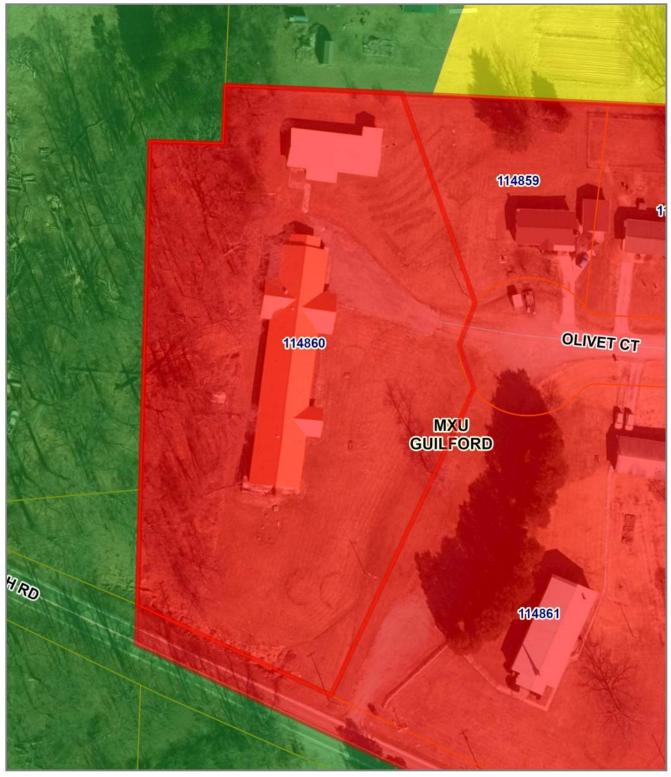


GUILFORD COUNTY PLANNING AND DEVELOPMENT

Parcel Address: 2500 Olivet Court Parcel Number	r(s): 114860 Zoning: MXU, Mixed Use
Permitted Uses Include: Multifamily Dwelling; Family Care Facility*; Nursing and Convalescent Home; Vocation Center (In-Home) (12 or less)*; Daycare Center (Not In-H	al, Business or Secretarial School; Daycare
* Individual Development Standards apply; see Article 5 of the County Unified Full list of Permitted Uses can be found on the attached pages or in the County	
Property is zoned with Conditional Zoning (CZ):	\Box Yes \boxtimes No If Yes, See Attached
Property has an approved Special Use Permit (SP) :	\Box Yes \boxtimes No If Yes, See Attached
*Property Jurisdiction:	
 ☑ Guilford County □ Town of Pleasant Gar □ Town of Sedalia □ Town of Whitsett 	den 🗌 Town of Stokesdale
(*Property is subject to the rules and regulations found within the	Development Ordinance adopted by that jurisdiction.)
Overlay District(s) and additional development restrict	ions that may apply: See Attached \Box
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)
\Box Tier I \Box Tier II \Box Tier III \Box Tier IV \Box Rock Creek	\Box Height Restrictions \Box 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 Plannin use of the property complies with the current zoning and t property.	
\Box Yes (if yes, see attached) \Box No violations	🛛 No Certification Made
Non-Conformities: The current use of the property is a provisions governing nonconforming uses contained in the	5 5
\Box Yes (if yes, see attached) \Box No \boxtimes No \bigcirc	Certification Made 🛛 Undeveloped
Signature: Avery Tew Tem	Title: Planner Date: 5/30/2024
Note: This information is based on information available on the date shown. requirements of the Unified Development Ordinance (UDO) for the jurisdiction the authority to waive the requirements of the UDO or other applicable laws.	It is the responsibility of the land owner to comply with all where the property is located and the signer hereof does not have

