

Community-Shopping Zoning

The Community-Shopping District (C-S) is intended to accommodate a wide variety of commercial activities along with complementary public uses, jobs, high-density residential and services concentrated in mixed-use developments along strategic points of the primary transit system.

The purpose of the Community Shopping zone will be to minimize the distance individuals will need to travel between home, work, and necessary services. The mixture of acceptable uses will include everything from normally accepted commercial applications to light industry to high-density residential. In addition, to reducing dependence upon our increasingly stressed transportation system, the revised Community Shopping zone will allow maximum developmental value to be achieved along designated strategic corridors. It is the intention of the Community Shopping Zone to enhance and diversify development of Woodfin's strategic corridors and to permit commercial, residential and industrial uses that are compatible with the long-range development goals of the Town.

The proposed definition will read as follows:

Community Shopping Zoning (C-S) The following mixed-use district is established:

The purpose of the Community Shopping Zone is to provide for a significant and steady increase in the economic development of the Town of Woodfin. This zone will allow maximum latitude for potential development along designated strategic corridors in close proximity to major transportation corridors. In addition to opening designated sections of the Town for rapid, but controlled development the mixture of uses contained within the Community Shopping Zone is expected to reduce demands on local transportation infrastructure, thereby preserving quality of life within the Town.

- A. The Community Shopping Zone is intended to provide for commercial, light industrial, and limited high-density residential uses in specific areas that are in close proximity to major transportation corridors.
- B. Suitable development of a Residential nature will be allowed as a Conditional Use within the Community Shopping Zone within the confines developed by the Planning and Zoning Board.
- C. Suitable development of certain Light Industrial applications will be allowed as a Conditional Use within the confines developed by the Planning and Zoning Board.
- D. This ordinance will allow for the specific prohibition of certain Residential and Light Industrial applications within the Community Shopping Zone.
- E. Within the Community Shopping District the following dimensional requirements shall be complied with:

- (1) No yards are required except that where a lot abuts a residential district there shall be a side and rear yard clearance of at least 15 feet.
- (2) Off-Street Loading and Unloading. Buildings constructed or converted to commercial use after September 16, 1973 shall provide off-street loading and unloading berths as required in § 150.066.
- (3) A densely planted and maintained buffer strip shall be planted on any side or rear yard which abuts a residential area. Such a buffer need not extend nearer to a street right-of-way line than the established building line of the adjoining lot. No buffer shall be required on any side or rear yard, which abuts a public street.
- (4) All buildings and apparatus shall be designed and landscaped in such a way as to blend in with the surrounding area.

SEE ATTACHED TABLE FOR SPECIFIC CHANGES TO WHAT IS AND IS NOT ALLOWED IN THE NEW COMMERCIAL SHOPPING ZONE.

C= Conditional X=Allowed And a Blank Box means not Allowed

<i>List of Permitted Uses</i>	C-S
Air conditioning & heating equipment manufacturing	
Alcohol & alcohol beverage manufacturing	C
Amusement, recreational, and sporting goods manufacturing	C
Animal hospitals	C
Any form of agriculture or horticulture, including the sale of products on the property where produced	X
Apparel and clothing manufacturing,	C

including hosiery	
Apple packaging sheds	
Assembly halls, coliseums, armories, ballrooms, and similar structures	X
Auction sales, except livestock	C
Automobile parts & supplies, retail	X
Automobile parts & accessories, manufacturing	C
Automobile repair garages, but excluding body works and open storage of wrecked cars	X
Automobile repair garages, including body works, but excluding open storage of wrecked cars	C
Automobile sales, new & used	X
Automobile wrecking & junk yards	
Bakeries & other establishments manufacturing prepared food products for wholesale distribution	X
Bakeries, retail	X

Banks & other financial institutions, including loan and finance companies	X
Barber & beauty shops	X
Bedding & carpet manufacturing & cleaning establishments	C
Belting & brake lining manufacturing	C
Boat & trailer repairs & manufacturing	C
Boat & trailer sales	X
Bottling works	C
Bowling alleys & skating rinks	X
Building materials storage & sales yards	C
Business colleges, barber & beauty colleges & schools, music & dance studios	X
Business machines manufacturing	C
Cabinet, caskets, and woodworking	C
Car wash	X
Carbon & battery products manufacturing	

