 41)	PBS					PBS	PBS	PBS	PBS	PBS
Repair Garage, Automobile (7-3, 43)	PBS						PBS	P	P	
Repair Shop, Farm Machinery (7-3, 44)	PBS								P	P
Repair Shop, Small Engine (7-3, 45)	PBS						PBS	P	P	
Restaurant, Excluding Drive-thru (7-3, 47)	PBS	PBS	PBS	PBS	PBS		P	P	P	P
Restaurant with Drive-Thru Facility (7-3, 48)							PBS	PBS	PBS	PBS
Restaurant with Drive-Thru Facility (8-4, 27)				SU	SU					
Retail Sales, Neighborhood Market 1,000 Square Feet or Less (7-3, 49)	PBS									
Retail Sales, Shopping Centers, 10,000 Square Feet and Less					P		P	P		
Retail Sales, Shopping Centers, 10,000 - 50,000 Square Feet							P	P		
Retail Sales, Shopping Centers, 50,000 - 100,000 Square Feet								P		
Retail Sales, Shopping Centers, 100,000 Square Feet or More (8-4, 28)								SU		
Reupholstery, Furniture Repair							P	P		
Sawmill (7-3, 51)	PBS	PBS							P	P
Scientific Research and Development (7-3, 53)						PBS	PBS	PBS	PBS	
Self-Service Storage Facilities (7-3, 54)							PBS	PBS	PBS	
Shooting Range, Indoor (7-3, 55)							PBS	PBS	PBS	
Shooting Range, with Outdoor Target Practice (8-4, 30)	SU	SU							SU	SU
Signs, Off-Premise	See Chapter Eleven, Table Six for Regulations									
Signs, On-Premise	See Chapter Eleven, Table Six for Regulations									
Sports and Recreation Instruction or Camp (8-4, 31)	SU	SU								
Sports and Recreation Instruction or Camp (7-3, 56)							PBS	PBS	PBS	PBS
Stables, Commercial (7-3, 58)	P	PBS	PBS							
Storage Building Sales, with Display Area (7-3, 57)							PBS	PBS	PBS	
Swim Club, Tennis Club, Country Club (7-3, 59)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Tattoo Studio							P	P		
Taxidermy Studio, No Outdoor Processing							P	P	P	
Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 61)	PBS							PBS	P	P
Towing Service, with Salvage (7-3, 60)										PBS
Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks, Car Haulers Permitted On-Site							P	P	P	P
Veterinarian (8-4, 37)	SU	SU					SU	SU	SU	
Wellness Retreat, Wellness Spa (8-4, 38)	SU	SU								
Wireless Telecommunications Services (8-4, 36)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Services - Co-location (7-3, 67)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS

Section 3-8 TABLE OF PERMITTED USES

PERMITTED USE TABLE										
"P" - Permitted, "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
INSTITUTIONAL, CIVIC AND PUBLIC USES										
Animal Shelter (8-4, 37)	SU	SU					SU	SU	SU	
Cemetery (7-3, 10)	PBS	PBS	PBS	PBS	PBS					
Civic Organization Facility (7-3,11)	PBS	PBS	PBS	PBS	PBS	P	P	P		
Coliseum, Stadium (8-4, 5)								SU	SU	SU
College, University (8-4, 6)	SU	SU	SU	SU	SU					
College, University						P	P	P		
Communications Tower, 911 Communications Tower (7-3, 12)	PBS						PBS	PBS	PBS	PBS
Communications Tower, 911 Communications Tower (8-4, 7)		SU	SU	SU	SU	SU				
Convention Center Facility (8-4, 8)						SU		SU		
Correctional Facility (8-4, 9)	SU								SU	SU
Elementary, Middle and High Schools (8-4,11)	SU	SU	SU	SU	SU	SU				
Government, Excluding Correctional Facilities	See Public Service Facility, Public Use Facility or Public Cultural Facility									
Government Buildings, Storage Only (7-3, 25)							PBS	PBS	PBS	PBS
Government Buildings, Storage Only with Outdoor Storage Area (7-3, 26)								PBS	PBS	PBS
Hospital, Ambulatory Surgical Care Facility						P	P	P		
Public Cultural Facility (7-3, 38)	PBS	PBS	PBS	PBS	PBS	P	P	P		
Public Service Facility (8-4, 17)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Public Use Facility (8-4, 18)	SU	SU	SU	SU	SU					
Public Use Facility						P	P	P	P	P
Recreational Trail, Greenway or Blueway, Connector (7-3, 40)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Recreational Trail, Greenway or Blueway as Part of Public Use Facility	See Public Use Facility and Appendix C									
Religious Institution with Total Seating Capacity 351 or More (8-4, 24)	SU	SU	SU	SU	SU	SU				
Religious Institution with Total Seating Capacity 351 or More							P	P		
Religious Institution with Total Seating Capacity 350 or Less (7-3, 42)	PBS	PBS	PBS	PBS	PBS	PBS				
Religious Institution with Total Seating Capacity 350 or Less							P	P		
Religious Institution with School (8-4, 25)	SU	SU	SU	SU	SU	SU				
Rest Home, Convalescent Home, Nursing Home with 10 Beds or Less (7-3, 46)	PBS	PBS	PBS	PBS	PBS	PBS				
Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds (8-4, 26)	SU	SU	SU	SU	SU	SU				
Trade and Vocational Schools (8-4, 33)	SU					SU	SU	SU	SU	SU
Trail Head, Primary Use Site (7-3, 64)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS

