



Rockingham County Unified Development Ordinance

AUGUST 16, 2021

**AMENDED
May 6, 2024**



ARTICLE IV. – ESTABLISHMENT OF DISTRICTS

DIVISION 1. – Districts

Purpose: This article divides the county into various districts for purposes of zoning, watershed protection, flood plain management and flood damage prevention, airport management, and voluntary agriculture conservation. Within each district, this article describes the permitted uses or building types, densities, intensities, and dimensional standards such as setbacks, and permitted height. The purpose of this article is to implement the county's land use plan, protect neighborhoods, provide for economic development, and promote general health, welfare and safety.

(a) *Zoning districts.* The following zoning districts are established by the county:

Table 400-1. Zoning Districts Established

| General Zoning Districts | | |
|---|--|-----------------------------|
| Residential-Agriculture (RA) | Neighborhood Commercial (NC) | Highway Commercial (HC) |
| Residential-Protected (RP) | Rural Commercial (RC) | Light Industrial (LI) |
| Residential-Mixed (RM) (revised 08/16/2021) | Office-Institutional (O-I) | Heavy Industrial (HI) |
| Manufactured Home District (MHD) (08/16/2021) | | |
| Overlay Districts | | |
| Floodplain Management Overlay (FPM-O) | Jordan Lake Riparian Overlay District (JP-O) | Watershed Protection (WP-O) |
| Airport Hazard (AH-O) | | |
| Special Districts | | |
| Planned Unit Development (PUD) | Voluntary Agricultural District (VAD/EVAD) | |

- (b) *Conditional Zoning districts.* This chapter establishes Conditional Zoning districts that correspond to the general zoning districts. The Conditional Zoning districts have the same name as the general and zoning district designation along with the designation -CD. For example, a Conditional Zoning district that corresponds to Neighborhood Commercial (NC) has the designation NC-CD.
- (c) *Overlay districts.* The overlay districts designated in subsection (a) may impose greater restrictions, require higher development standards, prohibit certain uses, and require additional approvals, as stated in the overlay district regulations.
- (d) *Special districts.* The PUD special district serves as optional zoning district providing flexibility for developing for a mix of uses not provided for within other general use districts.

Sec. 41.01. - General use zoning districts

(a) RA Residential Agricultural District

- (1) The Residential Agriculture (RA) district is established in areas that are characterized by large lots, clustered subdivisions, agricultural uses and open lands. These areas may include prime farmland and unique topographical or environmental restrictions that are remote from existing developed areas. These areas represented non-target growth areas where limited public water and no public sewer utilities are available. This district promotes rural development patterns that are characterized by the following:

- a. Low densities, including large lots or clustered lots that are surrounded by contiguous swaths of natural areas or agricultural land.
 - b. Setbacks and lot characteristics that are consistent with the existing, natural terrain.
 - c. Narrow, winding streets that follow the natural topography.
 - d. Natural or agricultural areas with preponderance of agricultural activities and forested lands.
- (2) The RA district carries forth the principles associated with the preservation and conservation of rural lands throughout the county where low density is desirable in order to protect environmentally sensitive areas, agricultural areas, and viewsheds.
- (3) Major subdivisions with 100 or more lots are not permitted in RA.

(b) RP Residential Protected District

- (2) The purpose of this district is to provide a place for low density single-family residential uses where manufactured homes and most commercial uses are not allowed.

(c) RM Residential Mixed District

- (1) The purpose of this district is to provide a place for medium to high density residential uses, allowing for a mix of housing types where public water and sewer facilities are available. The RM district carries forth the principles associated with encouraging a mix of housing types within the County's target growth areas where public water and sewer utilities are available. These districts serve as transitional areas between commercial uses and lower density residential uses. RM is not appropriate for large multi-family dwelling complexes or commercial uses, but rather a range of housing types identified as the "missing-middle" within the County's land use plan.

(d) RC Rural Commercial District

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

(e) NC Neighborhood Commercial District

- (1) This district provides a place for low to medium intensity crossroads shopping and neighborhood centered shopping establishments.

