



*Forest City*  
Unified  
Development  
Ordinance

**Adoption Date**  
**May 16, 2013**

**Effective Date**  
**July 1, 2013**

As Amended  
October 4, 2021

BENCHMARK CMR, INC

- (1) Is clearly incidental to and customarily found in connection with a principal building or use;
  - (2) Is subordinate to and serves a principal building or a principal use;
  - (3) Is subordinate in area, extent, or purpose to the principal building or principal use served;
  - (4) Contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and
  - (5) Is located on the same lot and zones the same as the principal building or use served.
- (C) Two (2) or more principal uses may, in some cases, be permitted to occupy the same land or building as long as each use is a permitted use.

**3.3.3 Table Key**

The following is a list of the meanings of table entries:

- (A) "P" indicates that the use is permitted by right in the zoning district.
- (B) "S" indicates that the use is permitted with a Special Use Permit in the zoning district.
- (C) A blank space under a zoning district column indicates that a use is not permitted in that district.
- (D) A section number listed in the "SR" column indicates that the use has supplemental requirements for the zoning district in which it is permitted. The section number refers to the regulations in Chapter 4.

**PERMITTED USES TABLE**

	R-20	R-15	R-8	R-6	OI	C-1	C-T	C-2	C-3	M-1	PRD	SR
<b>Residential Uses</b>												
Accessory dwellings	S	S	S	S	S		P	P				4.2.1
Accessory structures (residential)	P	P	P	P	P		P	P				4.2.2
Caretaker's Residence									P	P		
Conservation developments	P	P										
Family care homes	P	P	P	P	P		P	P			P	4.2.3
Home occupations	P	P	P	P	P		P	P			P	4.2.4
Manufactured homes on individual lots	P	P	P	P	P		P	P			P	4.2.5
Manufactured home park												4.2.6
Multi-family dwellings (includes apartments & townhomes)												
Single-family dwellings (detached)	P	P	P	P	P		P	S			P	4.2.7
Temporary emergency manufactured homes	P	P	P	P	P	P	P	P	P		P	4.2.12
Traditional Neighborhood Development										P	P	4.2.8
Two-family dwellings (duplexes)												4.2.9
Upper-story residential unit			P	P	P		P	P			P	4.2.10
							P	P			P	4.2.11
<b>Civic, Government, &amp; Institutional Uses</b>												
Cemeteries												
Colleges, Universities, & associated facilities	S	S	S	S	P	P	P	P	P	P		
Correctional facilities												
Daycare Centers	S		S	S	P	P	P	P			P	
Emergency Services (fire, police, EMT, & similar uses)	S	S	S	S	P	P	P	P	P	P	P	4.3.1
Government office buildings	S	S	S	S	P	P	P	P	P	P	P	
Hospitals, public and private												
Libraries, museums, art galleries, & similar uses			S	S	P	P	P	P	P	P	P	
Post Offices			S	S	P	P	P	P	P	P	P	
Religious institutions & related uses	P	P	P	P	P	P	P	P	P	P	P	
Research facilities												
Residential care facilities	S		S	S	P				P	P	P	
Schools, instructional												
Schools & associated facilities (public & private)	S	S	S	S	P	P	P	P	P	P	P	
Schools (trade & vocational)												
Social, fraternal, & philanthropic clubs & non-profit uses	S		S	S	P	P	P	P	P	P	P	

P= Permitted Use S=Special Use Permit required Blank=Not Permitted SR=See Chapter 4 for Supplemental Requirements

