

§2.4 General Use District Standards
Nonresidential District Standards

Article 2. Zoning Districts

B. Nonresidential Dimensional Standards in Nonresidential Districts

- As set forth in the Permitted Land Use Table (see §2.2.1) certain nonresidential uses are permitted in nonresidential districts. Permitted nonresidential uses shall meet the following dimensional standards. Applicants shall comply with all other provisions of this UDO and all other applicable laws.

	O-R	B-N	B-G	B-C	I-L	I-G
Parcel (min.)						
Parcel area (sq. ft.)	10,000	22,500	32,500	32,500	1 acre	1 acre
Parcel width (ft.)	50	70	70	70	100	100
Water/sewer	Required	Required	Required	Required	Required	Required
Yards (min. ft.)						
Road yard (min.)	20	20	30	30	50	50
Road yard (max.)	30	90	150	N/A	N/A	N/A
Side yard (interior)	10	10	15	15	20	20
Abutting residential district	30	20	30	30	50	50
Side yard (road)	20	20	30	30	30	30
Rear yard	20	20	25	25	30	30
Abutting residential district	30	30	30	30	50	50
Building Separation	20	20	20	20	20	20
Bulk (max.)						
Height (ft.)	35	35	60	60	60	60
Gross floor area (sq. ft.)	10,000	10,000	50,000	50,000	N/A	N/A
Building coverage	50%	50%	50%	50%	50%	50%
Impervious surface	75%	75%	75%	75%	75%	75%

- More than one building may be permitted on a single lot (see §4.1, Complexes). Interior side yards for attached buildings may be reduced to zero as part of a planned development, provided that where buildings are not attached, the minimum building spacing requirements of §4.1.7 shall apply. (See §9.5 and §2.4.9 for more information).
- The Board of Commissioners may approve greater maximum floor area than above via Planned Development procedures of §9.5.
- Public water and sewer services are required to be used for all nonresidential (commercial, office and industrial) projects where services are available.

C. Residential Dimensional Standards in Nonresidential Districts

- As set forth in the Permitted Land Use Table (see §2.2.1) certain residential uses are permitted in nonresidential districts. Dimensional standards for townhouses and multi-family are established through the special use process (see §9.11). No townhouse or multi-family shall be established on a parcel less than 20,000 square feet in area; lots may be as small as 2,500 square feet.
- Upper-story residential is permitted on the upper floors of a nonresidential building and shall conform to all lot, yard and bulk requirements of the principal building.
- Townhouse and multi-family parcels and upper-story residential units shall not exceed a density of ten units per acre.

PART 3. PLANNED DEVELOPMENT DISTRICTS

§2.4.9. Planned Development District Standards

A. General Provisions for all Planned Developments (PD-F, PD-C, PD-I, PD-MU)

1. Rezoning Criteria

to larger sites adjacent to Lake Norman and other streams and bodies of water

§2.1 Districts Established
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which lend themselves to the development of outdoor recreational areas and communities.

6. **R-20 | Single-family-20**

Established as a single-family residential district, the R-20 district is intended to provide a quality residential environment and protect the quality of life for its residents and other selected uses which are permitted by special use permit.

7. **R-14 | Single-family-14**

Established primarily as a single-family residential district. Since the purpose of this district is to maintain a quality residential atmosphere, uses permitted other than single-family are limited.

8. **R-MR | Mixed Residential**

Established to provide for higher density residential development in harmony with surrounding uses, the R-MR district allows zero lot line homes, duplexes, townhouse development and other selected uses compatible with such development. Density levels within the R-MR district may be allowed up to six units per acre.

9. **R-MF | Multi-family Residential**

Established to provide for higher density, multi-family residential development in harmony with surrounding uses and other selected uses compatible with such development, density levels within the R-MF district may be allowed up to six units per acre.

B. **Nonresidential**

1. **O-R | Office Residential**

The O-R district is intended to accommodate modest-scale professional occupations, along with mixed residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses.

