



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Zoning Verification

Parcel Address: 2500 Olivet Court Parcel Number(s): 114860 Zoning: MXU, Mixed Use

Permitted Uses Include: Multifamily Dwelling; Family Care Facility; Congregate Care Facility*; Group Care Facility*; Nursing and Convalescent Home; Vocational, Business or Secretarial School; Daycare Center (In-Home) (12 or less)*; Daycare Center (Not In-Home)*; Hospital; Medical or Professional Office

* Individual Development Standards apply; see Article 5 of the County Unified Development Ordinance (UDO)

Full list of Permitted Uses can be found on the attached pages or in the County Unified Development Ordinance (UDO) in Table 4-3-1

Property is zoned with Conditional Zoning (CZ): Yes No If Yes, See Attached

Property has an approved Special Use Permit (SP): Yes No If Yes, See Attached

*Property Jurisdiction:

- Guilford County Town of Pleasant Garden Town of Stokesdale
- Town of Sedalia Town of Whitsett

(*Property is subject to the rules and regulations found within the Development Ordinance adopted by that jurisdiction.)

Overlay District(s) and additional development restrictions that may apply: See Attached

General Watershed Area District (UDO. 4.9.A) Scenic Corridor District (Dev. Ord. 4-12.2)

Watershed Critical Area District (UDO. 4.9.D or 4.9.E) Airport District (UDO 4.9.C)

Tier I Tier II Tier III Tier IV Rock Creek Height Restrictions Noise Cone

Special Flood Hazard Area (UDO 9.3) In compliance Yes No Unknown

Historic District (Dev. Ord. 4.9.A) Manufactured Housing District (UDO 4.9.D)


Liberty Road/Wood Mill Road (UDO 4.9.F) Other _____

Violations: Based on the records contained in the Planning and Development Department, the current use of the property complies with the current zoning and there are no known violations against the property.

- Yes (if yes, see attached) No violations No Certification Made

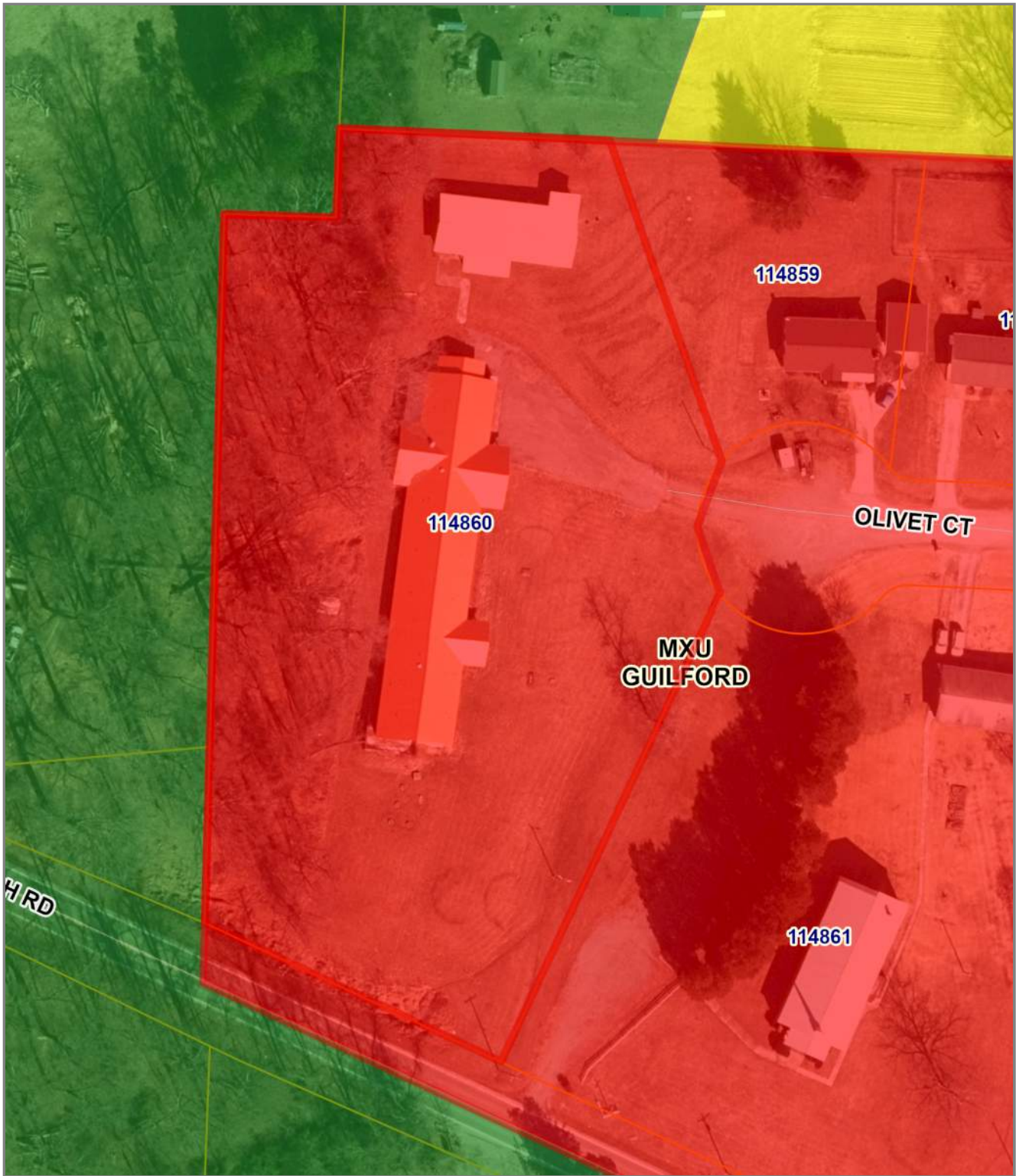
Non-Conformities: The current use of the property is a legal nonconforming use and subject to the provisions governing nonconforming uses contained in the Development Ordinance (Dev. Ord. 3-14).

