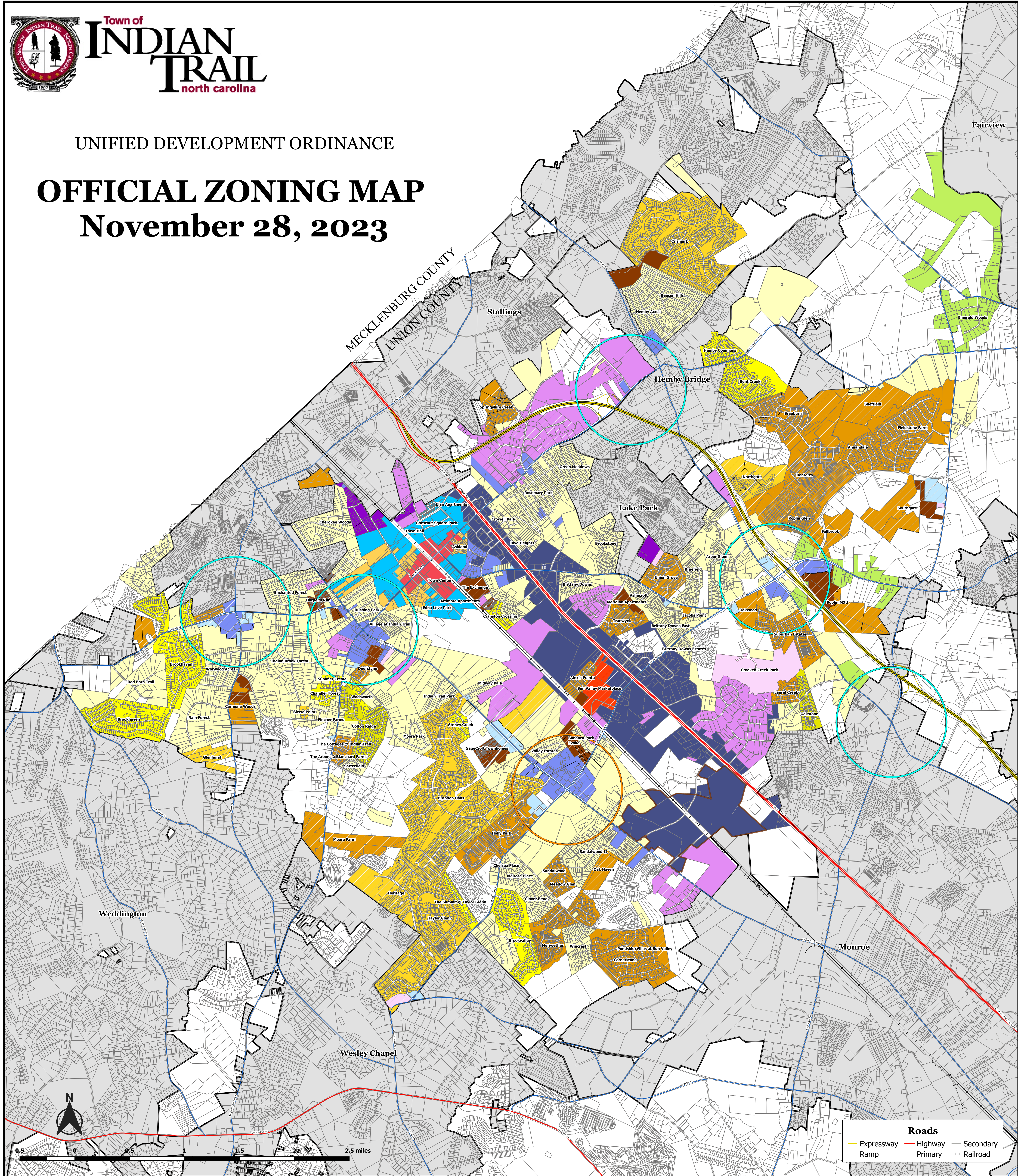




UNIFIED DEVELOPMENT ORDINANCE

OFFICIAL ZONING MAP
November 28, 2023



Residential Zoning Districts

- RSF: Rural Single-Family (Color = Light Green)**
The RSF district is intended to accommodate low-density residential uses, including single-family dwellings and Class AA manufactured homes, served by individual wells and sewage disposal systems. These areas are in locations characterized by large lots, agricultural activities, and limited public services or utilities.
(Minimum Lot Size = 40,000 sf)
- SF-1: Single-Family, Low Density (Color = Beige)**
The SF-1 district is established to provide a low density area for single-family dwellings under conventional or planned development controls. These areas are typically serviced by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.
(Minimum Lot Size = 20,000 sf)
- SF-2: Single-Family Low/Medium Density (Color = Bright Yellow)**
The SF-2 district is intended to accommodate low to moderate density residential development, including single-family dwellings constructed under conventional or planned development controls, and serviced by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.
(Minimum Lot Size = 15,000 sf)
- SF-3: Single-Family Medium Density (Color = Green-Yellow)**
The SF-3 district is intended to accommodate moderate intensity residential uses, generally consisting of single family dwellings, under conventional or planned development controls. These districts are typically serviced by public water and sewer plus the governmental and support facilities necessary to service urban levels of development.
(Minimum Lot Size = 12,000 sf)
- SF-4: Single-Family Medium/High Density (Color = Light Orange)**
The SF-4 district is intended to accommodate a variety of moderate intensity single-family development under conventional or planned development controls. SF-4 Districts shall be serviced by public water and sewer services, plus the governmental and support services necessary for urban levels of development.
(Minimum Lot Size = 10,000 sf)
- SF-5: Single-Family High Density (Color = Dark Orange)**
The SF-5 district is intended to accommodate a variety of moderate to high intensity residential uses, including single-family homes and attached single-family homes under conventional or planned development controls. Land designated SF-5 shall be serviced by public water and sewer services, plus the governmental and support services necessary for such levels of urban development.
(Minimum Lot Size = 8,000 sf)
- MFR: Multi-Family Residential (Color = Brown)**