2. **B-N | Neighborhood Business**

The B-N district provides for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities.

3. **B-G | General Business**

The B-G district provides locations of offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. Located on arterials or collectors, such uses are accessible to and serve the entire community. Such uses shall be designed in such a manner so as to promote aesthetics, the safe and efficient movement of traffic and not unduly burden adjacent thoroughfares. Site design and buffering mitigate impacts of traffic, operations and scale on adjacent businesses and residential neighborhoods.

4. **Intentionally left blank**



appearance of principal and accessory structures as shown on the approved site plan or described in the applicant's narrative.

- (g) Substantially reduce the degree or change the location of landscape buffers.

A major modification in a conditional zoning district shall be subject to approval in accordance with the procedure which governed the district's approval.

§2.1 Districts Established
Overlay Districts

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§2.1.1. Overlay Districts

A. Eastern Lincoln Development District (ELDD)

The ELDD is established to address the growth opportunities in eastern Lincoln County, primarily along the NC 16 Business and NC 16 Bypass corridors. Due to the importance and special nature of these corridors and the development pressures in these areas, additional standards are needed beyond those applicable countywide and described in the general development standards of Article 3. The standards established in §2.5.1 apply to nonresidential, mixed-use, multi-family and planned development.

B. Watershed Protection Overlay (-WPO)

The -WPO district is established to protect the following designated watersheds: WS-II-CA (Critical Area); WS-II-BW (Balance of Watershed); WS-III-BW (Balance of Watershed); WS-IV-CA (Critical Area); WS-IV-PA (Protected Area). The designated watersheds under this district are defined and established by the overlay district "-WPO Watershed Protection Overlay" on the Zoning Map. Land use and development within the -WPO district must comply with all the requirements of both the underlying zoning district and the respective watersheds. The -WPO district is intended for application to lands designated as a Public Water Supply Watershed by the North Carolina Environmental Management Commission and as defined and established on the map entitled, "Watershed Protection Map of Lincoln County, North Carolina" (the Watershed Map)". See §7.3 for watershed protection standards.

C. Historic Overlay (-HO)

The -HO district is established to protect, enhance, and perpetuate landmarks or areas of historical and cultural importance and significance. Designation of historic overlay areas is necessary to promote the economic, cultural, educational, and general welfare of the public, because such areas represent the unique confluence of time and place that shaped the identity of generations of citizens, both collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage.

D. Airport Overlay (-AO)

The -AO district is established to prevent the creation or establishment of obstructions that are hazards to air navigation. Prevention of these obstructions should be accomplished, to the extent legally possible, by the exercise of the police power without compensation. The prevention of the creation or establishment of hazards to air navigation or obstructions and the elimination, removal, alteration or mitigation of air hazards to air navigation or obstructions, or the marking and lighting of obstructions, are public purposes for which a political subdivision may raise and expend public funds and acquire land or interests in land.

E. Reserved

§2.1.5. Interpretation of District Boundaries

A. Defined

District boundaries as are shown upon the Zoning Map of the County, and the provisions of this UDO are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown on the map.

- (c) Residential development, limited to single-family detached, two-family, multi-family development, and cluster residential subdivisions; and
- (d) Nonresidential development.

Density and Impervious Surface Limits

(a) Single-family and Two-family Residential

Single-family detached and two-family development and cluster residential subdivisions development shall not exceed two dwelling units per acre, on a project-by-project basis, or lots shall have an area of at least 20,000 square feet (excluding road right-of-way), when curb and gutter are provided; or three dwelling units per acre or lots shall have an area of at least 14,520 square feet (excluding road right-of-way) when curb and gutter are not provided. Cluster developments (See §7.3.6) are allowed.