- Yes (if yes, see attached) No No Certification Made Undeveloped

Signature: Avery Tew  Title: Planner Date: 5/30/2024

Note: This information is based on information available on the date shown. It is the responsibility of the land owner to comply with all requirements of the Unified Development Ordinance (UDO) for the jurisdiction where the property is located and the signer hereof does not have the authority to waive the requirements of the UDO or other applicable laws. If it is discovered that information on this form conflicts with the UDO, the requirements of the UDO govern.

Guilford County, NC



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 83 feet
5/30/2024



4.2.17 MXU – MIXED-USE

A. Intent

This district is intended for a mix of high-intensity residential, retail, and commercial uses compatible with adjacent development. The mix of uses may be horizontal or vertical. This district shall consider connectivity via all modes of travel and provide multiple housing types to suit residents in all stages of life.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements - MXU

Standard	Residential (DU=Dwelling Unit)		Non-Residential	Note
	SF	MF		
Min. Lot Size (ft. ²)	5,000	n/a	20,000	
Min. Lot Size for First 3 DUs (ft. ²)	n/a	9,000	n/a	
Additional Lot Area per Additional Unit (ft. ²)	n/a	2,000	n/a	
Minimum Lot Width (ft.) @ Building Line			100	
Interior Lot (ft.)	50	n/a	n/a	[1]
Corner Lot (ft.)	70	n/a	n/a	
Min. Street Frontage (ft.)	30	50	75	

C. References

Environmental	ARTICLE 9
Landscaping	ARTICLE 6
Lighting	ARTICLE 6
Nonconformities	ARTICLE 11
Permitted Uses	ARTICLE 4
Signs	ARTICLE 7
Subdivisions	ARTICLE 8



Minimum Lot Width for First 3 DUs (ft.)	n/a	60	n/a	
Additional Lot Width per Additional Unit (ft.)	n/a	5 until total = 120	n/a	
Min. Street Setbacks (ft.)				[2]
Local or Collector Rd.	15	25	25	
Minor Thoroughfare	35	35	30	
Major Thoroughfare	45	45	35	
Min. Interior Setbacks (ft.)				
Min. Side Setback (ft.)	5	10	10	
Rear Setback (ft.)	15	25	10	
Minimum Building Separation (ft.)	n/a	20	6	
Max. Structure Height (ft.)	50	50	n/a	[3]
Max. Building Coverage	40%			
Accessory Structures				[4]
Setbacks (ft.)	Same as above.			
Height (ft.)	25			
Maximum Size (% of Floor Area)	25			

1. Setbacks measured from right-of-way line/property line of parcels.
2. See **ARTICLE 8 - Subdivisions & Infrastructure Standards for Street Design Standards.**
3. For each ft. above 50, the minimum setback on all sides shall increase by 1 ft.
4. See **Section 4.8** for additional requirements for Accessory Uses, Buildings, and Structures.



