

ZONING ORDINANCE – VANCE COUNTY, NORTH CAROLINA

Permitted Uses Table

Use Type	Reference Sections	AR	R30	R20	R10	RMHC	HC	GC1	LI	IM	EIA	OI	OS	WOZ	Parking-Loading
AGRICULTURAL															
Bona Fide Farms (includes raising poultry, or livestock for commercial use)	Section 1.5 Appendix A-Amend (12/1/14 - #1) Appendix A-Amend (7/2/2018 - #1)	P	P	SUP	X	X	X	X	SUP	SUP	SUP	X	P	P	N/A
Commercial Stables		P	P	SUP	X	X	X	X	X	X	SUP	X	P	P	Parking: 1/300 SF + 1 per 3 stalls Loading: 1 per 40 stalls
Farming (greenhouses-nurseries, not Bona Fide Farms)		P	P	P	SUP	CU	P	P	P	SUP	SUP	X	P	P	Parking: 1/ 250 SF Loading: 1 per 5 bays
RESIDENTIAL USES															
Single Family, Detached/Subdivisions (stick built, modular- Definitions)	Section 3.2.2 (3a,3b,3c) Sections 4.18b and 4.19.1a Section 7.8 Section 12 – Definitions: Dwelling, Single Family	P	P	P	P	X	X	X	X	X	X	X	P	P	Parking: 3 per dwelling unit Loading: N/A
Multi-Family Dwellings (duplex, triplexes)	Section 6.10.1.1a,1c Section 7.8 Section 12 – Definitions: Dwelling, Duplex	SUP	P	P	P	X	X	X	X	X	X	X	P	P	Parking: 2 per dwelling unit Loading: N/A
Multi-Family Dwellings (townhouses, apartments, condominiums)	Section 4.19.1.a, (p.36) & 4.19.5.A2 Section 6.10.1.1a,1c Section 7.8 Section 12 – Definitions: Apartment Condominium, p.90, Dwelling, Multi-Family, Zero Lot Line	X	SUP	P	P	X	X	X	X	X	X	X	SUP	SUP	Parking: 2 per dwelling unit Loading: N/A
Manufactured Home (single wide/double wide-Definitions) per County Ord. #3	Section 3.2.7 Section 4.18 Section 12 – Definitions: Manufactured home	P	P	P	P	P	X	X	X	X	X	X	P	P	Parking: 2 per dwelling unit Loading: N/A
Manufactured Home Park (single wide/double wide) per County Ord. #3	Section 4.23 Section 12 – Definitions	SUP	SUP	P	P	P	X	X	X	X	X	X	X	X	Parking: 2 per dwelling unit Loading: N/A
Planned Unit Development (PUD)	Section 12 – Definitions: Cluster Development, Planned Unit Development, PUD, Zero Lot Line	SUP	SUP	SUP	SUP	SUP	X	X	X	X	X	X	SUP	SUP	Parking: 2 per dwelling unit Loading: N/A
HOME USES															
Home Occupation/Business (Definitions)	Section 12 – Definitions	P	SUP	SUP	SUP	SUP	X	X	X	X	X	X	SUP	SUP	Parking: 2 per employee Loading: N/A
Home Care Unit (Definitions)	Section 12 – Definitions	P	P	X	X	X	X	X	X	X	X	X	P	P	Parking: 3 per dwelling unit Loading: N/A
Family Care Home (Group Home-Definitions)	Section 12 – Definitions	P	P	P	P	P	X	X	X	X	X	X	P	P	Parking: 3 per dwelling unit Loading: N/A
Day Care Home (Children, Adult-Definitions)	Section 12 – Definitions	P	P	P	P	P	X	X	X	X	X	X	P	P	Parking: 1 per 7 child-adult + 1 per employee Loading: N/A
INSTITUTIONAL USES															



