

ARTICLE III - ESTABLISHMENT OF DISTRICTS

Section 1 - Use Districts Named

For the purpose of this ordinance, the Town of Mayodan and its extraterritorial planning jurisdiction is divided into the following use districts:

- R-20 Residential (Low Density) District
- R-12 Residential (Medium Density) District
- R-6 Residential (High Density) District
- C-1 Central Commercial District
- C-2 Highway Commercial District
- C-3 Neighborhood Commercial District
- M-1 Industrial District
- F-P Floodplain District

Section 2 - District Boundaries Shown on Zoning Map

The boundaries of the districts as shown on the map accompanying this ordinance are entitled "Official Zoning Map, Mayodan, North Carolina. The zoning map and all the notations, references, amendments, and other information shown are made a part of this ordinance the same as if the information set forth on the map were all fully described. The zoning map properly attested is posted at the Mayodan Town Office and is available for inspection by the public.

Section 3, - Due Consideration Given to District Boundaries

Where uncertainty exists as to the boundaries of any of the districts as shown on the zoning map, the following rules shall apply:

- a. Where the district boundaries are indicated as approximately following streets, alleys, or highways, the centerlines shall be construed to be the boundaries.
- b. Where district boundaries are indicated as approximately following lot lines, the lot lines shall be construed to be the boundaries.
- c. Where district boundaries are indicated as approximately being parallel to the center lines of streets, alleys, highways, or the rights of way of same, the district boundaries shall be construed as being parallel and at the distance indicated on the zoning map.
- d. Where a district boundary line divides a lot or tract in single ownership, the district requirements for the least restricted portion of the lot or tract shall be deemed to apply to the whole provided such extensions shall not include a part of a lot or tract more than 35 feet beyond the district boundary line. The term "least restricted" shall refer to use restrictions, not lot or tract sizes.

Section 4 - Statement of Intent

- 4.1 R-20 Residential District - The intent of the R-20 District is to establish a low-density development pattern where municipal water and sewer will not be available. The principal uses in this district will be single-family residences and agriculture. However, other uses will also be allowed if they are compatible with these principle uses.
- 4.2 R-12 Residential District - The intent of the R-12 District is to establish a medium density development pattern inside the town limit where municipal water and sewer systems are available. The principal use in this district will be single-family residential dwellings. However, other uses that are compatible and will not interfere with single-family development will be allowed.
- 4.3 R-6 Residential District - The intent of the R-6 District is to establish a high density development pattern inside the town limits where municipal water and sewer systems are available. The principle uses include not only single-family, two-family, and multifamily uses but other compatible uses. This district shall provide a buffer between the more restricted R-12 District and the C-1 and C-2 Commercial Districts.
- 4.4 C-1 Central-Commercial District - The intent of the C-1 District is to preserve the town's centrally located trade and commercial area. Because of its unified development pattern, uses will not provide the dimensional requirements imposed on commercial development allowed the thoroughfares of the community.
- 4.5 C-2 Highway Commercial District - The intent is to provide commercial areas along the major, roadways to serve the needs of the residents as well as those living elsewhere for goods and services. Because many of these uses may interfere with residential uses, the community will attempt to separate commercial from residential uses or at least provide buffers that will help mitigate some of these negative impacts.
- 4.6 C-3 Neighborhood Commercial District - The intent is to provide commercial areas adjacent to residential zones that are more compatible than C-2 Commercial Districts use. Unlike the other commercial district, only activities that produce limited vehicular traffic, noise, or smoke will be allowed.
- 4-7 M-1 Industrial District - The intent is to provide areas within the planning jurisdiction sites for manufacturing, warehousing, processing, and related uses whose operating characteristics limit their effects on adjacent use.
- 4.8 F-P Floodplain District - The intent is to establish to meet the needs of the Mayo River to carry abnormal flows of water in time of flood; to prevent encroachments into the district which will unduly increase flood heights and damage; and to prevent the loss of life and excessive damage to property in the area of greatest flood hazard.