(b) All Other Residential and nonresidential

Development shall not exceed 24 percent impervious surface area (with curb and gutter) or 36 percent impervious surface area (without curb and

Effective 8/31/2007-8

Unified Development Ordinance
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Article 7. Natural Resource Protection

§7.3 Watershed Protection

Interpretation of Watershed Area Boundaries

gutter) on a project-by-project basis if the low-density option is used. Irrespective of the use of curb and gutter, projects may have maximum impervious surface areas of 70 percent if the high density option is used. (NOTE: The high density option is only available in the Catawba/Lake Norman Watershed.) For the purpose of calculating impervious surface areas, total project area shall include total acreage in the tract on which the project is to be developed.

(c) Exception

Notwithstanding the above, up to ten percent of the area located within a Catawba/Mountain Island Lake, Catawba/Hoyle Creek, Catawba/Lake Wylie, and Catawba/South Fork Catawba River watersheds which has a WS-IV (PA) district, may be developed with new nonresidential projects and expansions to existing nonresidential developments with up to 70 percent impervious surface area in addition to the new development otherwise allowed in this district. For expansions to existing development, the existing impervious surface is not counted toward the allocated 70 percent built upon area.

§7.3.5. Interpretation of Watershed Area Boundaries

Where uncertainty exists as to the boundaries of the watershed areas, as shown on the Watershed Map, the following rules shall apply:

- A. Where area boundaries are indicated as approximately following either road, alley, railroad or highway lines or centerlines thereof, such lines shall be construed to be said boundaries.
- B. Where area boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries.
- C. Where the boundaries of a particular -WPO district lie at a scaled distance more than 25 feet from any adjoining lot line, the location of said WS district shall be determined by use of the scale appearing on the Watershed Map.
- D. Where the boundaries of a -WPO district are located at a scaled distance of 25 feet or less from any adjoining lot line, the lot line may be used as said to be a "WS boundary".
- E. Where other uncertainty exists, the Director shall interpret the Watershed Map as to location of such boundaries. This decision may be appealed to the Board of Adjustment in accordance with §9.19.

§7.3.6. Cluster Subdivision

Cluster residential subdivisions (see Article 2) are allowed in the -WPO district (all watershed areas) under the following conditions:



mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; or any similar use.

Utility, Major: A large-scale utility such as water or wastewater treatment plant, water tower, electrical generation plant, or transmission facility or any similar use. "Solar farm" is specifically excluded from the definition of "Major Utility."

Utility, Minor: All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as utility distribution lines, sewage collection lines, pump stations, telephone exchanges, lift stations, and stormwater detention facilities, or any similar use.

§2.3.4. Commercial Use Groups

Agriculture: Bona fide farm purposes as defined by N.C. General Statutes 160D-903(a), including the production and activities relating to or incidental to the production of crops, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry and all other forms of agricultural products having a domestic or foreign market.

Indoor Recreation: Amusement or recreational activities carried on wholly within a building, including dance hall, theater, health club and activities of a similar nature. This does not include an adult-oriented business or amusement center.

Office, General: A facility generally focusing on business, government, professional or financial services. General office shall include the following: advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, or architect; sales office, travel agency or any similar use.

Office, Medical: A medical facility in which a doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical provider treats or counsels patients.

Outdoor Recreation: Any recreational facility where activity takes place primarily outdoors, including miniature golf courses, batting cages, swimming pool, driving range or a similar facility. This definition does not include riding stables, racetracks or shooting ranges.

Retail, General: A facility involved in the wholesale or retail sale, lease, or rental of new or used products to through traffic as well as the surrounding neighborhood. General retail shall include the selling, leasing or renting of the following goods: antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; printed materials; sporting goods; or any similar use. The retail sale of automobile parts shall be considered retail general provided no on-site automobile service or repair is provided. This definition does not include any adult entertainment establishment.

Retail, Neighborhood: A facility involved in the sale, lease, or rental of new or used products primarily to local traffic in the surrounding neighborhood. Neighborhood retail shall include the selling, leasing or renting of the following goods: books; health and

Industrial Use Groups

beauty products; photo finishing; crafts; flowers; gifts or souvenirs; groceries; plants; picture frames; produce; stationery; tobacco; videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products whose preparation does not require installation of an exhaust hood.