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Day Care Facility (Children, Adults)	Section 12 – Definitions	SUP 1-acre min.	P	P	P	P	SUP	SUP	CU	X	P	P	SUP	P	Parking: 1 per 7 child-adult + 1 per employee Loading: N/A
Home for the Aged or Rest Home (Definitions)	Section 12 – Definitions, Life Care Center	SUP	P	P	P	P	SUP	SUP	X	X	P	P	SUP	P	Parking: .33 spaces per room Loading: N/A
Assembly and Worship (Churches, Synagogues, Mosques, etc.)	Section 7.3	P	P	P	P	P	P	P	X	X	P	P	P	P	Parking: 1/ 3 seats Loading: 1 per 40,000 SF
Retirement Community (planned community)	Section 12 – Definitions: Life Care Center	SUP	P	P	P	P	SUP	SUP	X	X	P	P	SUP	P	Parking: .33 spaces per room Loading: N/A
Schools (kindergarten, nursery, elementary, middle-high schools)	Section 6.10.J	P	P	P	P	P	SUP	SUP	X	X	P	P	P	P	Parking: 2 per classroom Loading: 1/ 40,000 SF
College (Community and University)	Section 6.10.J	SUP	X	X	X	X	P	P	X	X	P	P	SUP	SUP	Parking: 1 per 2 students Loading: 1/ 40,000 SF
Hospitals	Section 6.10.J Section 7.12	SUP	SUP	X	X	X	P	P	X	X	P	P	X	SUP	Parking: 1 per bed Loading: 1/ 33,000 SF
Fire Stations, Police stations, EMS Stations (Public Safety Facilities)		P	P	P	P	P	P	P	P	P	P	P	P	P	Parking: 1 per employee + 1 stored vehicle Loading: 1/ loading bay
Medical and Dental Clinics	Section 6.10.J Section 7.12	SUP	SUP	SUP	SUP	SUP	P	P	X	X	P	P	P	SUP	Parking: 4.5/1,000 SF Loading: 1/ 30,000 SF
Public Utilities (substations, water-sewer pump stations, water tanks)		P	P	P	P	P	P	P	P	P	P	P	P	P	Parking: 1/1,000 SF Loading: 1/ 2,000 SF
COMMERCIAL USES															
Agricultural Support and Services (see Definitions)	Section 12 – Definitions Section 6.10.D	P	SUP	X	X	X	P	P	P	X	X	X	SUP	SUP	Parking: 1/25 SF Loading: 1.5/ bay
Bed and Breakfast/Country Inn	Section 6.10.D Section 12 – Definitions Section 12 – Definitions: (Inn/Country Inn)	P	P	SUP	SUP	X	P	P	X	X	X	X	P	P	Parking: 1 per room + 2 extra spaces for facility Loading: N/A
Animal Hospitals-Veterinary Clinics	Proposed reference - Section 6.10.J Proposed reference - Section 7.12	P	P	SUP	X	X	P	P	P	X	SUP	SUP	P	P	Parking: 3/1,000 SF Loading: 1/ 30,000 SF
Kennels	Section 12 – Definitions	P	X	X	X	X	P	P	P	X	X	X	P	P	Parking: 1 per 300 SF + 1 per 3 stalls Loading: 1 40 stalls
Commercial Lodging (Motels, Hotels)	Section 6.10.I.4 Section 7.12.B Section 12 – Definitions: Hotel Section 12 – Definitions: Motel	SUP	SUP	X	X	X	P	P	X	X	SUP	SUP	SUP	SUP	Parking: 1/room + 2 extra spaces for facility Loading: 2 per 40,000 SF
General Store	Section 6.10.D Section 12 – Definitions Appendix A – Amendment, 3/6/2017, #1 and #2	SUP	SUP	X	X	X	P	P	X	X	X	X	SUP	SUP	Parking: 4/1,000 SF Loading: 1/ 30,000 SF