Article IV, Section 1 - Table of Permitted Uses

Use Type	R-20	R-12	R-6	C-1	C-2	C-3	M-1	F-P
ABC Store				P	P	C		
Accessory Uses and Structures, including private garages and swimming pools, See Note 1 and Note 23	P	P	P	P	P		P	
Adult Uses, See Article VI, Section 5.1				C				
Agriculture or horticulture including the sale of products at a retail stand on the property where produced., See Article VI, Section 5.2	P			P				S
Antique Stores				P	P			
Appliance Store				P	P			
Arcades (video games), provided any facility complies with the Mayodan Game Room ordinance					P			
Assisted living Facilities	P	P						
Athletic Fields, See Note 2	P							
Auto parts and supplies, new, provided no on-site repairs to cars, trucks, etc., See Article VI, Section 5.3				P	P	S	P	
Automobile Dealers, New and Used, See Article VI, Section 5.5				S	P		P	
Automobile Rental or Leasing				S	P		P	
Automobile Repair Garages, See Article VI, Section 5.4				C	P		P	
Automobile Car Wash, See Note 3					P		P	
Automotive Towing and Storage Services, See Note 4							P	
Backyard workshops (accessory use) , See Note 5	P	P	P					
Bakery, Retail				P	P			
Bank, Savings and Loan, or Credit Union				P	P	P		
Bars, See Note 6				P	P			
Barber and Beauty Shops				P	P	P		
Batting Cages, Outdoor, See Note 7	P						P	P
Batting Cage, Indoor					P		P	
Bed and Breakfast, See Note 8	P	P	P	P				
Billiard and pool halls, Bingo Games, etc				P	P			
Boarding and Rooming Houses See Note 8	P	P	P	P				
Body Piercing, Tattoo Parlors, See Article VI, Section 5.32				C				
Bookstore				P	P	P		
Bowling Lanes					P		P	
Building contractor's office and storage yards, provided all open storage is surrounded by a fence at least 6 feet high					P		P	
Building materials sales yards & materials storage, See Note 9					P		P	
Business and trade schools such as barber and beauty colleges, art schools, etc.				P	P		P	

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R-12 Residential Medium Density
R-6 Residential High Density

C-1 Central Commercial
C-2 Highway Commercial
C-3 Neighborhood Commercial

M-1 Industrial
F-P Flood Plain

Article IV, Section 1 - Table of Permitted Uses

Use Type	R-20	R-12	R-6	C-1	C-2	C-3	M-1	F-P
Catalogue Sales as a primary use					P		P	
Cemeteries See Note 10	P							
Christmas Tree Sales Lots, no longer than one month, See Note 24				P	P	P	P	
Churches, Synagogues and customary accessory uses including columbaria (burial sites for ashes of cremated bodies) but excluding cemeteries, See Article VI, Section 5.6	P	P	P	S	S	S		
Churches, synagogues and customary related uses including cemeteries provided that all buildings and graves shall be set back at least 20 feet from any property line	P	P	P					
Circuses and carnivals not exceeding one week in duration, See Note 24			C		P		P	
Clothing, Shoe and Accessory Sales				P	P			
Communication, Radio, Television or Cellular Phone Tower	C							
Community Centers	P	P	P					
Community Garden	P	P	P					P
Computer Sales and Service				P	P			
Convenience Store, with gasoline pumps See Note 11, See also Article VI, Section 5.7				S	P	C		
Country Club with Golf Course	P							
Dance Studios				P	P	P		
Day care and kindergarten facilities licensed by the State of North Carolina and housed in buildings used primarily for this activity , See Article VI, Section 5.8	S	S	S		S			
Day care and kindergarten facilities housed in a church, provided they are licensed by the State of North Carolina	P	P	P	P				
Day Care for Adults, provided the facility is certified and monitored by the State of North Carolina							P	
Day Care provided in a home for 5 or fewer children, licensed by the State of North Carolina , See Note 13	P	P	P					
Dental, Medical or Related Office				P	P			
Drugstore				P	P			
Dry cleaning establishments, provided they do not have more than 2000 sq. ft. of floor area				P	P			
Dry cleaning pick-up stations, no cleaning on site				P	P	P		
Dwelling units condominiums provided they comply with Article VI, Section 5.10.			C					
Dwelling units, duplex (two-family) not more than two duplexes on a single lot		P	P					
Dwelling units, duplex, three or more duplexes located on a single lot; this is considered a multifamily development, See Article VI, Section 5.9			C					
Dwellings units, multifamily, single building on separate lot, provided they comply with Article V, Section 1			P					