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

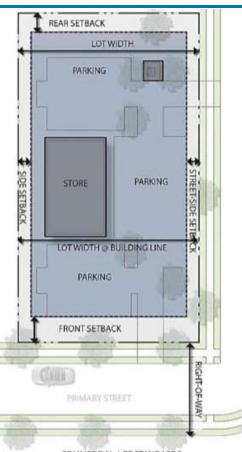
Standard	(DU	Residential =Dwelling Unit)	Non-	Note
	SF	MF	Residential	
Min. Lot Size (ft. ²)	5,000	n/a	20,000	
Min. Lot Size for First 3 DUs (ft. ²)	n/a	9,000	n/a	
Additional Lot Area per Additional Unit (ft. ²)	n/a	2,000	n/a	
Minimum Lot Width (ft.) @ Building Line		- -	100	
Interior Lot (ft.)	50	n/a	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 Frist 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	2.	
Height (ft.)		25		
Maximum Size (% of Floor Area)		25		



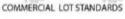
2. See ARTICLE 8 - Subdivisions & Infrastructure Standards for Street Design

1. Setbacks measured from right-of-way line/property line of parcels.

- 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.
 - I. 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.

2



- **c.** Watershed Critical Area: Uses denoted with an "X" in Table 4.3.1 are prohibited in the Watershed Critical Areas (WCA) as also referenced in ARTICLE 9.
- **d.** Flood Hazard Area: Storage or Processing of materials that are flammable, corrosive, toxic or explosive, or which could otherwise be injurious to human, animal or plant life in time of flood shall be prohibited from the flood hazard areas.

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	Two-Family Dwelling (Twin Home or Duplex)		Р							Р	Р	Р		Р	Р	Р						
	Townhouse Dwelling									Р	Р	Р			Р	Р	Р					
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D
	Multifamily Dwelling (including Condominium)*									Р	Р	Р			Р	Р	Р	Р	Р			
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	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D						
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	Mfgr.(HUD)/Mobile Home Dwelling Park									s	s	s										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D							
	Subdivision (Minor) - Residential		Ρ	Р	Р	Р	Ρ	Р	Р	Р	Р	Р		Ρ	Р	Р						



1



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 Residential Institutional **Commercial** Industrial R С Α R R R R R R R R Ρ Μ Ν L GH L н **WCA** L **Use Category** Use Type Prohibited G S S S S S S В В Ρ Μ Μ Μ 0 Х В В L. I. Т 20 5 7 * * * * * * 40 30 3 8 18 26 U Subdivision (Major) - Residential (6 or Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ Ρ more lots) **Tiny House** D D D Developments **Temporary Family** Healthcare D D D D D D D D D D D D D Structures Boarding House, 3 s Ρ Ρ Ρ Ρ 8 Residents Rooming House, 9 S S S Ρ or More Residents **Congregate Care** D D D D D Facility Group Living/Social Group Care Facility S S D D Service Single Room S D Occupancy (SRO) S S D Residence Nursing and S s Ρ Ρ Ρ Ρ **Convalescent Home Temporary Shelter** Ρ Ρ Ρ **Homeless Shelter** D D D D D D Ρ **Athletic Fields** S S S S S S S S S S Ρ D Ρ D Ρ Ρ Ρ Ρ Ρ D **Batting Cages** D D D **Club or Lodge** S S S S S S S S S S Ρ S Ρ S Ρ Ρ Ρ Ρ **Country Club with** D S S S S S S S S S D S D D D D **Golf Course Equestrian Facility** S S S **Golf Course** Ρ S S S S s D S S S S D D D **Recreation and Paintball Field** D S D D D Entertainment (Light) **Private Club or Recreation Facility**, S Other **Public Park** (including Public D **Recreation Facility)** Swim and Tennis D S S S S S S S S S D D D D D D Club Adult-Oriented s Establishments Recreation and Entertainment Amusement or (Heavy) Water Parks, D D Fairgrounds





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	University												P					٢				
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	Fraternity or Sorority (University or College Related)												Р		Р		Р	Р	Р		Р	
	Government Office												Р	Ρ	Р	Р	Р	Ρ	Ρ	Р	Р	Р
	Library												Р	Ρ	Р	Ρ	Ρ	Ρ	Ρ	Р		
	Museum or Art Gallery												Р	Р	Р	Р	Р	Р	Р	Р		