**PERMITTED USES TABLE**

<i>Office &amp; Service Uses</i>	R-20	R-15	R-8	R-6	OI	C-1	C-T	C-2	C-3	M-1	PRD	SR
Animal services (no outdoor kennels)							P	P	P	P	P	
Animal services (with outdoor kennels)										P		4.4.1
Artists, craftsman	P				P	P	P	P	P	P		
Banks, financial services					P	P	P	P	P	P	P	
Bed & breakfast inns	P			P	P	P	P	P	P			
Body piercing & tattoo studios									P	P		4.4.2
Dry cleaning and laundry establishments (non-industrial)						P	P	P	P	P	P	
Fortune tellers, astrologers									P	P		
Funeral homes and mortuaries								P	P	P	P	
Hotels and motels								P	P	P	P	
Internal service facilities (incidental to permitted uses)					P	P	P	P	P	P	P	
Motion picture production						P	P	P	P	P	P	
Motor vehicle or boat services (no outdoor storage)								P	P	P		4.4.3
Motor vehicle boat services (with outdoor storage)									S	P		4.4.3
Medical, dental, chiropractic, optical, psychiatric clinics or related offices and/or laboratories					P	P	P	P	P	P	P	
Personal service uses					P	P	P	P	P	P	P	
Professional offices					P	P	P	P	P	P	P	
Research, development, or testing services					P	P	P	P	P	P	P	
Services, other (no outdoor storage)								P	P	P	P	
Services, other (with outdoor storage)									S	P		
<i>Retail &amp; Wholesale Uses</i>	R-20	R-15	R-8	R-6	OI	C-1	C-T	C-2	C-3	M-1	PRD	SR
ABC sales for on premises consumption						P	P	P	P	P		
Auction houses							P	P	P	P		
Farmers' markets						P	P	P	P	P		
Microbrewery, microdistillery, microwinery						P	P	P	P	P	P	
Motor vehicle or boat sales or rental								P	P	P		4.5.1
Pawn shops								P	P	P		
Restaurants (no drive-through)						P	P	P	P	P		
Restaurants (with drive-through)						P	P	P	P	P	P	
									P	P		4.9.2

P= Permitted Use    S=Special Use Permit required    Blank=Not Permitted    SR=See Chapter 4 for Supplemental Requirements

**PERMITTED USES TABLE**

	R-20	R-15	R-8	R-6	OI	C-1	C-T	C-2	C-3	M-1	PRD	SR
<b>Retail &amp; Wholesale Uses (cont.)</b>												
Retail uses (less than 10,000 square feet, inside fully enclosed building)						P	P	P	P	P	P	
Retail uses (10,000-60,000 square feet, inside fully enclosed building)						S	S	P	P	P	P	
Retail uses (greater than 60,000 square feet, inside fully enclosed building)								S	P	P	P	
Retail uses (outside fully enclosed building)								S	S	P		4.5.3
Shopping centers & malls								S	P	P		
Wholesale								P	P	P		
<b>Recreation &amp; Entertainment Uses</b>												
Adult oriented businesses									S			4.6.1
Auditorium, assembly hall					P	P	P	P	P	P	P	
Banquet, events facility	S				P	P	P	P	P	P	P	
Billiards hall								P				
Campgrounds										P		4.6.2
Electronic gaming operations												
Golf, tennis, swimming clubs & related uses (private, not in development)	S	S	S	S	P	P	P	P	P	P		4.6.3
Golf, tennis, swimming facilities, athletic fields & related uses (public)	P	P	P	P	P	P	P	P	P	P	P	4.6.3
Parks (public)	P	P	P	P	P	P	P	P	P	P	P	
Private clubs						P	P	P	P			
Recreation facilities associated with a residential development	P	P	P	P	P	P	P	P	P	P	P	
Recreation facilities, fitness						P	P	P	P	P	P	
Recreation facilities, indoor (including vintage arcades, bowling, skating, and similar uses)						P	P	P	P	P	P	
Recreation facilities (outdoor, including golf driving ranges, miniature golf, skateboard parks, water slides, batting cages & similar uses)									S	P		4.6.4
Shooting ranges (indoor)									P	P		4.6.5
Shooting ranges (outdoor-local government only)										P		
Theater (drive-in)									P	P		
Theater (indoor)					P			P	P	P	P	