Service, General: A facility involved in providing personal or repair services to through traffic as well as the surrounding neighborhood. General services shall include the following personal services: animal grooming; dance, martial arts, photographic, music studio or classroom; photocopy, blueprint, quick-sign service; psychic or medium; security service; taxidermist; catering service or any similar use. General services shall also include the following repair services: bicycles; mopeds, canvas products; clocks; computers; jewelry; musical instruments; office equipment; radios; shoes; televisions; furniture; watches or any similar use. Also includes a tailor, milliner, upholsterer or locksmith. This definition does not include any adult entertainment establishment.

Service, Neighborhood: A facility involved in providing limited personal services to local traffic in the surrounding neighborhood. Neighborhood services shall include the following: personal care services such as hair, nail, tanning, massage therapy; laundromat; dry cleaning and laundry pickup station; pack and ship facility; or any similar use.

special use - ?

Vehicle Sales: A facility involved in providing direct sales, renting or leasing of motor vehicles, light and medium trucks, tractor trailers, recreational vehicles; construction equipment; motorcycles and boats, or any similar use.

Vehicle Service: A facility involved in providing limited service to passenger vehicles and other small consumer vehicles. Such minor operations are primarily provided while customers wait for their vehicles. Limited vehicle service shall include the following: alignment shop; quick lubrication facilities; brake service, battery sales and installation; outdoor car wash; auto detailing and tire sales and mounting; or any similar use.

Vehicle Repair: A facility involved in providing repair services to passenger vehicles, light and medium trucks, tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; vehicle painting; upholstery repair; farming equipment; and other consumer motor vehicles such as motorcycles and boats, or any similar use.

§2.3.5. Industrial Use Groups

Research and Development: A facility focused primarily on the research and development of new products. Research and development shall include: laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

Eastern Lincoln Development District

Single family detached	P
Modular (CAPO)	P
Alley-loaded house	P
Zero lot line house	S
Two-family house	S
Townhouse	S
Multi-family	S
Upper-story residential	S
Boarding house	S
Manufactured home, Class A	P
Manufactured home, Class B	P
Manufactured home, Class C	P
Manufactured home, Class D	P
Manufactured home, Class E	P
Manufactured home, Class F	P
Manufactured home park (<20 units)	
Manufactured home park (>20 units)	
Civic Uses	
Airport, public or private	
Adult care home	S
Bus terminal, public	S
Cemetery	P
Civic club or community center	S
Coliseums 1000+ seats	S
College	S
Correctional facility	
Child care center, small group (1-6)	P
Child care center (6+)	S
Family care home	P
Hospital	S
Museum, library	P
Nursing home	S
Park, open area *	P
Place of worship, seating capacity <500	P
Place of worship, seating capacity 500 to 1000	S
Place of worship, seating capacity >1000	S
Public facility	P
Railroad terminal and yard	
Recreation facilities, private	S
Recreation facilities, public	S
School, elementary and secondary	P
Solar farm	S
Technical, trade, business school	S
Utility, minor *	P
Utility, major *	S
Wireless facility and tower (up to 60 ft)	P
Wireless facility and tower (60-100 ft)	S
Wireless facility and tower (101-325 ft.)	
Commercial Uses	
Adult establishment	S
Agriculture (involving livestock) *	
Agriculture (sales, processing) *	

