Article V. Establishment of Districts and Boundaries and Map.

Section 5.1 Establishment of districts.

For the purpose of the ordinance, the area designated on the zoning map is hereby divided into the following districts:

Residential (R)

Agricultural-residential (AR)

Residential estate/low density (RE-1)

Residential estate/low density (RE-2)

Residential estate/very low density (RE-5)

Multifamily residential (MR)

Neighborhood Commercial (NC)

Highway commercial (HC)

Industrial (I)

Multiple use (MU)

Family Farm (FF)

Agricultural-residential/very low density (AR-5)

Equestrian (E) [viii]

Equestrian Village (EV) [xiv]

Government and Public Facilities District (GPF) [xvi]

Section 5.2 District boundaries.

The boundaries of the districts as herein established are shown upon the map accompanying this ordinance entitled "Official Zoning Map, Polk County, North Carolina," and made a part thereof. The zoning map and all the notations, references and other information shown thereon is hereby made a part of this ordinance the same as if such information set forth on the map were all fully described and set forth herein. The zoning map properly attested is on file in the office of the Zoning Administrator and is available for inspection by the public.

Section 5.3 Rules governing boundaries.

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

a. Where district boundaries are indicated as approximately following the centerlines of streets or highways, street lines or railroad rights-of-way lines or such lines extended, such centerlines, street lines, or railroad right-of-way lines shall be construed to be said boundaries.

b. Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.

c. Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map.

d. In unsubdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by use of the scale appearing in the map.

e. Where district boundaries are indicated as approximately following the centerline of stream beds, or river beds, such centerlines shall be considered to be such boundaries. [xxv]

Section 5.4 Statement of District Intents [xxvii]

5.4.1 *Residential district (R).*

The residential district (R) is intended to provide locations for residential purposes, and limited private and public uses which do not detract from the residential character of the neighborhood. This district is further intended to prohibit business and industrial land uses and any other uses that would interfere with the developing or continued use of land for residential purposes.

5.4.2 *Agricultural-residential district (AR).*

The agricultural-residential district (AR) is intended to provide areas for general agricultural purposes, and low density residential purposes. This district is further intended to protect from scattered and uncoordinated development, and to discourage any use that because of its size or character would create unusual requirements and costs for providing public services such as water supply, refuse, and sewerage disposal before such services are generally needed.

5.4.3 *Residential estate/low density district (RE-1).*

The residential estate/low density district (RE-1) is intended as a district in which the principal use of land is for low density residential purposes and for other residentially related facilities designed for serving the residents of these districts. These districts consist primarily of single-family detached dwelling units placed on relatively large lots with considerable open spaces between structures, thus creating a low density residential environment. Nonresidential uses are limited in order to maintain the low density character and to preserve the natural features of those areas. Likewise, dimensional requirements

pertaining to lot size, building setbacks, and yard requirements, have been established to promote the general welfare of the community.

5.4.4 ***Residential estate/low density district (RE-2).***

The residential estate/low density district (RE-2) is intended as a district in which the principal use of land is for low density residential purposes and for other residentially related facilities designed for serving the residents of these districts. These districts consist primarily of single-family detached dwelling units placed on relatively large lots with considerable open spaces between structures, thus creating a low density residential environment. Nonresidential uses are limited in order to maintain the low density character and to preserve the natural features of those areas. Likewise, dimensional requirements pertaining to lot size, building setbacks, and yard requirements, have been established to promote the general welfare of the community.

5.4.5 ***Residential estate/very low density district (RE-5).***

The residential estate/very low density district (RE-5) is intended as a district in which the principal uses of land are for (1) nonprofit private equestrian courses, nature centers and recreational facilities , (2) private stables and (3) very low density residential purposes and for other residentially related facilities designed for serving the residents of these districts. These districts consist primarily of single-family detached dwelling units placed on large lots with considerable forestation or open spaces between structures, thus creating a very low density residential environment. Nonresidential uses are limited in order to maintain the very low density character and to preserve the natural features of those areas. Likewise, dimensional requirements pertaining to lot size, building setbacks, and yard requirements have been established to promote the general welfare of the community.

5.4.6 ***Multifamily residential district (MR).***

The multifamily residential district (MR) is intended to provide an area for the development of single and multifamily uses such as apartments and condominiums.

5.4.7 ***Highway commercial district (HC).***

The highway commercial district (HC) is intended to provide for the orderly development and concentration of highway commercial uses at appropriate locations, and to encourage the development of these locations so as to minimize traffic hazards. The principal use of this district is to provide for the provision of products and services to tourists and the motoring public in areas adjacent to interstate and other major highways.

5.4.8 ***Industrial district (I).***

The industrial district (I) is intended to provide for the orderly development of industry which will provide increased employment and which will not be detrimental in terms of creating a damaging environment in the surrounding area.

5.4.9 ***Neighborhood Commercial (NC).***

The neighborhood commercial district (NC) is intended to provide suitable locations for limited, neighborhood-oriented, commercial businesses and service activities in close proximity to residential

neighborhoods, schools, and hospitals. This district is designed to allow for a mix of residential, commercial, business and service uses to serve the residents, occupants, patients, students, and visitors to the area, in limited areas, along major traffic arteries and at key intersections, to preserve the traffic carrying capacity of the streets, to provide for off-street parking, and to limit building illumination to minimum needed for safety. The type of uses allowed, and the standards established for development in this district, should be compatible with the residential character of the area, and not to encourage extensive development, but rather to provide concentrations of general commercial and business activities. This district should currently have water and sewerage services or be expected to have such services available in the foreseeable future.