**PERMITTED USES TABLE**

Use	R-20	R-15	R-8	R-6	OJ	C-1	C-T	C-2	C-3	M-1	PRD	SR
<b>P= Permitted Use S=Special Use Permit required Blank=Not Permitted SR=See Chapter 4 for Supplemental Requirements</b> <b>Industrial, Warehousing, Transportation, &amp; Utility Uses</b>												
Theater (open-air)												
Airports & heliports										P		4.7.1
Asphalt plants										P		4.7.2
Automobile parking lots or garages (principal use)						P	P	P	P	P		
Broadcast towers and equipment (excluding wireless telecommunications towers)									P	P	P	4.7.3
Bus & train stations						P	P	P	P	P	P	
Data centers										P		
Distribution centers										P		
Electric transmission lines & appurtenances	P	P	P	P	P	P	P	P	P	P	P	
Junkyards, salvage yards, recycling operations and similar uses									S			4.7.4
Landfill (construction, demolition, land clearing & inert debris)												
Landfill (sanitary)												
Manufacturing, processing, & assembly (inside fully enclosed building)										P		
Manufacturing, processing, & assembly (outside fully enclosed building)										P		
Mining & quarrying operations												
Natural gas distribution lines & related appurtenances	P	P	P	P	P	P	P	P	P	P	P	4.7.5
Power generation/production facilities (not including wind and solar)							P		P	P		
Power generation/production, solar (individual use)	P	P	P	P	P	P		P	P	P	P	
Power generation/production, wind (individual use)	P	P										
Rail terminals or yards												
Recycling centers (excluding recycling operations)										P		
Sewage collection lines, pump stations, & appurtenances	P	P	P	P	P	P	P	P	P	P	P	
Sewage treatment plants (non-government, public)	S	S	S	S	S	S	S	S	S	S	S	4.7.6
Solar power generation facilities (solar farms)	S	S										
Taxicab stands or offices										P	P	
Telecommunication lines & related appurtenances	P	P	P	P	P	P	P	P	P	P	P	
Transit stops	P	P	P	P	P	P	P	P	P	P	P	