(File No. 21-01-GCPL-00607, 04/01/2021)

Effective on: 4/1/2021



4.3 USE MATRIX

A. PERMITTED USES (4-3)

1. Table 4.3.1: Permitted Uses, provides classifications for various uses based on characteristics and intensity.
2. **Use Categories.** All uses permitted in the UDO have been divided into the following categories, defined as follows:
 - a. **Agriculture/Animal Services:** Uses or premises for growing crops, raising animals, harvesting timber and other animals from a farm, ranch or their natural habitat and all related functions.
 - b. **Household Living:** Premises available for long-term human habitation by means of ownership and rental, excluding short-term leasing or rentals.
 - c. **Group Living/Social Services:** Premises available for short-term human habitation, including daily and weekly rental.
 - d. **Recreation and Entertainment (Light):** Uses and premises available for recreation, entertainment, sports, and other similar areas of assembly that customarily involve low to moderate amounts of vehicular traffic and noise. Uses in this category tend to be of a low to moderate intensity and are generally permitted in certain residential districts.
 - e. **Recreation and Entertainment (Heavy):** Uses and premises available for recreation, entertainment, sports, and other similar areas of assembly that customarily involve high amounts of vehicular traffic and noise. Uses in this category tend to be of high intensity and are generally not permitted in residential districts.
 - f. **Civic, Educational and Institutional:** Premises available for organizations dedicated to religion, government, arts and culture, recreation and sports, and other similar areas of public assembly. May also include education, social service, health care, and other similar functions.
 - g. **Business, Professional, and Personal Services:** Such uses may provide personal services, or provide product repair or services for consumer and business goods. Other activities include uses conducted in an office setting and generally focusing on business, professional, medical or financial services.
 - h. **Lodging:** Premises available for short-term human habitation, including daily and weekly rental.
 - i. **Retail Trade:** Retail trade uses are involved in the sale, lease or rent of new or used products to the general public.
 - j. **Food Service:** Establishments that sell food for on- or off- premise consumption.
 - k. **Funeral & Internment Services:** Uses related to funeral homes, crematories, cemeteries and other such uses.
 - l. **Transportation, Warehousing & Wholesale Trade:** Premises available for the storage including their wholesale or retail sale. Uses also include the sale, maintenance, servicing and/or storage of automobiles or similar vehicles.
 - m. **Utilities & Communications:** Uses and infrastructure dedicated to, communication, information, and other such utilities.
 - n. **Waste-Related Uses:** Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material.



- o. General Industrial:** Uses that are engaged in general industrial, business or consumer machinery, equipment, products or by-products. The uses may have indoor or outdoor operations. Uses are intended to accommodate industrial development in locations with good access to highways and arterial roads.
- p. Manufacturing:** Uses involved in the manufacturing, processing, fabrication, packaging or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site.
- q. Mining Uses:** Resource extraction uses include those uses that rely on mining, quarrying or other similar activity to extract resources from the ground.
- r. Airport:** Airport and associated uses.
- s. Special Events:** Temporary uses and activities that have a specific time limit.
- 3. Principal Use.** A Principal Use is the primary use on a property and is the main purpose for which the property exists. A principal use may be designated as either:

 - a.** Permitted. Permitted by right uses are indicated by a "P".
 - b.** Special Use. Special uses indicated by an "S" require approval by the Board of Adjustment. Development standards associated with the use to determine its suitability in a given zoning district may apply.
 - c.** Not Permitted. No designation indicates that the use is not permitted within that district.
- 4. Principal Uses in Rock Creek Corporate Park Overlay District.**

Please refer to Determining Uses Allowed in the Rock Creek Corp. Park - Figure 4.3-2.
- 5. Accessory Uses.** Accessory uses are allowed in conjunction with a permitted principal use on the same property.
- 6. Unlisted Uses**

 - a.** The Planning and Development Director shall interpret an unlisted land use as permitted in a particular zoning district only after determining the nature, function, and duration of the use and the impact of allowing it in the zoning district.
 - b.** The Planning and Development Director may determine that a use is materially similar if a or dissimilar to a listed permitted use by consulting one or more of the following land use classification systems:

 - American Planning Association Land-Based Classification Standards (LBCS)
 - North American Industrial Classification System (NAICS)
 - Institute of Transportation Engineers (ITS) Trip Generation Guide
 - c.** Uses which are found to be unlisted and dissimilar to an already defined use type are prohibited.
- 7. Prohibited Uses.** Uses not listed as (P), (D) or (S) are presumed to be prohibited. Within certain overlay districts, some uses are prohibited, regardless of the use permitted in the underlying zoning district(s). The following uses are prohibited in the Overlay Districts listed.