(f) OI Office and Institutional District

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

(g) HC Highway Commercial District

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

(h) LI Light Industrial District

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

(i) HI Heavy Industrial District

- (1) This district provides for intensive manufacturing, processing and assembly uses whose normal operations may include dust, noise, odor, or other emissions. This district promotes the county's policies to promote economic development opportunities. The uses permitted in this district may be very intensive, with their impacts controlled by performance or design standards.

(a) MHD Manufactured Home District

- (1) The purpose of this district is to provide a place for major subdivisions where homes are constructed to federal HUD construction standards rather than to that of the NC Residential Building Code.

Sec. 41.02. - Zoning map

The official zoning map is maintained electronically by the county geographic information systems (GIS) department.

- (a) *Adoption of official zoning map.* The official zoning map is adopted by reference and declared to be part of this chapter. Maps that are so adopted shall be maintained for public inspection by the Community Development Director and in digital format on the County website. Where boundaries and designations are not shown directly on the basic map sheets, they are indicated by overlays to such sheets or as separate maps. Overlays or separate maps have the same force and effect as the basic map sheets.
- (b) *Inset maps.* Where the scale of the basic map sheets or supplemental maps are inadequate for presentation of details in particular areas, such areas may be cross referenced on the basic map sheets or included on supplemental maps or separate inset maps at an appropriate scale.
- (c) *Official zoning map amendment, updating and authentication.* The official zoning map shall be amended, updated and authenticated as follows:
 - (1) *Amendment.* The official zoning map is subject to amendment as outlined in Article III – Procedures, Division 3 – Zoning Procedures. Any proposed amendment shall be identified by reference to the map sheet and/or supplement, and a legal description or other property identification or such other information as is required to make specific the application of the amendment. Following any map amendments, prior zoning maps will be archived and made available for public inspection by the Community Development Director (in conjunction with GIS) pursuant to NCGS 160D-105.
 - (2) *Updating.* Zoning map amendments shall be updated on the official zoning map by the Community Development Director, in conjunction with GIS.
 - (3) *Authentication of amendments.* Amendments shall be authenticated by the Community Development Director on map sheets, supplements, schedule sheets affected, and a record of the nature and date maintained. The entries shall indicate the date the amendment was made, the date the change became effective, if other than the date of the actual approval, the number of the amending chapter, and an indication of the nature of the change sufficient to facilitate specific identification.
 - (4) *Unauthorized changes prohibited.* No changes of any nature shall be made in the official zoning map, except as set forth in this chapter. Any unauthorized changes by any person is a violation of this chapter and punishable as provided by law. This subsection does not preclude action under other applicable criminal state statutes against any person alleged to have made unauthorized changes in this chapter.

finding and interpretation concerning the boundaries involved in accordance with the intent and purpose of this chapter.

- b. When such finding and interpretation involve only correction to the official zoning map or any official supplement and do not change the zoning of any lot, the board of commissioners may direct corrections without proposing an amendment to the map involved. When the zoning of any lot would be changed by such correction, the board of commissioners shall initiate a proposed corrective amendment.
- (9) Where the rules of interpretation set forth in subsections (1), (2), and (3) above would produce a variation of the actual location from the mapped location and this would change the zoning status of a lot or parcel, the boundary shall be interpreted to avoid such change.
- (c) *Action where a zoning lot contains two or more zoning district designations.* Where a zoning lot contains two or more district designations, the regulations specific to each zoning district govern the areas designated by the official zoning map.

Sec. 41.04. - Table of Permitted Uses

- (a) The permitted use and structures within each zoning district are shown in Table 41.04 -1, Use Matrix.
- (b) Uses allowed in the Planned Unit Development (PUD) District are regulated by Section 43.03
- (c) Uses or structures that are not expressly listed in the use matrix or throughout this chapter are permitted in districts where similar uses are permitted. The Community Development Director may determine that a use is materially similar if:
 - (1) The use is listed within the same structure or function classification as the use specifically listed in the use matrix, as determined by the land-based classification standards (LBCS) of the American Planning Association; or
 - (2) If the use cannot be located within one of the LBCS classifications pursuant to subsection (1) above, the Community Development Director shall refer to the most recent version of the North American Industry Classification System (NAICS), published by the Executive Office of the President, Office of Management and Budget.
- (d) The letter symbols in Table 41.04 -1 have the following meanings.