**PERMITTED USES TABLE**

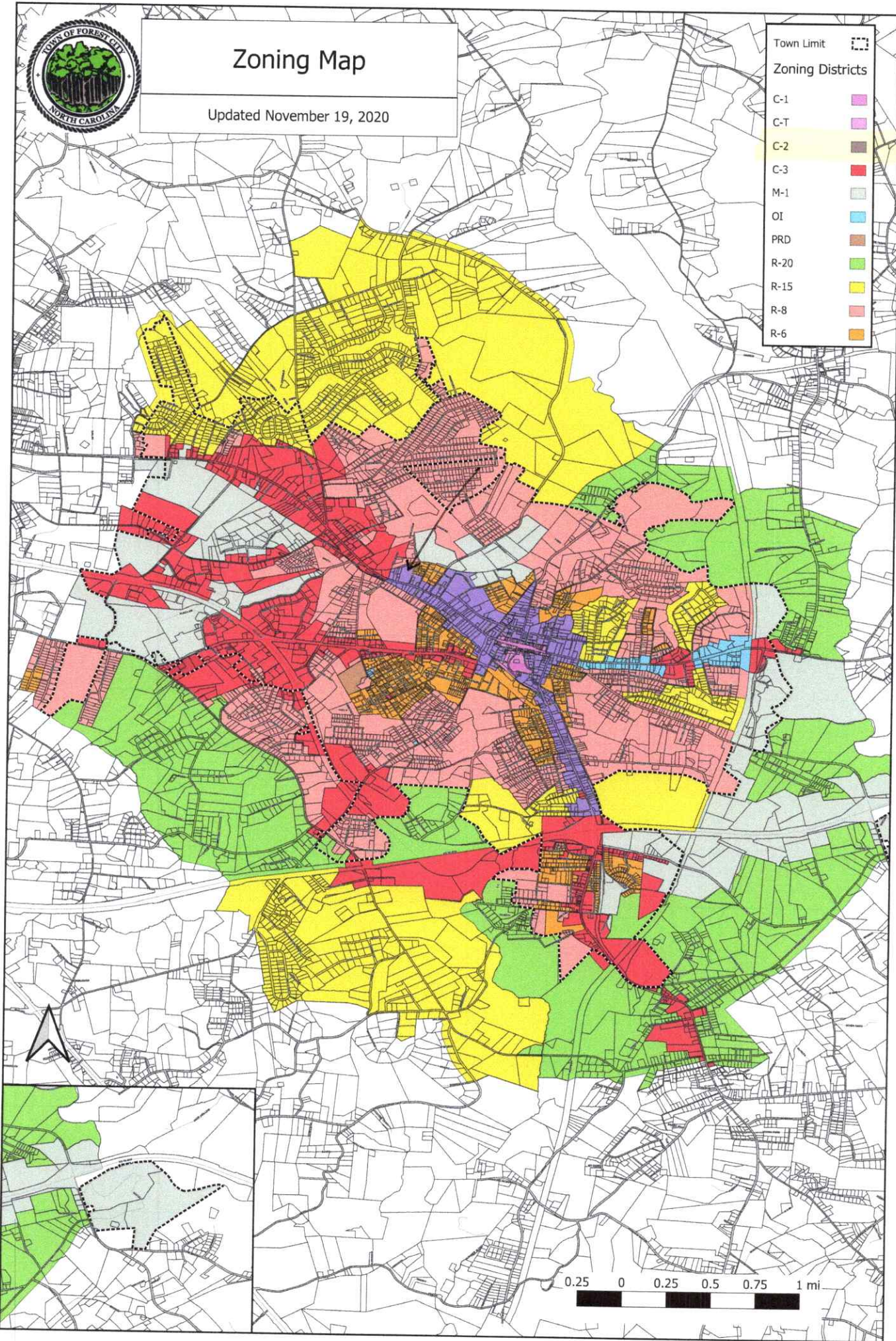
Truck stops																				
	P= Permitted Use	S=Special Use Permit required	Blank=Not Permitted	R-20	R-15	R-8	R-6	OI	C-1	C-T	C-2	C-3	M-1	PRD	SR					
	SR=See Chapter 4 for Supplemental Requirements																			
	Industrial, Warehousing, Transportation, & Utility Uses																			
	(cont.)																			
Warehouse uses (excluding mini-warehouses)																				
Warehouse, mini											S	P	P							
Water distribution lines, pumps, storage, tanks, & appurtenances	P	P		P	P															
Water treatment plants (non-government, public)	S	S		S	S															4.7.7
Wind power generation facilities (wind farms)																				
Wireless telecommunications towers	S	S									S	P	P							4.7.8
<b>Agricultural Uses</b>																				
Bona fide farms	P	P		P	P															
Equestrian uses (horseback riding, stables)	S																			4.8.1
Greenhouse or horticultural nursery (no on-premises sales)	P																			
Greenhouse or horticultural nursery, commercial (with on-premises sales)											P	P	P							
Produce Stand (permanent)	S									S	S	S								4.8.2
<b>Other Uses</b>																				
Accessory structures (associated with permitted non-residential uses)	P	P		P	P															
Drive-through/Drive-in uses (associated with permitted use)									S	S	P	P	P							
Outdoor Storage (associated with a permitted use, excluding outdoor sales display)																				
Temporary Uses (per Chapter 4)	P	P		P	P															
	P= Permitted Use S=Special Use Permit required Blank=Not Permitted SR=See Chapter 4 for Supplemental Requirements																			