The MFR district is designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings and, as special uses, those service, institutional, public and other compatible uses that are so designed, constructed and maintained that they do not detract from the quality of the neighborhood as a place for peaceful, quiet and aesthetically-pleasing residential living.
(Minimum Lot Size per Unit = 3,500 sf)

Nonresidential Zoning Districts

- NBD: Neighborhood Business District (Color = Light Blue)**
The NBD district is intended to allow for small scale retail and business service uses in close proximity to residential neighborhoods. The NBD district is intended to allow for "convenience" shopping and services close to home without the need to travel long distances.
(Minimum Lot Area = 6,000 sf)
- GBD: General Business District (Color = Ocean Blue)**
The GBD district is intended to provide for businesses that provide goods and services to the entire Town. These districts provide for a wide variety of commercial, financial, business service, and office uses. The service area of businesses in the GBD will be primarily from residents of the Town. The standards that apply in the district are intended to create and maintain an appealing shopping environment for the community.
(Minimum Lot Area = 6,000 sf)
- RBD: Regional Business District (Color = Dark Navy Blue)**
The RBD district is intended to establish suitable development standards for the provision of convenience goods, groceries, and services at locations along major transportation routes to the motoring public, both local and transient. The RBD District should always be located with access directly from major or minor thoroughfares, never local residential streets.
(Minimum Lot Area = 8,000 sf)
- L-I: Light Industrial District (Color = Light Purple)**
The L-I district is established to provide regulations for the development of areas generally devoted to light manufacturing, processing and assembly uses, warehousing, distribution and servicing enterprises and office and ancillary service activities controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.
(Minimum Lot Width = None)
- H-I: Heavy Industrial District (Color = Dark Purple)**
The H-I district is established to produce areas for intensive manufacturing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.
(Minimum Lot Width = 100 ft)
- I: Institutional District (Color = Rose)**
The I, Institutional district is intended to provide a transition zone between residential and business or industrial districts and to accommodate a moderate to high intensity mixture of institutional uses. Within this district, uses such as schools, hospitals, government buildings, churches, and public utility buildings may be allowed. Land designated I, Industrial District shall normally be served with public water and sewer services and has direct access to major or minor thoroughfares.