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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 P = Use by Right D = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Sector 3.5.C, Z = Overlay Zoning Requirements. See Sector 4.5 or 4.6 See Article 5 & Special Use Permit Required per Sector 3.5.C, Z = Overlay Zoning Requirements. See Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Use Category Use Type WCA Robibited in the WCA. For details on prohibited in the WCA is a special Use Permit Required per Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Use Category Use Type WCA Robibited in the WCA. Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Use Category Use Type WCA Robibited in the WCA. Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Use Category Use Type WCA Robibited in the WCA. Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Use Category Use Type WCA Robibited in the WCA. Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Image: Sector 4.5 or 4.6 Use Category Use Type Post Office WCA S																						
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	Payday Loan Services																		Р			
	Research, Development or Testing Services																			Р	Р	Р



7

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 Z = Overlay Zoning Required Y*" = Additional District Requirements, See Section 4.5 or 4.6 Y*" = Additional District Requirements, See Section 4.5 or 4.6 Y*" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y**" = Additional District Requirements, See Section 4.5 or 4.6 Y** * ************************																						
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Recording Image: Second s														Р								
	Sales (with Storage																	D	D		Р	1
	Convenience Store (with Gasoline	х															Р	Р	Р	D	Р	
Retail Trade	Equipment Rental and Repair, Heavy	х																				
Netan Haue																Р						
	Fuel Oil Sales	X																			Р	
																		Р	Р		Р	
																			Р		Р	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	х																Р	Р		Р	
	Pawnshop or Used Merchandise Store																	Р	Р			
	Service Station, Gasoline	x															Р	Р	Р		Р	
	Tire Sales																	Р	Ρ		Р	
	Bakery															Р	Р	Р	Р			
	Bar Private Club/Tavern																	D	D			
Food Service	Microbrewery, Private Club/Tavern																	D	D			
	Restaurant (With Drive-thru)																	Р	Р			





		TABL	E 4	-3-:	1 PI	ERN	ΛΙΤ	TE	Dι	JSE	SC	HEC	DULE									
X = Pr	ohibited in the WC														nen	tal R	legi	ulat	ions			
	Fc	or PUD Zonir	ng D	Distri							- Re	fer t	o Section 4.4									
		D = Individ	lual	Dev) = U mer					nly-	See	Article 5									
S =	Individual Develop													ed p	er S	ecti	on 3	3.5.	Q			
				Z =	Ove	erlay	Zor	ning	Re	quir	ed											
		"*" = Addit	ion	al Di	stric					s, Se	e Se	ction										
				1	1	1		enti	-	1	1	1	Institutional			mm	erc				dust	-
Use Category	Use Type	WCA	Α	R	R	R	R	R	R	R	R	R	Р	L	Μ	N	L	G	Η	С	L	H
		Prohibited	G	S	S	S	S	S	S 7	M	M	M	I	0	X	B *	B *	B *	B *	P *	 *	1
	Restaurant			40	30	20	3	5	7	8	18	26			U							
	(Without Drive- thru)															Р	D	Р	Р	Р	Р	P
Funeral and Internment	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	C
Services	Funeral Home or Crematorium												S		Р			Р	Р			
	Wholesale Trade- Heavy																				s	P
	Wholesale Trade- Light																		Р	Р	Р	P
	Automobile Parking (Commercial)												S					Р	Р	Р	Р	P
	Automotive Towing and Storage Services	x																D	D		D	C
	Equipment Rental and Leasing (No Outside Storage)																	Р	Р		Р	P
	Equipment Rental and Leasing (with Outside Storage)																				Р	P
	Equipment Repair, Heavy	x																				F
Transportation,	Equipment Repair, Light																	D	D		Р	F
Warehousing, and Wholesale Trade	Tire Recapping																					F
	Truck Stop	X																	D		Р	F
	Truck and Utility Trailer Rental and Leasing, Light	x																Р	Р		Р	P
	Truck Tractor and Semi-Rental and Leasing, Heavy	x																			Р	P
	Truck Washing	х																				P
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	C
	Bus Terminal and Service Facilities	x																Р	Р		Р	P
	Courier Service, Central Facility																				Р	F
	Courier Service Substation														Р			Р	Р	Р	Р	F
	Heliport	X											S		S				S	S	S	P
	Moving and Storage Service																				Р	P