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Article IV, Section 1 - Table of Permitted Uses

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Dwelling units, multifamily, two or more buildings on a single lot. This includes apartments, condominiums and multifamily elderly units, provided they comply with Article VI, Section 5.10.			C					
Dwelling units, Single Family Detached	P	P	P	S				
Dwelling units, townhouses, See Article VI, Section 5.12			C					
Equipment Rental & Leasing (with outside storage), See Note 9				P	P		P	
Event Center				P	P			
Fabric or Piece Goods Store				P	P			
Family Care Facility (Family Care Home) – See Definitions Article XIV	P	P	P					
Farmers' Markets - See Article VI 5.125	C	C	C	C	C	C	C	C
Fences (Fences are permitted in required setbacks) – See Note 12	P	P	P	P	P	P	P	P
Floral and gift shops including greenhouses if attached to the principal building				P	P			
Florist				P	P			
Freight terminals, truck							P	
Fuel Oil Sales							P	
Funeral Home					P			
Furniture Sales				P	P		P	
Game Rooms, Video Game Rooms, Coin Operated Amusements provided they comply with the Mayodan Game Room Ordinance					P			
Garden Center or Retail Nursery				P	P			
Gift or Card Shop				P	P			
Golf Course, Miniature	P						P	
Government Offices				P	P		P	
Greenhouses (nurseries), Commercial	P				P		P	
Greenhouses, Private	P	P	P					
Grocery Store				P	P	P		
Group Care Facility, See Article VI, Section 5.13	S							
Hardware Store				P	P	P		
Health Club				P	P			
Home Furnishings Sales				P	P			
Home Occupations, See Definition in Article XIV. See Note 13	P	P	P					
Hospital							P	
Hotel				P	P			
Industrial Parks, provided they comply with the requirements specified in Article VI, Section 5.14							C	
Insurance Agency				P	P			

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Article IV, Section 1 - Table of Permitted Uses

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Jewelry Store				P	P			
Junkyards, Salvage Yards, Auto Parts Storage (See Definition in Article XIV), See Note 14							P	
Kennels, Commercial, Provided all pens and runs are at least 20 feet from any adjoining property line					P		P	
Landfill, Demolition Debris	S							
Laundromat and launderette				P	P	P		
Law Office				P	P			
Libraries	P	P	P	P	P	P		
Livestock, large animals – permitted only on parcels two acres or larger in size	P							
Lodges and civic clubs, operated on a nonprofit basis such as the VFW, Lion's Club and the American Legion	P			P	P			
Loading and unloading areas					P	P	P	P
Lumberyards							P	
Machine and welding shops, See Article VI, Section 5.145			S				P	
Manufactured Home Parks See Article VI, Section 5.15	S							
Manufactured Home (Class AA Or Class A) on Individual Lot provided they meet the appearance criteria listed in Article XIV Definitions, See Note 16	P							
Manufactured Home Sales					P		P	
Manufactured Home, Class A or B, Temporary Hardship, on the same lot as a principal residence, See Article VI, Section 5.16	S						P	
Manufactured housing on school site, used as exclusively for classrooms, See Note 24	P	P	P					
Manufactured housing as temporary facilities on construction sites, See Note 15	P	P	P	P	P	P	P	
Manufacturing or processing operations where no adverse impacts occur beyond the boundaries of the lot (e.g. sewing and apparel operations, parts assembly, small appliance assembly and manufacture), See Article VI, Section 5.17				C			P	
Manufacturing or processing operations with air, water or land-use impacts such as production of noise, steam, and wastewater (e.g. asphalt plants, dyeing and finishing operations, manufacture of chemicals, paints and allied products)							P	
Massage Parlor, Adult, See Article VI, Section 5.1				C				
Medical, Dental or Related Offices and Clinics, See Art. VI, Sec.5.18			S	P	P	S		
Metal Coating and Engraving							P	
Metal Processing							P	
Mixed uses (commercial and residential uses in a single structure)			P	P				