Catalogue sales	X
Churches & their customary related uses	C
Clubs & lodges, fraternities, sororities, & social, civic & other similar organizations operating on a nonprofit basis	C
Coffee, tea, and spices processing	C
Contractors' offices with storage yards	C
Customary incidental home occupation	X
Dairy bars & ice cream manufacturing for retail sales on the premises only	X
Drugs, medicines & cosmetics manufacturing	C
Dry cleaning & laundry pickup stations	X
Dry cleaning & laundry plants	C
Electrical appliances & electronic equipment manufacturing	C
Electrical wholesale supply houses & repair shops	C
Exterminators	C

Farm machinery, sales, and repairs	C
Feed & seed stores	C
Felt & sandpaper manufacturing	C
Floral shops	X
Flour & feed mills	
Freezer lockers and ice plants	C
Funeral homes 7 mortuaries	C
Furniture manufacturing	C
Furriers and fur storage	X
Game & amusement rooms, including pool halls	C
Glass, ceramic & tile manufacturing	C
Group development	C
Hardware & house wares manufacturing	C
Hotels, inn & motels	X
Industrial supplies & equipment, sales & service	C
Industrial trade schools & research laboratories	C
Insulation materials and	C

wallboard manufacturing	
Jewelry repair and pawn shops	X
Kindergartens and day nurseries	C
Launderette and Laundromats	X
Leather products, including luggage and shoe manufacturing	C
Libraries, museums, and art galleries	X
Locksmiths and gunsmiths	X
Manufactured home display areas	C
Meat markets, retail only, but excluding the killing or dressing of any flesh or fowl	X
Medical & dental clinics	X
Metal fabricating plants including boiler and tank works	
Miniature golf	X
Musical instruments manufacturing	C
Newspaper offices	X
Noncommercial public or	C

private parks, playgrounds, community centers, clubs & lodges, golf courses, swimming pools, fishing lakes	
Office supplies & equipment, sales & service	X
Offices, business, professional & public	X
Opticians & optical goods stores	X
Outdoor recreation uses such as go-cart tracks & riding stables	C
Paper products manufacturing	C
Photographic studios & camera supply stores	X
Physical culture & reducing salons	X
Plastic products manufacturing	
Plating works	
Plumbing & heating supply houses	C
Pottery, porcelain or vitreous china manufacturing	

Printing & reproduction establishments	X
Precision instruments manufacturing	C
Printing, engraving & publishing establishments	X
Printing plants	C
Public elementary schools & private schools having curricula approximately the same as ordinarily given in public schools	X
Public safety facilities such as fire & police stations and rescue squad headquarters	C
Public works & public utility facilities	C
Public works & public utility facilities such as transformer stations, pumping stations, water towers, and telephone exchanges	C
Public works & public utility facilities, but excluding	C

service & storage yards	
Radio & television stations	C
Radio & television repair shops	X
Residential	
Single-family dwellings	C
Two-family dwellings	C
Multi-family dwellings	C
Class A “double wide” Manufactured homes	
Rest & convalescent homes	C
Restaurants; including drive-in restaurants	X
Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, floor covering, paint, antique, art goods, jewelry, gift, music, toy, sporting goods, book & stationary, magazine, candy, tobacco, pet & hobby &	X

craft stores, but not excluding similar retail outlets	
Sawmills, planing mills, pallet & basket factories	
Service stations	C
Sheet metal, roofing, plumbing, heating & refrigeration shops	C
Shoe repair & shine shops	X
Small electric and appliance repair shops	X
Tailor, dressmaking, and millinery shops	X
Taxicab stands	C
Telephone & telegraph offices	X
Textile & cordage manufacturing	C
Theaters, indoor	X
Trailer manufacturing	C
Truck stop	C
Warehousing, except for the storage of dangerous or offensive items such as uncured hides & explosives	C
Wholesale establishments	C
Wholesale storage of	

gasoline & oil products, including bottled gas and oxygen	
Window & door manufacturing	C