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		TABL	.E 4	-3-	1 P	ERN	ЛІТ	TE	Dl	JSE	SC	HE	DULE									
X = Pr	ohibited in the WC Fc				cts (R, PI	D-M	& I	RPD)			rticle 9 - Envir to Section 4.4		nen	tal F	Regi	ılati	ions			
S =	Individual Develop	D = Individ oment Stand			elop	mer	nt St	tanc	lard	ls Ap				ed p	er S	ecti	on S	3.5.0	Q			
				Z =	Ove	erlay	Zoi	ning	; Re	quir	ed											
		"*" = Addit	tion	al Di	stric			em enti		s, Se	e Se	ctior	1 4.5 or 4.6 Institutional		60	omn	ore	ial		In	dust	rial
		WCA	A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	Н	C	L	Н
Use Category	Use Type	Prohibited	<u> </u>	S	S	S	S	S	S	M	M	M	-	0	X	В	B	В	В	P	-	1
			-	40	30		3	5	7	8	18	26		-	U	*	*	*	*	*	*	
	Railroad Terminal or Yard	x																	Р		Р	Р
	Taxi Terminal	X																Р	Р		Р	Р
	Trucking or Freight Terminal	x																			Р	Р
	Communication or Broadcasting Facility														Р			Р	Р	Р	Р	Р
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Utilities and	Wireless Communication Tower – Non- Stealth Design		D												D			D	D	D	D	D
Communication	Small Cell Wireless Tower												s	s	s	s	s	s	s	s	s	s
	Radio or TV Station														Р			Р	Р	Р	Р	Р
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	Р	P	Ρ	P	Р	Р	Р	P	Р	Р	Р	P	P	Р	Р	Р	P	Р
	Solar Collectors Principal		s										S								S	s
	Utility Company Office														Р			Р	Р	Р	Р	Р
	Utility Equipment and Storage Yards																				Р	Р
	Construction or Demolition Debris Landfill, Major																					s
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					Р
Waste-Related	Land Clearing & Inert Debris Landfill, Major	x	s																			s
Uses	Land Clearing & Inert Debris		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

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Landfill, Minor Refuse and Raw