Agricultural supply/equipment sales	S
Amusement center, indoor	S
Animal shelter	
Artist studio, gallery	S
Auctions, live stock or outdoor	
Bank or financial institution	P
Bar or nightclub	S
Bed & breakfast	S
Cabinet shop	S
Campground	
Catering, food	S
Club, private	S
Contractor's office	S
Contractor's yard	S
Convenience store without fuel sales	P/S**
Commercial fishing lake	
Farm stand	S
Flea market	S
Florist, wholesale	S
Freezer lockers	
Funeral home	P/S**
Gas station with convenience retail	S
Hotel, motel	S
Indoor Recreation *	S
Kennel	S
Machinery repair	S
Marina	
Microbrewery	P
Microbrewery combined with restaurant	P
Newspaper publisher	S
Office, general *	P
Office, professional	P
Office, medical *	P
Outdoor recreation, private *	S
Outdoor recreation, public *	S
Parking lot, commercial	
Photo finishing laboratory	S
Post office	P
Postal/parcel processing	S
Racetrack	
Radio or television studio	S
Recreational club, private	S
Restaurant, fast food	P/S**
Restaurant, general	P/S**
Retail, neighborhood *	P
Retail, general *	P/S**
Riding stable	S
Self-storage facility	S
Service, neighborhood *	S
Service, general *	P/S**
Shooting range, indoor	S
Shooting range, outdoor	
Storage, private (on <2 ac.)	
Storage, private (on 2+ ac.)	
Vehicle repair *	S
Vehicle sales *	S
Vehicle service *	S
Vending supply	S
Veterinarian, animal hospital	P/S**

Eastern Lincoln Development District

Warehouse/freight movement *	S
Winery	
Industrial Uses (NAICS Codes)	
Oil & Gas Extraction (2111)	S
Nonmetallic Mineral Mining & Quarrying (2123)	S
Support Activities for Mining (2131)	S
Animal Foods (3111)	
Grain & Oilseed Milling Products (3112)	
Sugar & Confectionery Products (3113)	P
Sugar Manufacturing (311311)	S
Fruit & Vegetable Preserves & Specialty Foods (3114)	P
Fruit & Vegetable Canning (311421)	S
Dairy Products (3115)	P
Meat Products & Meat Packaging Products (3116)	
Seafood Products Prepared, Canned & Packaged (3117)	
Bakery & Tortilla Products (3118)	P
Foods, NESOI (3119)	S
Beverages (3121)	P
Ice Production (312113)	S
Breweries (31212)	S
Wineries (31213)	S
Distilleries (31214)	S
Tobacco Products (3122)	S
Fibers, Yarns & Threads (3131)	P
Fabrics (3132)	P
Finished & Coated Textile Fabrics (3133)	S
Textile Furnishings (3141)	P
Other Textile Products (3149)	P
Knit Apparel (3151)	P
Apparel (3152)	P
Apparel Accessories (3159)	P
Leather & Hide Tanning (3161)	
Footwear (3162)	P
Other Leather Products (3169)	P
Sawmill & Wood Products (3211)	S
Veneer, Plywood & Engineered Wood Products (3212)	S
Other Wood Products (3219)	S
Pulp, Paper & Paperboard Mill Products (3221)	
Converted Paper Products (3222)	P
Printed Matter & Related Products, NESOI (3231)	P
Petroleum & Coal Products (3241)	
Basic Chemicals (3251)	S
Resin, Synthetic Rubber & Artificial & Synthetic Fibers & Filament (3252)	S
Pesticides, Fertilizers & Other Agricultural Chemicals (3253)	
Pharmaceuticals & Medicines (3254)	P
Paints, Coatings & Adhesives (3255)	S
Soaps, Cleaning Compounds & Toilet Preparations (3256)	S
Other Chemical Products & Preparations (3259)	S
Plastic Products (3261)	S
Rubber Products (3262)	S
Clay & Refractory Products (3271)	S
Glass & Glass Products (3272)	S
Cement & Concrete Products (3273)	S
Lime & Gypsum Products (3274)	
Other Nonmetallic Mineral Products (3279)	S