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Retail	Section 6.10.J Section 7.12.B	X	X	X	X	X	P	P	SUP	X	X	X	SUP	SUP	Parking: 4/1,000 SF Loading: 1/ 30,000 SF
Shopping Center	Section 7.3 Section 7.9.F Section 12 – Definitions	X	X	X	X	X	P	P	X	X	X	X	X	SUP	Parking: 1/ 200 SF Loading: 1 per 25,000 SF
Gas Stations	Section 6.10.J Section 12 – Definitions: Automobile Service Station (Gas Station)	X	X	X	X	X	P	P	P	X	SUP	SUP	X	SUP	Parking: 1 per 1,000 SF + 1 per pump station Loading: 1/ 20,000 SF
Alcohol Sales (ABC Store)	Section 6.10.J	X	X	X	X	X	P	P	P	X	X	X	SUP	X	Parking: 4/1,000 SF Loading: N/A
Office	Section 7.12.B Section 6.10.J	X	X	X	X	X	P	P	P	P	P	P	X	SUP	Parking: 4/1,000 SF Loading: 1/33,000 SF
Lumber Yards and Building Supplies Sales	Section 6.10.D Section 7.12.A	SUP	X	X	X	X	P	P	P	X	X	X	SUP	SUP	Parking: 4 per 1,000 SF Loading: 2 per 30,000 SF
Vehicle/Boat Sales	Section 6.10.D Section 7.12.A Appendix A – Amendment 3/6/2017, #4	SUP	X	X	X	X	P	P	P	X	X	X	SUP	SUP	Parking: 1/15 vehicles on lot Loading: 2/ 30,000 SF
Vehicle/Boat Repair/Service Garage	Section 6.10.D Section 12 – Definitions: Automobile Repair Services	SUP	X	X	X	X	P	P	P	X	X	X	SUP	SUP	Parking: 1/15 vehicles on lot Loading: 2/ 30,000 SF
Auto-Boat-RV Storage	Section 6.10.C Section 6.10 D Section 7.7 Section 7.12.A	SUP	X	X	X	X	P	P	P	X	X	X	SUP	SUP	Parking: 1/15 vehicles on lot Loading: 2/ 30,000 SF
Restaurants	Section 6.10.J Section 7.12.B	X	X	X	X	X	P	P	SUP	X	SUP	SUP	SUP	SUP	Parking: 12 per 1,000 SF gross floor area Loading: N/A
Junkyard (also called a salvage yard)	Section 6.10.C Section 7.7 Section 12 – Definition	SUP	X	X	X	X	P	P	X	X	X	X	X	X	Parking: 1 per 2,000 SF storage + 1 per vehicle Loading: N/A
Electronic Gaming Operations	Section 6.10.E Section 12 – Definitions	X	X	X	X	X	SUP	SUP	SUP	X	X	X	X	SUP	Parking: 1/100 SF OR 1 per 2 terminals (which Greater)
RECREATION AND AMUSEMENT USES															
Campgrounds, Recreational Vehicle Parks (see Definitions)	Section 6.10.I.2 Section 12 – Definitions: Campground Section 12 – Definitions: Camp or Care Center Appendix A – Amendment, 1/7/2013, #5	SUP	SUP	X	X	X	X	X	X	X	X	X	P	SUP	Parking: 1 travel trailer + 1 per 350 SF office space Loading: 1
Commercial Amusement (indoor)		X	X	X	X	X	P	P	SUP	X	X	X	X	SUP	Parking: 6 per 1,000 SF Loading: 1
Commercial Amusement (outdoor)		X	X	X	X	X	SUP	SUP	X	X	X	X	X	SUP	-Parking: 1 per 3 seats or 1.25 per play area Loading: N/A
Theaters		X	X	X	X	X	P	P	SUP	X	SUP	SUP	X	SUP	Parking: 1 per 3 seats Loading: 1 per 40,000 SF

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Public Recreation (centers, parks, fields, playgrounds, pools, facilities)		Section 6.10.D Section 6.10.J.,L	SUP	SUP	SUP	SUP	SUP	P	P	X	X	P	P	P	SUP	Parking: 1 per 4,000 SF of area Loading: N/A
INDUSTRIAL USES																
Asphalt Plant		Section 6.10.P Section 7.8 Section 12 - Definitions	X	X	X	X	X	X	X	SUP	X	X	X	X	X	Parking: 1 space per employee on peak shift Loading: 1/20,000 sf plus 1 space per truck park for loading area
Chemical Manufacturing and Processing	Pharmaceutical and Medicine	Section 6.10.Q Section 7.8 Section 12 - Definitions	X	X	X	X	X	X	X	P	X	X	SUP	X	X	Parking: 1 space per employee on peak shift Loading: 1/20,000 SF
	Other than Pharmaceutical and Medicine		X	X	X	X	X	X	X	SUP	X	X	X	X	X	
Concrete Processing, Preparation, and Distribution		Section 6.10 P Section 7.8 Section 12 - Definitions	X	X	X	X	X	X	X	SUP	X	X	X	X	X	Parking: 1 space per employee on peak shift Loading: 1/20,000 sf plus 1 space per truck park for loading area
Convenience Center		Section 6.10.F Section 7.8 Section 12 – Definitions	SUP	SUP	X	X	X	X	SUP	P	P	X	X	X	P	Parking: 1 per employee
Data Center		Section 7.8 Section 12 – Definitions	X	X	X	X	X	X	X	P	X	X	P	X	X	Parking: 1 space per 2 employees on peak shift Loading: 1/20,000 SF
Disposal (waste and sewerage)		Section 7.8	X	X	X	X	X	X	X	SUP	SUP	X	X	X	X	Parking: 1 per vehicle Loading: 1 per vehicle
Land Clearing Debris Landfill		Section 6.10.G Section 12 – Definitions	SUP	X	X	X	X	X	X	SUP	SUP	X	X	X	SUP	
Manufacturing		Section 6.10 Section 12 – Definitions: Fabrication	X	X	X	X	X	SUP	SUP	P	P	SUP	X	X	X	Parking: 1/500 SF + 1/vehicle Loading: 1/ 20,000 SF
Machine and Welding Shops (see Definitions-Home Occupation-Industrial or Commercial Nature)		Section 6.10.F Section 7.8 Section 12 - Definitions	SUP	SUP	X	X	X	SUP	SUP	P	P	X	X	X	X	Parking: 1 per 500 SF + 1 per vehicle Loading: 1/ 20,000 SF