Material Hauling Recycling Facilities, Outdoors

Resource Recovery

Facilities

х

Ρ

P P

Ρ



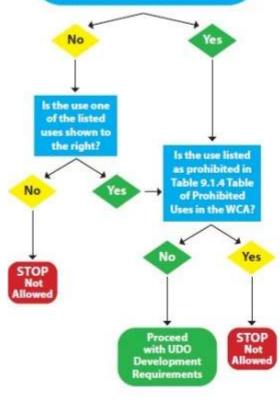
Use Category Use Type W CA Pohibite A R <t< th=""><th></th></t<>																						
X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.C Z = Overlay Zoning Required Use Type MCA R <th colsp<="" td=""><td></td></th>														<td></td>								
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 Vertual Development Standards Apply - See Article 9 Y = Use by Right D = Individual Development Standards Apply - See Article 5 Special Use Permite Required per Section 3.5.Q Y = Additional District Requirements, See Section 4.5 or 4.6 Individual Development Standards Apply per Article 5 Special Use Permit Required per Section 3.5.Q Y = Additional District Requirements, See Section 4.5 or 4.6 Use Category Querta Institutional <																						
		D – Individ	lual	Dev							la .	5.00	Antiolo E									
S =	Individual Develop													ed p	er S	ecti	on 3	3.5.0	0			
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 > Ex Article 5 & Special Use Permit Required per Section 3.5.Q Z = Devis W Right Termit Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q Z = Devis W Colspan="2">Individual Development Standards Apply = Article 5 & Special Use Permit Required per Section 3.5.Q Z = Devis W Colspan="2">Individual Development Standards Apply = Article 5 & Special Use Permit Required per Section 3.5.Q Z = Devis W Colspan="2">Individual Development Standards Apply = Article 5 & Special Use Permit Required per Section 3.5.Q Z = Devis W Colspan="2">Individual Development Standards Apply = Article 5 & Special Use Permit Required per Section 4.5 or 4.																						
X = Prohibited in the WCA. For details on prohibited USES IN the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PO-R, PD-M & RPD) - Refer to Section 4.4 PE-Use by retrict 5 No Section 4.4 F-Use by protection 4.8 RPD- Section 4.4 D = Individual Development Standards Apply protection Standards Apply protection Required per Section 5.5 or Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Use The Volta Apply protection 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Section 4.5 Marchae Marchae Section 4.5 Section 4.5 <th <="" colspan="4" td=""><td>rial</td></th>														<td>rial</td>				rial				
Use Category	Use Type			R	R	R	R	R	R	R	R	R	Р	L	Μ	Ν	L	G	н	С	L	Н
		Prohibited	G	S	S	S	S	S	S	Μ	Μ		I	0	X							1
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply - See Article 5 S = Overria Zoning Required Verria Zoning Required Sonid Waste Sonid Wa															Р							
*** * Additional District Restrictional Solutional Approximate Solutional Approximational Approximate Solutional Approximational Approximate Approximate Approximate Approximate Approximate Approxi																						
	Sewage Treatment Plant X I I I I I I Solid Waste Disposal (Non- Hazardous) X I I I I I I I															Р						
	Sewage Treatment Plant X I I I I I Solid Waste Disposal (Non- Hazardous) X I I I I I I Hazardous and Radioactive Waste I I I I I I I															s						
	Radioactive Waste (Transportation, Storage and	х																				s
	(General Storage,																	D	D	Р	Р	Р
																		D	D		Р	Р
General Industrial		x														Р	D	Р	Р	Р	Р	Р
	Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (P0, P, P0, M & RPD) - Refer to Section 4.4 P = Use by Right Delinities of PUD Zoning Districts (P0, P, PD, M & RPD) - Refer to Section 4.4 P = Use by Right D = Individual Development Standards Apply - See Article 5 Septicial Use Permit Required per Section 3.5.0 S = Individual Development Standards Apply - See Article 5 Social Section 4.5 or 4.6 Verlay Zoning Requirements, See Section 4.5 or 4.6 WCA Reguirements, See Section 4.5 or 4.6 Verlay Zoning Requirements, See Section 4.5 or 4.6 WCA Reguirements, See Section 4.5 or 4.6 WCA Reguirements, See Section 4.5 or 4.6 Work and Reguirements, See Section 4.5 or 4.6 Wate Transfer Individual Development Section 4.6 Individual Development Section 4.6 Sections Individual Development Section 4.6 Individual Development Section 4.6 Weak Transfer Individual Development Section 4.6 Weak Transfer Individual Development Section 4.6 <th colspa<="" td=""><td>Р</td><td></td></th>														<td>Р</td> <td></td>	Р						
	Open WCA A R R R R R R R R P L M N L G H C Go S S S S S M M M I O X B B B B P P Waste Transfer Stations X Z<															Р						
	Welding Shops	х																			Ρ	Р
																						s
Manufacturing															Р							
		х																				s
Mining Lises	Mining																					S
		X																				S
**** * Additional interval inte																						
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Lvents/03es	Turkey Shoots		D																			



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

Is the desired use permitted in the designated zoning district in the Rock Creek Corporate Park? (See Table 4.3-1 Permitted Use Schedule)



¹ Per Rock Creek consent judgment in case #88 CVS 2758, Superior Court Division, Guillord County, Office-Isdustrial 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 Librarles 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

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