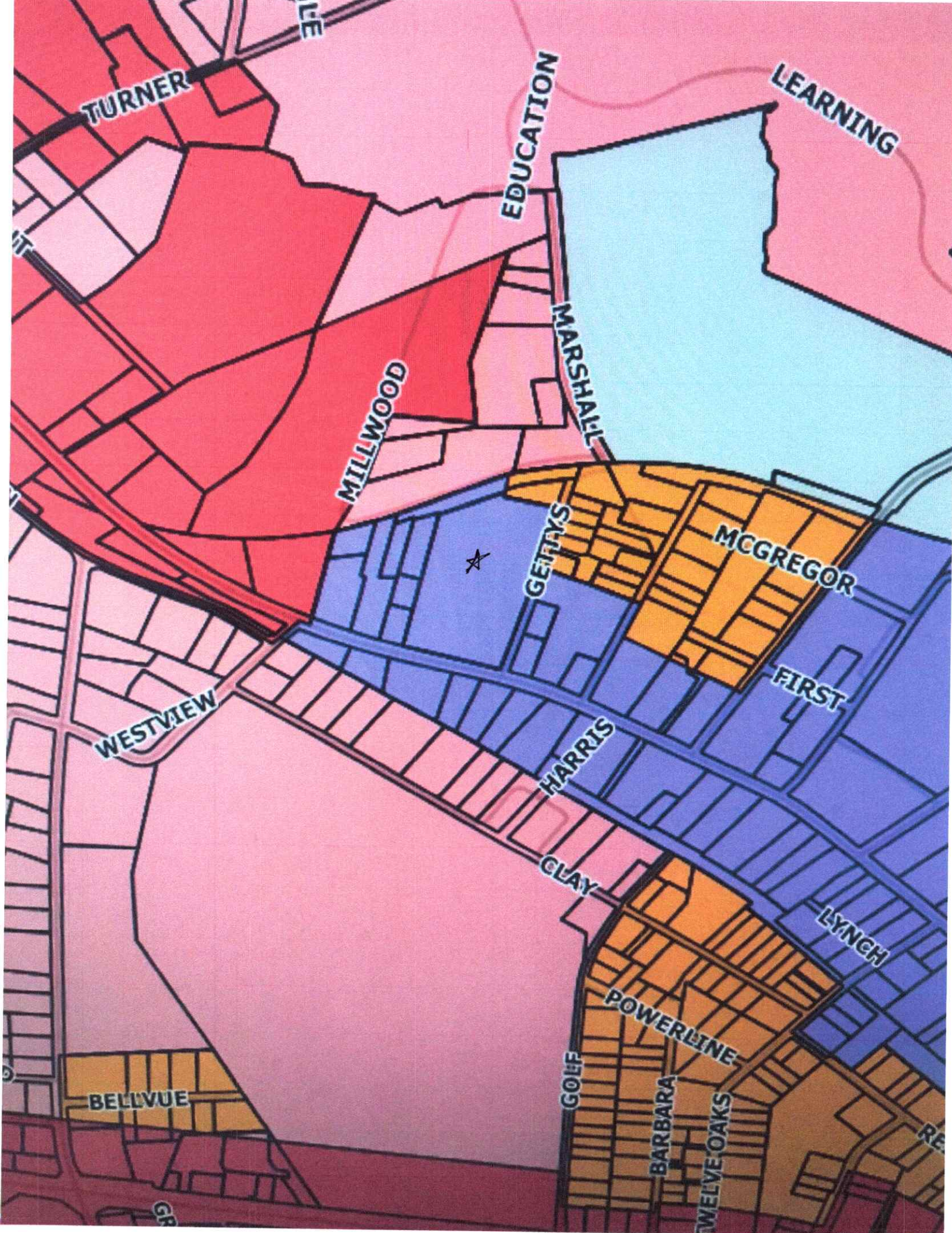
# Zoning Map

Updated November 19, 2020

Town Limit	
Zoning Districts	
C-1	
C-T	
C-2	
C-3	
M-1	
OI	
PRD	
R-20	
R-15	
R-8	
R-6	







TURNER

EDUCATION

LEARNING

MILLWOOD

MARSHALL

GETTYS

MCGREGGOR

FIRST

HARRIS

WESTVIEW

CLAY

LYNCH

BELLVUE

POWERLINE

GOLF

BARBARA

TWELVE OAKS



# Planning & Code Enforcement

## Building and Zoning Department

Phone: 828.248.5239 Fax: 828.245.6143

[fcbuilding@townofforestcity.com](mailto:fcbuilding@townofforestcity.com) (mailto:%20fcbuilding@townofforestcity.com)

128 N. Powell Street Forest City, North Carolina 28043

[Annual Inspection Fee Reports](#)

(<https://www.townofforestcity.com/government-transparency>)