 - a. Scenic Corridor Overlay District:** Class A, B, and C Mobile Home dwellings are prohibited in the Scenic Corridor Overlay District.
 - b. Airport Overlay District:** Multi-family housing and single-family housing on lots less than forty thousand (40,000) square feet are prohibited in the Airport Overlay District.



TABLE 4-3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
 For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply - See Article 5

S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

"*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
	Auditorium, Coliseum or Stadium												P							P		P	
	Go-cart Raceway																			P		P	P
	Golf Course, Miniature																P	P	P				
	Physical Fitness Center															P		P	P	P	P	P	P
	Recreational Vehicle Park or Campsite																			D			
	Special Event Venue	S											P						P	P	P		
	Shooting Range, Indoor																		D	D		D	D
	Shooting Range, Outdoor	S											S										
	Theater (Outdoor)																D	D	D	D			
	Theater (Indoor)																		P	P			
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P
	College or University													P				P					
	Vocational, Business or Secretarial School															P		P	P	P	P	P	P
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D	D								
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D	D								
	Correctional Institution													S									S
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Daycare Center (Not In-Home)	S								D	D	D		D	D	D	D	D	D	D	D	D	
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies													P	P	P	P	P	P	P			
	Fraternity or Sorority (University or College Related)													P		P		P	P			P	
	Government Office													P	P	P	P	P	P	P	P	P	P
	Library													P	P	P	P	P	P	P			
Museum or Art Gallery													P	P	P	P	P	P	P				



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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
	Post Office													P	P	P	P	P	P	P	P	P	P
	Hospital													P		P			P	P			
Business, Professional, and Personal Services	Office (General)														P	P	P	P	P	P	P	P	
	Medical or Professional Office														P	P	P	P	P	P	P	P	
	Personal Service														P	P	P	P	P	P	P	P	
	Advertising, Outdoor Services																		D	D	P	P	P
	Bank or Finance without Drive-through															D		P	P	P	D	P	
	Rural Residential Occupation		S																				
	Bank or Finance with Drive-through															P		P	P	P	P	P	
	Boat Repair	X																	P	P		P	P
	Building Maintenance Services																		P	P		P	P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																	P	P		P	P
	Insurance Agency (Carriers and On-Site Claims Inspections)															P		P	P	P	P	P	
	Kennels or Pet Grooming		P													D		D	D	D	D	P	P
	Landscape and Horticultural Services	X	S																	P		P	P
	Laundromat or Dry Cleaner	X															P	P	P	P			
	Motion Picture Production																		P	P	P	P	
	Pest or Termite Control Services	X																	P	P		P	P
	Payday Loan Services																			P			
	Research, Development or Testing Services																				P	P	P