Section 3-8 TABLE OF PERMITTED USES

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	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
INDUSTRIAL										
Asphalt or Concrete Plant										P
Bottling Works									P	P
Cast Concrete Production, Distribution, Storage									P	P
Chemical Manufacturing										P
Ethanol Fuel Production, Small Plant (7-3, 21)										PBS
Ethanol Fuel Production, Medium Plant (7-3, 22)										PBS
Extraction of Earth Products, Mining (8-4, 12)										SU
Fabrication									P	P
Foundry, Ironworks and Steel Mills										P
Freezer, Ice Plant								P	P	P
Landfill, Demolition, Less Than One Acre (7-3, 32)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	PBS
Landfill, Demolition, One Acre or More (8-4, 13)	SU								SU	SU
Landfill, Sanitary (8-4, 13)	SU								SU	SU
Machine Shop								P	P	P
Manufacturing									P	P
Metal Works, Metal Processing, Fabrication									P	P
Multimedia Production and Distribution Complex (8-4, 15)	SU	SU								
Multimedia Production and Distribution Complex								P	P	P
Race Track, Animal, Automobile or Other (8-4, 20)									SU	SU
Salvage Yard (7-3, 50)										PBS
Slaughter House, Meat Packing (8-4, 32)	SU	SU								
Slaughter House, Meat Packing									P	P
Tire Recapping									P	P
Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot								P	P	P
Public Utilities	See Public Service Facility, (8-4, 17)									
Warehouse, Enclosed Storage								P	P	P
Warehouse with Outside Storage (7-3, 65)									PBS	PBS
Warehouse, Volatile Materials										P
Welding Shop								P	P	P

Section 3-8 TABLE OF PERMITTED USES

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	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
TEMPORARY USES										
See Chapter 7 Section 7-3, #68 for Specific Standards Related to Temporary Uses and Zoning Districts Where Permitted										
Auction, Estate or Asset Liquidation	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Auction, Livestock	PBS	PBS	PBS	PBS						
Contractor Office, Construction Equipment Storage	PBS Accessory to Active Construction Project, Refer to Text									
Dumpsters, Commercial Waste Containers	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
FEMA Trailers, Natural Disaster or Significant Weather Event	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Itinerant Merchants at Existing Business			PBS	PBS	PBS		PBS	PBS		
Mobile Personal Storage Unit, Vacate or Occupy Premise	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Mobile Personal Storage Unit, Renovation	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Promotional Activities Involving the Display of Goods or Merchandise	PBS, Existing Business, Refer to Text									
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects	PBS, Active Mixed Use/Commercial Use Project Sites, Refer to Text									
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects	PBS, Active Residential Projects, Refer to Text									
Real Estate Office in Model Home	PBS, Accessory to Construction of New Residential Project, Refer to Text									
Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins						PBS	PBS	PBS	PBS	
Similar and Compatible Uses Not Specified	PBS, As Determined by Administrator									
Temporary Dwelling for Large Construction Projects	PBS, Active Construction Sites, Refer to Text									
Temporary Health Care Structure	PBS	PBS	PBS	PBS	PBS					
Temporary Residence in Mobile Home During Construction of New Home, Same Site	PBS	PBS	PBS	PBS	PBS					
Temporary Signs	See Chapter Eleven, Signage									
Temporary Tent or Temporary Structure, Including Cell on Wheels						PBS	PBS	PBS	PBS	PBS

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PERMITTED USE TABLE										
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	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
TRANSPORTATION RELATED										
Airport, Commercial (8-4, 2)									SU	SU
Airstrip (8-4,3)	See Accessory Use									
Rail Storage Yard									P	P
Storage Lot, Logistics and Freight									P	P
Taxi Service, Dispatch and Storage								P	P	P
Tour Bus Company, Travel Agency with On-Site Bus Storage								P	P	P
Trucking Company, Heavy Equipment Company, Dispatch Facility With Storage								P	P	P
Truck Stop, Truck Terminal								p	P	P