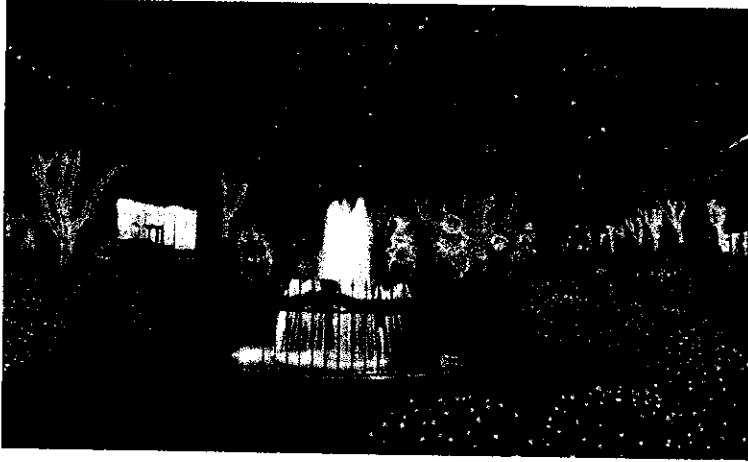
## Mission

Our mission is to provide customer service and administer development codes to improve the quality of life for the people living and working within the city limits. This will be accomplished through policies, conducting inspections to ensure compliance with all related codes, and listening to and addressing the concerns of the community. We strive to provide for the public health, safety, and general welfare of the community through inspections, zoning, and the planning process.

## Staff

- Joseph Scoggins: Code Enforcement Director 828.247.8760  
[joescoggins@townofforestcity.com](mailto:joescoggins@townofforestcity.com) (mailto:%20joescoggins@townofforestcity.com)
- Aaron Sims: Building and Zoning Official 828.247.4422  
[aaronsims@townofforestcity.com](mailto:aaronsims@townofforestcity.com) (mailto:%20aaronsims@townofforestcity.com)
- Alex Owens: Building and Zoning Official  
828.248.5201 [alexowens@townofforestcity.com](mailto:alexowens@townofforestcity.com) (mailto:%20alexowens@townofforestcity.com)
- Preston Janco: Planner 828.247.4412  
[prestonjanco@townofforestcity.com](mailto:prestonjanco@townofforestcity.com) (mailto:%20prestonjanco@townofforestcity.com)
- Erin Yochem: Development and Code Services Tech.  
828.248.5239 [erinyochem@townofforestcity.com](mailto:erinyochem@townofforestcity.com) (mailto:%20erinyochem@townofforestcity.com)
- Robert (R.A.) McIntosh: Code Enforcement Officer  
828.247.4426 [robertmcintosh@townofforestcity.com](mailto:robertmcintosh@townofforestcity.com)  
(mailto:%20robertmcintosh@townofforestcity.com)

- Amy Bridges: Downtown & Community Dev. Manager 828.248.5200  
[amybridges@townofforestcity.com](mailto:amybridges@townofforestcity.com) (mailto:%20amybridges@townofforestcity.com)
- Arianna Edwards: Marketing & Events Coordinator 828.245.0365  
[ariannaedwards@townofforestcity.com](mailto:ariannaedwards@townofforestcity.com) (mailto:%20courtneyashley@townofforestcity.com)



Town of Forest City, NC  
128 N. Powell Street  
Forest City, NC 28043  
(828) 245-0148



[Home](#) > [Government](#) > [Mayor and Board of Commissioners](#) >

# Mayor and Board Contact Information

Mayor Steve Holland	stevholland@townofforestcity.com
Commissioner John Mark Bennett	jmbennett@townofforestcity.com
Commissioner Chris Lee	chrislee@townofforestcity.com
Commissioner Dee Dee Bright	deedeebright@townofforestcity.com
Commissioner Justin Conner	justinconner@townofforestcity.com
Commissioner Shawn Moore	shawnmoore@townofforestcity.com

Town of Forest City, NC  
128 N. Powell Street  
Forest City, NC 28043  
(828) 245-0148

site map © 2024 Town of Forest City, NC Website by VC3