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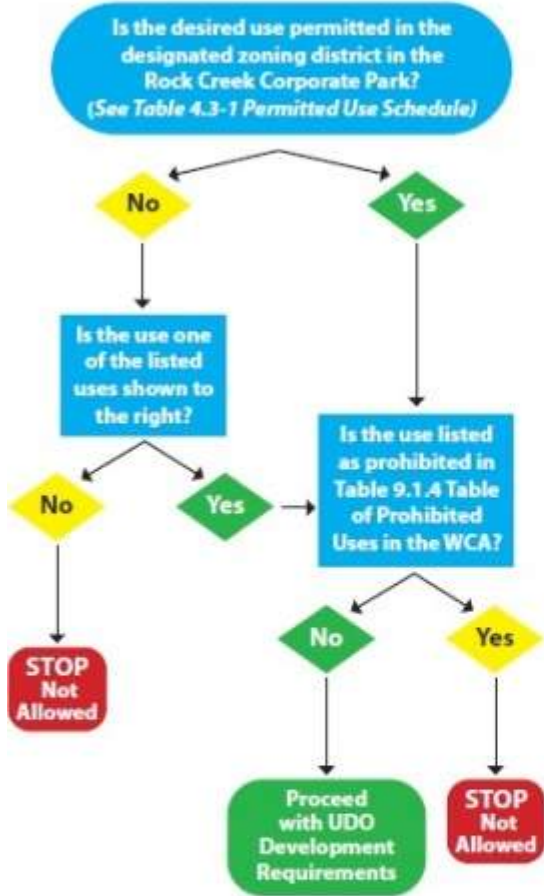
Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H	
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I		
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*			
	Studios-Artists and Recording																P	P	P	P	P	P		P
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D						D	D	D	P	P		
	Hotel or Motel																S			P	P	P		
Retail Trade	Retail (General)																	P	P	P	P			
	A B C Store (Liquor)																			P	P			
	Auto Supply Sales																			P	P			
	Automobile Rental or Leasing	X																		P	P		P	P
	Automobile Repair Services	X																		P	P		P	P
	Car Wash	X																		D	D		P	P
	Building Supply Sales (with Storage Yard)																			D	D		P	P
	Convenience Store (with Gasoline Pumps)	X																	P	P	P	D	P	P
	Equipment Rental and Repair, Heavy	X																						P
	Equipment Rental and Repair, Light																			D	D		P	P
	Fuel Oil Sales	X																					P	P
	Garden Center or Retail Nursery																			P	P		P	
	Manufactured Home Sales																				P		P	P
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																		P	P		P	P
	Pawnshop or Used Merchandise Store																				P	P		
	Service Station, Gasoline	X																		P	P	P		P
Tire Sales																				P	P		P	
Food Service	Bakery																		P	P	P	P		
	Bar Private Club/Tavern																				D	D		P
	Microbrewery, Private Club/Tavern																				D	D		
	Restaurant (With Drive-thru)																				P	P		



FIGURE 4.3-2 ROCK CREEK CORP. PARK FLOW CHART



Figure 4.3-2 Determining Uses Allowed in the Rock Creek Corporate Park Overlay District



¹ Per Rock Creek consent judgment in case #88 CVS 275R, Superior Court Division, Guilford County, Office-Industrial district uses allowed in the Rock Creek Corporate Park as of January 27, 1989.

Office-Industrial Uses Allowed in the Rock Creek Corporate Park per Consent Judgement¹

- Agriculture**
- Veterinary Services
- Civic, Education, Institutional**
- Day Care
- Colleges & Tech Schools
- Community Centers
- Schools
- Libraries
- Museums & Art Galleries
- Trade Schools
- Hospitals
- Medical & Dental Labs
- Outpatient Care
- Group Living**
- Nursing Homes
- Manufacturing**
- Apparel
- Bakeries
- Bottling Plants
- Canneries
- Electrical Machinery
- Fabricated Metal w/no Outside Storage
- Furniture
- Grain Mill Products
- Manufactured Housing
- Precision Instrument Products
- Printing & Publishing
- Sawmills (Temporary)
- Sign Manufacturing
- Sporting Goods & Toys
- Sugar Products
- Textile Manufacturing
- Tobacco Manufacturing
- Mobile Home Sales
- Monuments
- Paint & Wallpaper Sales
- Lawn & Garden Supplies
- Banks & Credit Agencies
- Watch & Jewelry Repair
- Public Utilities**
- Transportation Equipment
- Post Offices
- Taxi Stands
- Warehouses & Mini-Warehouses
- Retail Trade**
- Apparel Stores
- Eating & Drinking Places
- Farm Machinery Sales
- Food Stores
- Furniture Stores
- General Merchandise
- Handcrafting G Sales
- Hardware
- L.P. Gas Sales
- Building Materials Sales
- Miscellaneous Recall
- Lodges & Fraternal Organizations
- Outdoor Advertising Firms
- Private Clubs
- Furniture Repair
- Theaters
- Health
- Services**
- Assembly Halls
- Bowling Alleys
- Coin-operated Amusement
- Dance Halls & Studios
- Electrical Repair Shops
- Equipment Rental
- Funeral Service
- Hotels & Motels
- Recreation Establishments
- Other**
- Business & Professional Offices
- Management, Research & Development
- Turkey Shoots

(File No. 21-08-GCPL-07440, 11/04/2021; File No. 22-09-PLBD-00021, 01/05/2023)

Effective on: 1/5/2023