| The letter... | Has the following meaning ... |
|---------------|--|
| P | <i>Permitted uses.</i> The letter "P" indicates that the listed use is permitted by-right within the zoning district. |
| D | <i>Development Standards.</i> The letter "D" indicates that the listed use is permitted by-right within the zoning district, but requires that referenced development standards are met. |
| S | <i>Special uses.</i> The letter "S" indicates that the listed use is permitted within the respective zoning district only after review and approval of a special use permit. |
| A | <i>Accessory uses.</i> An "A" indicates that the listed use is permitted only where it is accessory to another use that is permitted in the district on the same lot. |
| T | <i>Temporary Uses.</i> A "T" indicates a use that is permitted as a temporary use. |
| | <i>Prohibited uses.</i> A blank cell indicates that the use is not permitted in the district or a zoning procedure is required for approval as listed in the reference column. |

- (e) All uses are subject to Development Standards found in Article V. Some uses may also be subject to Supplemental Regulations found in Article VI. The reference column in table 41.04-1 indicates the article, division or section of this chapter where supplemental regulations are required for the specific use.
- (f) Permitted Uses (P) may be subject to supplemental regulations found in Article VI Division 2.
- (g) Uses requiring a Special Use Permit (S) are subject to supplemental regulations found in Article VI Division 3 and those requirements that may reasonably be imposed by the permitting authority.
- (h) All uses are subject to all other applicable standards of this UDO in addition to those referenced in this table

| Table 41.04-1. Permitted Uses Table | | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|----|-----|-------|
| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
| Accessory structure | A | A | A | A | A | A | A | A | A | | 62.02 |
| Adult uses | | | | | | | S | | S | | 62.03 |
| Agricultural machinery and farm implement sales and repair | | | | | P | | | P | P | | |
| Agricultural uses (unregulated) | P | P | P | P | P | P | P | P | P | | |
| Agriculture related research and development | P | | | | P | | | P | P | | |
| Agritourism Activities (regulated, not applicable to exempt farms) | D | | D | | D | D | D | | | | 62.04 |
| Airport/airstrip/runway/taxiway | S | | | | | | | S | S | | 63 |
| Amusements, indoor commercial (e.g. bowling alleys, skating rinks) | | | | | | P | P | P | P | | |
| Amusements, out-of-doors commercial (e.g. roller coasters, fairgrounds) | | | | | | | P | P | P | | |
| Animal Facility - Kennel (8 or less domesticated animals) | D | | | | D | D | D | D | D | | 62.05 |
| Animal Facility - Kennel (more than 8 domesticated animals) | S | | | | D | D | P | P | P | | 62.05 |
| Animal Facility – public stable | D | | | | D | | | | | | 62.06 |
| Animal hospital/ veterinary clinic | | | | | | | D | D | D | | 62.07 |
| Apparel and accessory sales | | | | | | P | P | | | | |
| Asphalt Plant | | | | | | | | | S | | 63 |
| Assembly/theater facility— Outdoor or drive-in | | | | | | | D | D | D | | 62.08 |
| Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain) | P | P | P | P | P | P | P | P | P | P | 62.09 |
| Auction sales, yards, permanent | | | | | | | P | P | P | | |
| Auction sales, temporary, one-time use | P | P | P | P | P | P | P | P | P | | |
| Automobile car-wash, drive through, requiring vehicle queueing | | | | | | P | P | P | P | | |
| Automobile parts sales | | | | | | P | P | P | P | | |
| Automobile sales, rentals | | | | | | P | P | P | P | | |
| Automobile service/repair stations | | | | | | P | P | P | P | | |
| Automobile storage (excluding wrecked & junked vehicles) | | | | | | | P | P | P | | |

| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
|--|----|----|----|----|----|----|----|----|----|-----|-------|
| Automobile, truck and trailer (hauling) rental | | | | | | P | P | P | | | |
| Automated bank teller/ ATM, portable concession stands, ice machines | | | | | A | A | A | A | A | | 62.13 |
| Banks & Savings and Loans | | | | P | | P | P | P | P | | |
| Barber and Beauty Service | | | | P | P | P | P | P | P | | |
| Bed & Breakfast Home | S | S | S | | | P | P | P | P | | 62.14 |
| Beer, wine and liquor store | | | | | | | P | P | P | | |
| Boats, Recreational Vehicles Sales and Service | | | | | | | P | P | P | | |
| Boats, Recreation Vehicles, Outdoor Storage (primary use, short-term) | | | | | P | P | P | | | | |
| Bottling Plants | | | | | | | P | P | P | | |
| Brewery, Winery, Distillery | D | | | | | D | P | P | P | | 62.15 |
| Brick and Tile Manufacturing | | | | | | | | | S | | 63 |
| Bulk Inflammables Storage Facility (propane, gasoline, fuel oil and natural gas) | | | | | | | | | S | | 63 |
| Bus Station | | | | | | | P | P | P | | |
| Campground / Recreational Vehicle Park | D | | | | D | | D | | | | 62.16 |
| Car Wash | | | | | | P | P | P | P | | |
| Car Wash, drive-through | | | | | | | P | P | P | | |
| Care Facility, Day – child, adult | | | | D | | D | D | | | | 62.17 |
| Care Facility -- Hospice house/palliative | D | | | P | | | | | | | 62.18 |
| Cement Manufacturing | | | | | | | | | S | | 63 |
| Cemetery, human (public) | D | | D | | D | D | | | | | 62.19 |
| Cemetery, pet (public) | D | | D | | D | D | | | | | 62.19 |
| Chemical Manufacturing and Storage Facility | | | | | | | | | S | | 63 |
| Cement Manufacturing | | | | | | | | | S | | 63 |
| Club and lodges, private, non-profit | P | P | P | P | P | P | P | P | P | | |
| Clubs and places of entertainment (commercial) | | | | | | | P | | | | |
| Clinics, medical, dental | | | | P | | P | P | P | P | | |
| Coin-operated laundry | | | | | | P | P | P | P | | |
| Community centers, public or private non-profit, for assembly and recreation | P | P | P | P | | P | P | | | | |
| Commercial Feeder Operation | S | | | | | | | D | D | | 62.24 |
| Commercial Incinerators | | | | | | | | | S | | 63 |
| Commercial Livestock Sales and/or Auction | | | | | | | | | S | | 63 |

| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
|--|----|----|----|----|----|----|----|----|----|-----|-----------|
| Concrete suppliers (ready-mix) | | | | | | | | | S | | 63 |
| Conference/retreat/event/reception/banquet center | S | | | D | S | P | P | | | | 62.25 |
| Construction Trailer (Class AA, A or B), temporary use | | | | T | | T | T | T | T | | 62.26 |
| Convenience food stores with or without gas pumps | | | | | | P | P | P | P | | |
| Cottage Business | D | D | D | | | | | | | | 62.27 |
| Dairy products, wholesale and processing | | | | | | | | P | P | | |
| Drag strip / race track | | | | | | | | S | S | | 62.28, 63 |
| Dry Cleaning or laundry (not coin-operated) | | | | | | P | P | P | P | | |
| Drive-through window services (banks, laundries, fast-food, etc.) where use is permitted in district | | | | P | | P | P | P | P | | |
| Dwelling, accessory unit | D | D | D | | | | | | | | 62.01 |
| Dwelling, multi-family triplex, quadplex, and townhomes. | | | P | | | | P | | | | |
| Dwelling, multi-family apartments, condominiums | | | | | | | P | | | | |
| Dwelling, single-family detached | P | P | P | | | | P | | | | |
| Dwelling, two-family (duplex) | P | P | P | | | | P | | | | |
| Dwelling, Class AA manufactured home | D | | D | | | | | | | D | 62.53 |
| Dwelling, Class A manufactured home | D | | D | | | | | | | D | 62.53 |
| Dwelling, Class B manufactured home | | | | | | | | | | D | 62.53 |
| Dwelling, manufactured home (Class AA, A or B), temporary use – for Custodial Care | D | | | | | | | | | | 62.51 |
| Dwelling, manufactured housing on lot during construction of new dwelling | D | | | | | | | | | | 62.50 |
| Electronic Gaming Operations | | | | | | | P | | | | |
| Equipment Rentals | | | | | | | P | P | P | | |
| Explosives Manufacturing, Storage and Wholesale | | | | | | | | | S | | 63 |
| Exterminating services | | | | | | P | P | P | P | | |
| Family care home | D | D | D | | | | | | | | 62.35 |
| Farm machinery sales and rentals with repair | | | | | P | | P | P | P | | |
| Farm supplies sales (feed, seed, fertilizer etc.) | P | | | | P | | P | P | P | | |
| | | | | | | | | | | | |

| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
|---|----|----|----|----|----|----|----|----|----|-----|-----------|
| Farmers markets (may include sale of locally made craft items) | | | | P | P | P | P | P | P | | |
| Fire, sheriff and emergency services | D | S | S | P | | P | P | P | P | | 62.33 |
| Flea markets – indoor | | | | | | P | P | P | P | | |
| Flea markets – outdoor | | | | | | | D | P | P | | 62.36 |
| Florists | | | | P | | P | P | P | P | | |
| Food freezer operations | | | | | | | P | P | P | | |
| Foundries, metal | | | | | | | | | P | | |
| Funeral home, crematorium | | | | P | | P | P | P | P | | |
| Furniture manufacturing | | | | | | | | P | P | | |
| Garbage Disposal Services | | | | | | | | P | P | | |
| Gift Shops | | | | P | | P | P | | | | |
| Golf, Miniature | | | | | P | P | P | | | | |
| Golf Courses with or without ranges | P | P | P | | | | | | | | |
| Golf ranges | | | | | | | P | P | P | | |
| Government Offices | | | | P | | P | P | P | P | | |
| Greenhouse, commercial | D | | | | | D | D | D | D | | 62.37 |
| Greenhouse, private | A | A | A | P | P | P | P | P | P | | |
| Grain and Grist Mills | | | | | P | P | P | P | P | | |
| Grocery stores | | | | | | P | P | P | P | | |
| Group Homes (more than 6 living as a family with manager on-site) | S | | | S | | S | | | | | 62.38 |
| Guest House | D | D | D | | | | | | | | 62.39 |
| Hardware, Paint & Garden Supplies | | | | | | P | P | P | P | | |
| Hazardous Waste Facilities | | | | | | | | | S | | 63 |
| Health club, gym | | | | P | | P | P | P | P | | |
| Home Furnishings & Appliance Sales | | | | | | P | P | P | P | | |
| Home health & home care agencies | | | | P | | P | P | P | P | | |
| Home Improvement Stores | | | | | | | P | P | P | | |
| Home Occupations | D | D | D | | | D | D | | | | 62.43 |
| Homeless Shelter | | | | S | | | | | | | 62.44 |
| Hospital/medical facility | | | | S | P | P | P | P | P | | 62.45 |
| Hotels & Motels | | | | | | P | P | | | | |
| Industrial Equipment Sales & Service | | | | | | | P | P | P | | |
| Industrial and manufacturing uses not otherwise specified | | | | | | | | S | S | | 63 |
| Jewelry Store | | | | | | P | P | P | P | | |
| Junk yards, scrap metal salvage yards, Junk yards (600 sq. ft. or more in size) | | | | | | | | S | S | | 62.46, 63 |

| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
|---|----|----|----|----|----|----|----|----|----|-----|-------|
| Laboratory, Medical & Dental | | | | P | | P | P | P | P | | |
| Laboratory, Research | | | | P | | | P | P | P | | |
| Landfill, beneficial fill | D | D | | D | D | D | D | D | D | | 62.47 |
| Landfill, land-clearing and inert debris (LCID) | S | | | | | | | S | S | | 62.48 |
| Landfill, sanitary/ solid waste | S | | | | | | | S | S | | 63 |
| Library, Public | P | | | P | | P | P | P | P | | |
| Live/work unit | | | | A | A | A | A | A | | | |
| Locksmith, Gunsmith (not as home occupation) | | | | | | P | P | P | P | | |
| Lumber yard | P | | | | | | | P | P | | |
| Machine shop, welding shop | | | | | | | P | P | P | | |
| Manufactured Home Park | | | | | | | | | | S | 62.49 |
| Manufactured home, travel trailer, camper, marine, and recreational vehicle sales | | | | | | | P | P | | | |
| Manufactured home, temporary custodial care | D | D | D | | | | | | | | 62.51 |
| Manufactured home, temporary during residential construction | D | D | D | | | | | | | | 62.50 |
| Manufacturing, apparel, soft goods, textiles | | | | | | | | P | P | | |
| Manufacturing and wholesale trade processing agricultural products | | | | | P | | | P | P | | |
| Manufacturing, machine tools, fertilizer, wood products | | | | | | | | S | S | | 63 |
| Meatpacking plants | | | | | | | | | P | | 63 |
| Mining of earth products (rock & stone) | | | | | | | | | S | | 63 |
| Mining of earth products (sand, soil, clay) | S | | | | | | | S | S | | 62.57 |
| Mini-warehouse | | | | | | | D | D | D | | 62.56 |
| Mobile Food Vendor, Temporary | | | | D | D | D | D | D | D | | 62.58 |
| Monument and Cut Stone Manufacture and Sales | | | | | | | P | P | P | | |
| Motor Sports | | | | | | | | | S | | 63 |
| Movie theater, indoor | | | | | | P | P | P | P | | |
| Museum | D | | | | | P | P | P | | | 62.59 |
| Nursery and plant cultivation | P | | | P | P | P | P | P | P | | |
| Nursery/landscaping business, commercial | S | | | | D | D | P | P | P | | 62.63 |
| Nursing and rest homes | S | | | D | | D | D | | | | 62.64 |
| Offices, professional private and public | | | | P | P | P | P | P | P | | |
| Office Supplies Sales | | | | | | P | P | P | P | | |

| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
|---|----|----|----|----|----|----|----|----|----|-----|-------|
| Outdoor Display Area (Non-residential) | | | | D | D | D | D | D | D | | 62.65 |
| Outdoor Storage Area (Non-residential) | | | | D | D | D | D | D | D | | 62.66 |
| Outdoor Storage Area (Residential) | D | D | | | | | | | | | 62.67 |
| Paintball/Airsoft Facility (Outdoor) | S | | | | | | S | S | S | | 62.68 |
| Pawnshop | | | | | | | P | P | P | | |
| Pet Shop | | | | | | P | P | P | P | | |
| Pharmacy and drug store | | | | | | P | P | P | P | | |
| Places of worship and their customary uses, including childcare on premises | P | P | P | P | P | P | P | P | P | | |
| Poultry Breeding Facility (dry litter) | P | | | | | | | P | P | | 62.69 |
| Post Office | | | | P | | P | P | P | P | | |
| Pottery Crafting and Sales | P | | | P | P | P | P | P | P | | |
| Printing and Reproduction | | | | P | | P | P | P | P | | |
| Produce/Roadside Stand | P | P | P | | P | P | | | | | |
| Public utility, major (including public water/sewer plants) | S | S | | S | S | S | S | S | S | | 62.73 |
| Public utility, minor | D | D | D | D | D | D | D | D | D | | 62.73 |
| Pulp and Paper Mills | | | | | | | | | S | | 63 |
| Radio, media, television studio | | | | | | P | P | P | | | |
| Recreational Vehicle, temporary stay during new home construction | D | D | D | | | | | | | | 62.74 |
| Retail shops not exceeding 3,000 square feet of gross floor area and whose primary sales are agriculture related items, antiques, artisan gallery or studio, locally made crafts, items related to rural tourism, outdoor recreation and sporting goods equipment | | | | | P | P | P | P | P | | |
| Retail sales not listed elsewhere | | | | | | P | P | P | P | | |
| Repair, rental and service of products sold at retail in same district where use is permitted | | | | | P | P | P | P | P | | |
| Restaurant | | | | | | P | P | P | P | | |
| Restaurant, excluding drive-in and fast food | | | | P | P | P | P | P | P | | |
| Riding academy, commercial stables | P | | | | P | | | | | | |
| | | | | | | | | | | | |

| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
|---|----|----|----|----|----|----|----|----|----|-----|-----------|
| Rural family occupation of nonagricultural nature | | | | | P | P | P | P | | | |
| Rural Guest Establishment | D | | | | | | | | | | 62.75 |
| Rural Tourism Activities | D | S | | | D | | | | | | 62.76 |
| Sales Office/Model dwelling unit | D | D | D | | | D | | | | | 62.77 |
| Sawmills, planing mills - permanent | | | | | | | | | S | | 63 |
| Sawmills, portable | T | | | | T | | T | T | T | | |
| Sanitary Landfill | | | | | | | | | | | 62.78 |
| Schools, academic/business/trade | S | S | | D | | D | | | | | 62.79 |
| Service establishments including but not limited to barber and beauty shops, small item repair and rental | | | | P | P | P | P | P | P | | |
| Service stations | | | | | | P | P | P | P | | |
| Sheet metal fabrication | | | | | | | | P | P | | |
| Shipping/Storage Container for Non-Residential Outdoor Storage | D | D | D | D | D | D | D | D | D | | 62.81 |
| Shooting Range/Shooting Range Complex (Indoor/Outdoor) | S | | | | | | | S | S | | 62.82, 63 |
| Short-term Rentals | P | P | P | | | | | | | | |
| Sign, outdoor advertising (off - premises) | | | | | | | P | P | P | | |
| Sign, on premises | P | P | P | P | P | P | P | P | P | | |
| Skeet, Trap, and Sporting Clay Ranges | S | | | | | | | | | | 62.83 |
| Slaughtering and Processing Plants | | | | | | | | | S | | 63 |
| Social Services Centers | | | | P | | P | P | P | P | | |
| Solar energy facility | S | | | | S | | | | | | 62.84 |
| Special Event Permit | D | D | D | D | D | D | D | | | | 62.85 |
| Stand-Alone Storage Unit | D | | | | | | | | | | 62.85 |
| State Licensed Uses* | | | | S | | S | P | S | S | | |
| Studios for artists, designers, musicians, photographers, sculptors (not as a home occupation) | | | | P | | P | P | P | P | | |
| Tailor, sewing shop | | | | | | P | P | P | P | | |
| Taxi stand, including ride sharing | | | | | | P | P | P | P | | |
| Temporary buildings, incidental to development | T | T | T | T | T | T | T | T | T | | |
| Temporary carnivals, rides, amusements | | | | | | | T | T | T | | |

| USE TYPES | RA | RP | RM | OI | RC | NC | HC | LI | HI | MHD | REF |
|--|----|----|----|----|----|----|----|----|----|-----|-------|
| Temporary Storage Unit | T | T | | T | T | T | T | T | T | | |
| Use of Open Land (see definitions) | P | | | | | | | | | | |
| Tire recapping | | | | | | | | P | P | | |
| Tobacco Related warehousing and wholesales | | | | | | | | P | P | | |
| Townhomes/condominiums, commercial | | | | | P | | P | | | | |
| Turkey shoots (associated with non-profit organizations) | D | | | D | D | | | | | | 62.87 |
| Turkey shoots (for profit, year-round) | S | | | | S | | S | S | | | 62.87 |
| Upholstering and furniture refinishing | | | | | | P | P | P | P | | |
| Warehouses, sales or service | | | | | | | P | P | P | | |
| Wholesale sales, not otherwise listed | | | | | | | P | P | P | | |
| Wireless Telecommunications Facilities, colocation | D | | | D | | | D | D | D | | 62.88 |
| Wireless Telecommunications Facilities, co-location | S | | | S | | | S | S | S | | 62.88 |

*Allow the use and operation of businesses licensed by the State, as defined and authorized by the State of North Carolina through license issued by a state agency, or other agency or commission designated by the State.

See Section 43.03. Sec. 43.03.02. - General Criteria and Minimum Standards for uses permitted in the Mixed-Use Conditional Zoning District