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Motels					P		P	
Moving and Storage Service					P			
Nursing Homes, Assisted Living Facilities, See Article VI, Section 5.20	S				S			
Off street parking	P	P	P		P	P	P	P
Office Equipment Sales				P	P			
Offices, See Article VI, Section 5.21			S	P	P	P	P	
Open space recreation structures, public and private, such as parks, fishing facilities and boat docks, See Article VI, Section 5.22								S
Optical Goods Sales				P	P			
Paint and Wallpaper Sales				P	P			
Parking Lots				P	P		P	P
Pawnshop or Used Merchandise Stores				P	P			
Pet cemetery	P							
Pet shops with outside runs, provided all pens and runs are at least 20 feet from any adjoining property line					P		P	
Pet shops without outside runs				P	P		P	
Photocopying and Duplicating Services				P	P			
Photography Studio				P	P			
Planned Unit Development (PUD), See Article VI, Section 5.23	C	C	C					
Pool halls and billiard rooms					P			
Professional offices such as but not limited to accountants, lawyers, doctors or insurance agencies, See Art. VI, Section 5.24			S	P	P	P	P	
Public parks, playgrounds, See Article VI, Section 5.25 & 5.22	P	P	P					S
Public safety facilities, municipal, such as fire and police stations and rescue squads, See Note 17, See also Article VI, Section 5.19	S	S	S	P	P	S	P	
Public utility facilities such as transformer stations, pumping stations, water towers, and telephone exchanges, See Note 18, See also Article VI, Section 5.26	S	S	S	P	P	S	P	S
Radio, Television, Cellular Phone Tower, See Art. VI, Sec.5.33	C							
Real Estate Office				P	P			
Repair shops for automobiles (Automobile repair garages), See Article VI, Section 5.4				C	P		P	
Repair shops for large appliances such as plumbing, air conditioning, etc. See Note 19					P		P	
Repair shops for small appliances such as vacuum cleaners, watches, televisions, and radios with no outside storage and no repair work done outside the principal building				P	P	P	P	
Rest and convalescent homes, See Article VI, Section 5.27	S				S			
Restaurant (with drive-thru)					P		P	

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Restaurant (without drive-thru)				P	P			
Retail Sales Not Otherwise Listed				p	P		P	
Sales lots				p	P	p	p	
Satellite Dish, Free Standing As Accessory Use, See Note 21								
Schools, public or private, including elementary, secondary and higher educational facilities	P	P	P		P			
Service Stations (gas stations), See Note 22, See also Art. VI, Sec. 5.28				S	P		P	
Shooting Range, Outdoor, See Article VI, Section 5.29	C						C	
Shopping Centers, provided they comply with Article VI, Section 5.30					C	C	C	
Signs (As permitted by Article IX)	P	P	P	P	P	P	P	
Signs, temporary	P	P	P	P	P	P	P	P
Skating Rinks					P			
Sporting Goods Store				P	P			
Stock, Security or Commodity Broker				P	P			
Storage yards for equipment and materials not subject to damage by flood, providing such use is auxiliary to uses permitted in an adjoining district and materials do not include inflammables such as gasoline, See Article VI, Section 5.31								S
Swimming Pool As Accessory Use (residential and hotel/motel), See Note 23	P	P	P		P			
Swimming pools, privately owned and not operated for profit (normally restricted to members or stockholders or some type of association)	P	P			P			
Tattoo parlor, body piercing, See Article VI, Section 5.32					C			
Tailor and dressmaking shop				P	P	P		
Telecommunications Towers. See Article VI, Section 5.33	C							
Temporary Construction, Storage or Office; Real Estate Office (with building permit for permanent building)	P	P	P	P	P	P	P	P
Temporary Signs	P	P	P	P	P	P	P	
Textile Manufacturing							P	
Tire Recapping							P	
Tire Sales					P		P	
Truck and Utility Trailer Rental and Leasing					P		P	
Veterinary Service, Pet Grooming, No Outdoor Kennels or Runs				P	P	P	P	
Veterinary Service with Outdoor Kennels or Runs provided all pens and runs are at least 20 feet from any adjoining property line					P		P	
Video Tape Rental and Sales				P	P	P		

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Warehouse (general storage, enclosed, non-hazardous)				P	P		P	
Warehouse, self-storage					P		P	
Wastewater Treatment Plants, See Article VI, Section 5.34	S	S						
Water Treatment Plants, See Article VI, Section 5.34	S	S						
Wholesale storage of gasoline and oil products							P	
Wholesale Trade and distribution					P		P	
Yard Sales, See Note 24 and 25	P	P	P					

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