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Paperboard containers and boxes Manufacturing, Assembly and Processing		Section 7.8 Section 12 - Definitions	X	X	X	X	X	X	X	P	X	X	X	X	X	Parking: 1 space per 2 employees on peak shift Loading: 1/20,000 SF
Petroleum and Coal Product Processing, Preparation Distribution Petroleum/HazMat, Bulk Storage (all fire/safety regulations are met)		Section 6 Section 7.8 Section 12 – Definitions	X	X	X	X	X	SUP	SUP	P	P	X	X	X	X	Parking: 1 per 2,000 SF Loading: 1.5/ bay
Petroleum Refinery		Section 12 Definitions	X	X	X	X	X	X	X	X	X	X	X	X	X	
Pulp, Paper, and Paperboard Mills		Section 12 – Definitions	X	X	X	X	X	X	X	X	X	X	X	X	X	
Recycling and/or Storage		Section 4.15 Section 6.9 Section 6.10 C-D Section 6.10.F Section 7.8 Section 12 – Definitions: Outdoor Storage Section 12 – Definitions: Storage	SUP	X	X	X	X	X	SUP	P	P	X	X	X	X	Parking: 2 per 1,000 SF Loading: 1.25/ bay
Research Facility	With Manufacturing	Section 7.8 Section 12 - Definitions	X	X	X	X	X	X	X	P	X	X	X	X	X	Parking: 1 space per 2 employees on peak shift Loading: 1/20,000 SF
	Without Manufacturing		X	X	X	X	X	X	X	P	X	X	P	X	X	Parking: 1 space per 2 employees on peak shift Loading: 1/20,000 SF
Warehousing (includes mini-storage), Distribution and Logistics		Section 6 Section 7.8 Section 12 - Definitions	X	X	X	X	X	P	P	P	P	SUP	X	X	SUP	Parking: 1 per 2,000 SF Loading: 1.5/ bay
SPECIAL USES																
Adult Establishments			X	X	X	X	X	SUP	SUP	SUP	X	X	X	X	X	Parking: 4 per 1,000 SF Loading: N/A
Airports			SUP	X	X	X	X	X	SUP	SUP	SUP	SUP	SUP	X	X	Special Study Required***
Commercial Communications Towers (Cell Towers)			SUP	X	X	X	X	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	Parking: 2 per tower Loading: 1



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Cemetery (Church, Family)		P	P	P	X	X	X	X	X	X	X	P	P	SUP	N/A
Cemetery (Commercial)		P	SUP	X	X	X	X	X	X	X	X	X	SUP	SUP	Parking: 6 per 1,000 SF of office-building Loading: 1
Shooting Ranges		SUP	X	X	X	X	X	X	X	X	X	X	SUP	SUP	Parking: 1.5 per shooting station Loading: 1
Solar Collector (Accessory)		P	P	P	P	P	P	P	P	P	P	P	P	P	N/A
Solar Energy Systems, Large Scale (Solar Farms)		SUP	X	X	X	X	X	X	SUP	CU	SUP	SUP	X	X	Parking: 1/very 2 employees on shift of greatest employment
TEMPORARY USES															
Commercial (temporary-see Definitions) Outdoor Sales		P	P	X	X	X	P	P	P	P	P	P	P	P	Parking: staff review Loading: N/A
Concrete/Asphalt Operations		X	X	X	X	X	X	X	SUP	P	X	X	X	X	Parking: staff review Loading: 1 per vehicle
Contractor's Office (located at project site for duration of project)		SUP	SUP	X	X	X	SUP	SUP	SUP	P	SUP	SUP	X	SUP	Parking: 1 per 200 SF Loading: N/A
Farmstand		P	P	X	X	X	P	P	P	X	X	X	P	P	Parking: 8 spaces Loading: N/A
Manufactured Housing Unit for Office and/or Exhibition		SUP	SUP	SUP	SUP	P	P	P	P	X	X	SUP	SUP	SUP	Parking: 1 per vehicle Loading: N/A
Manufactured Home for Hardship		SUP	SUP	SUP	SUP	P	X	X	X	X	X	X	X	SUP	Parking: 2 per dwelling unit Loading: N/A
Public Interest Event and/or Special Event		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	Parking: 1/patron Loading: 1 per vehicle
Temporary Miscellaneous Sales (see Definitions)		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	Parking: 1 per vehicle Loading: N/A
***See Section 6.10.L															