Iron & Steel & Ferroalloy (3311)	
Steel Products From Purchased Steel (3312)	P
Alumina & Aluminum & Processing (3313)	S
Nonferrous Metal (Except Aluminum) & Processing (3314)	S
Foundries (3315)	
Crowns, Closures, Seals & Other Packing Accessories (3321)	
Crowns & Closures (bottle caps, Jar lids, etc.) (332115)	P
Metal Stamping (332116)	S
Research & Development Cutlery & Hand Tools (3322)	P
Architectural & Structural Metals (3323)	S
Boilers, Tanks & Shipping Containers (3324)	
Metal Can, Box, & Other Metal Containers (Light Gauge) Manufacturing (33243)	S
Hardware (3325)	P
Springs & Wire Products (3326)	P
Bolts, Nuts, Screws, Rivets, Washers & Other Turned Products (3327)	P
Coating, Engraving, Heat Treating, and Allied Activities (3328)	S
Other Fabricated Metal Products (3329)	P
Small Arms Ammunition (332992)	S
Ammunition (except Small Arms) (332993)	S
Small Arms (332994)	S
Other Ordnance & Accessories (332995)	S
Agricultural & Construction Machinery (3331)	S
Industrial Machinery (3332)	S
Commercial & Service Industry Machinery (3333)	P
Ventilation, Heating, Air-conditioning & Commercial Refrigeration Equipment (3334)	P
Metalworking Machinery (3335)	P
Engines, Turbines & Power Transmission Equipment (3336)	S
Other General Purpose Machinery (3339)	S
Power-Driven Handtool (333991)	P
Computer Equipment (3341)	P
Communications Equipment (3342)	P
Audio & Video Equipment (3343)	P
Semiconductors & Other Electronic Components (3344)	P
Navigational, Measuring, Electronic Components (3345)	P
Magnetic & Optical Media (3346)	P
Electric Lighting Equipment (3351)	P
Household Appliances & Miscellaneous Machines, NESOI (3352)	P
Electrical Equipment (3353)	S
Switchgear & Switchboard (335313)	P
Relays (335314)	P
Electrical Equipment & Components, NESOI (3359)	S
Motor Vehicles (3361)	S
Motor Vehicle Bodies & Trailers (3362)	S
Motor Vehicle Parts (3363)	P
Other Motor Vehicle Manufacturing (336399)	P
Motor Vehicle Brake System (33634)	S
Motor Vehicle Metal Stamping (33637)	S
Motor Vehicle Air Conditioning (336391)	S
Aerospace Products & Parts (3364)	S
Railroad Rolling Stock (3365)	
Ships & Boats (3366)	S
Transportation Equipment, NESOI (3369)	S

Eastern Lincoln Development District

Household & Institutional Furniture & Kitchen Cabinets (3371)	P
Office Furniture (Including Fixtures) (3372)	P
Furniture Related Products, NESOI (3379)	S
Medical Equipment & Supplies (3391)	P
Miscellaneous Manufactured Commodities (3399)	P
Signs (33995)	S
Bookbinding	S
Building Materials Sales & Lumberyards	S
Crematorium	S
Dry Cleaning & Laundry Facilities/Plants	S
Junkyard / Salvage & Vehicle Storage	
Motor Sports / Team Racing	P
Laboratories	S
Product Distribution Centers/Plants	S
Recycling & Waste Services Facilities	
Research & Development	S
Septic Services	
Storage of Materials (batteries, flammables, etc.)	
Supply House	S
Tire Recapping	

*Refers to Groups of Uses as defined in Section 2.3

** These uses shall be Special if located adjacent to or within 100 feet of a residential zoning district.

G. Building Standards

1. Articulation

(a) General

Facades greater than 80 feet in length, measured horizontally, that face public or private rights-of-way or parking areas shall incorporate wall plane projections or recesses having a minimum depth of three percent of the length of the facade and extending a minimum of 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 30 horizontal feet.

1. Ground floor facades that face public or private rights-of-way or parking areas shall have arcades, display windows, entry areas, awnings or other such features along a minimum of 75 percent of their horizontal length and a corner wrap of the same facade treatment for a distance equal to five percent of the ground floor facade extending from all front building corners.