Downtown Zoning Districts

- DCD: Downtown Core District (Color = Dull Red)**
The DCD district is intended to implement the policies of the Town's Downtown Master Plan that calls for a dense mix of uses to promote a pedestrian oriented central area serving not only the businesses and residents of the district but a destination for all residents of Indian Trail and others visiting the Town. The "mix of uses" includes multifamily residential, single-family attached residential, commercial, office, retail, and personal services; and mixed-use design with residential living over businesses on the main floor.
- DTD: Downtown Transitional District (Color = Sky Blue)**
The DTD district is intended to implement the policies of the Town's Downtown Master Plan that calls for a mix of uses transitioning from outside the Downtown through to the Downtown Core district. The "mix of uses" includes multifamily residential, single-family attached residential, commercial, office, retail, and personal services.
- DTD-R: Downtown Transitional, Residential District (Color = Dull Orange)**
The DTD-R district is intended to implement the policies of the Town's Downtown Master Plan that calls for residential land use transitioning from outside the Downtown through to the Downtown Core district.

Overlay Districts

- O-VC: Village Center Overlay (Circle with blue line perimeter)**
The Village Center Overlay Zone is hereby established to provide for the designation of areas within the Town where mixed-use centers may be established. Village Center Overlay Districts may be established with different mixes of land uses and different densities consistent with the broad guidelines established by the Comprehensive Plan. The location of Village Center Overlay Districts will be consistent with the locations identified in the Comprehensive Plan.
- O-VC: Sub-Regional Center Overlay (Circle with orange line perimeter)**
The Sub-Regional Center is a larger version of the Village Center intended to concentrate higher-intensity commercial uses that serve a broader market area and higher-density residential. The Sub-Regional Center is located in the Sun Valley Village, generally centered at the intersection of Wesley Chapel Road and Old Monroe Road.
- O-MI: Mining Overlay (Thick Brown Border)**
The mining (MI) overlay district is hereby established as a "floating zone" since the precise location of areas within which mineral extraction (including quarrying, open-pit drilling, tunneling, etc.) should be encouraged cannot generally be predetermined. Within this district, the applicant may use property in accordance with the regulations applicable to the underlying zoning district, except that the property may also be used for mining purposes upon issuance of a conditional zoning district.

Special Purpose Districts

- MXD: Mixed Use Development (Color = Fire Red)**
The MXD, Mixed Use Development "district" provides for a mixture of residential and non-residential uses. Mixed use developments are permissible only on tracts of at least 20 contiguous acres for residential and 25 acres for non-residential mixed use development and shall be processed as a Conditional Zoning District.
- CZ: Conditional Zoning (Color = Base Zoning w/ White Hatch Lines)**
The Conditional Zoning designation is established to denote re-zoning cases with conditions. Properties will be displayed with the base coloring for that zone and white hatching lines. This includes old approvals such as PED, CUD, SUP, and CUP's.

Establishment of the Official Zoning Map

There shall be a map known as the Official Zoning Map, which shall show the boundaries of all zoning districts within the Town's planning jurisdiction. This map shall be drawn on a durable material or generated in a digital format from which prints or digital copies can be made, shall be dated, and shall be kept in the Town Hall. All zoning representation is approximate and approval documents should be referenced for project specific information.

The location and boundaries of the zoning districts established by this development ordinance are shown on a geographic coverage layer entitled "Zoning" that is maintained as part of the Town's Geographic Information System (GIS) under the direction of the Planning Director. This "Zoning" geographic coverage layer constitutes the Town of Indian Trail' official zoning map. The official zoning map - together with all notations, references, data and other information shown on the map - is adopted and incorporated into this development ordinance. It is as much a part of this development ordinance as if actually depicted within its pages. The Please contact Town staff at 704-821-5401 or in person at 315 Matthews-Indian Trail Road, Indian Trail, NC 28079 with any questions.