5.4.10 ***Multiple Use (MU).***

The multiple use district (MU) is intended to provide locations for most types of land uses allowed in the other zoning districts. Uses in this district should not endanger the public health and safety, not substantially injure the surrounding property values, and be in harmony with the surrounding area. In light of historic development patterns in this district, and in consideration of the significant impact of large scale residential development within Polk County, special provision is made with respect to major subdivisions.

5.4.11 ***Family Farm (FF).***

The family farm district (FF) is intended to provide locations for most types of land uses allowed in the other zoning districts. Uses in this district should not endanger the public health and safety, not substantially injure the surrounding property values, and be in harmony with the surrounding area.

5.4.12 ***Agricultural Residential Very Low Density (AR-5)***

The agricultural-residential/very low-density district (AR-5) is intended to provide areas for general farming purposes (including agriculture, horticulture and forestland), support of farming activities, and very low-density residential purposes. The district consists primarily of rural residential properties with acreage and individual/family farming operations, for example, vineyards, orchards, soybeans, hay and timber production; beef, goat, pig, dairy and horse farms and stables; and small specialty farms such as produce gardening, flower/nurseries and beekeeping. This district is intended to protect from scattered and uncoordinated development, particularly higher-density, suburban-type subdivisions that are typically incompatible with farming activities (for reasons such as traffic, water demands, and objections to the noises, smells, hours and machinery of farming), and to discourage any use that because of its size or character would create unusual requirements and costs for providing public services such as water supply, refuse and sewerage disposal. The district is not intended to attract or support major agri-businesses such as corporate pig or poultry farming, cattle feed lots or fertilizer manufacturing plants. The district does allow small businesses, non-intrusive to neighboring properties, to be conducted on a resident's property; examples would include artist/craft studio; research/writing/transcription; farrier; carriage supply sales; acupuncture/massage; accounting; woodworking; technology/web design. Uses in this district should not endanger the public health and safety, not substantially injure the surrounding property values, and be in harmony with the surrounding area.

5.4.13 Reserved for Future Purposes. [xxvii]

5.4.14 *Equestrian (E).*

The Equestrian district is intended to provide locations for most types of land uses allowed in the other zoning districts, including, without limitation, residential uses (including but not limited to clustered developments and group developments), show and event uses, commercial uses, and other uses consistent with and beneficial to the orderly development of mixed-use equestrian communities and/or resorts. Uses in this district are intended (i) to create, preserve, maintain, and enhance equestrian community and/or resort developments in Polk County; (ii) to preserve, maintain, and enhance the lifestyle and activities associated with equestrian community and/or resort developments; and (iii) to identify and encourage the types of land uses that are supportive of mixed-use developments with such equestrian character.

5.4.15 *Equestrian Village (EV)* [xiv].

The Equestrian Village district is intended to provide locations for most types of land uses allowed in the Equestrian District, including, but not limited to, multi-family residential uses, show and events uses, commercial uses and other uses consistent with and beneficial to the orderly development of mixed-use equestrian communities and/or resorts and particularly those consistent with mixed-use village and resort developments. Uses in this district are intended (i) to create, preserve, maintain and enhance equestrian community and/or resort developments in Polk County; (ii) to preserve, maintain and enhance the lifestyle and activities associated with an equestrian community and/or resort developments; and (iii) to identify and encourage the types of land uses that are supportive of mixed-use developments with such equestrian character.

5.4.16 *Government and Public Facilities District (GPF)* [xvi]

Government and Public Facilities District is intended to accommodate public, quasi-public, and institutional facilities. It is intended for offices, storage, and other facilities for the operation of local, state, or federal government.

Article VI. Permitted Use Table.

- Land uses not specifically addressed in this ordinance shall apply the standards for a land use that is listed in this ordinance most closely related to proposed use and impacts. [xxvi]

P = Permitted

P* = Permitted with conditions

S = Allowed as a Special Use

Blank Space = Not Permitted

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory dwelling unit [xiii]													P		
Agricultural building (10 acres or more) [xxi]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural building (less than 10 acres) [xxi]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Animal Processing Facilities [xxvii]												P	S	S	
Arcades, Video Games [xxvii]	P	P					S		S	S	P	P	S	S	
Automobile, truck, & farm Implement sales & service [xii]		P					S			S	P	P	P	P	S
Bed & Breakfast	P	P					P		P	P	P		P	P	P
Carwash [xxvii]	P	P									P	P	P	P	
Cemetery *see 6.2.7 for restrictions*				P*	P*	P*	P*	P*	P*	P	P		P	P	P*
Church, synagoge, temple, or other religious Building *see 6.2.1 for restrictions*	P	P		P*	P*	P*	P*	P*	P*	P	P		P	P	P*
Clubs, public or private *see 6.2.1 for restrictions*	P	P		P*	P*	P*	P	P			P		P	P	P*
Courthouse [xvi]			P												
Convenience stores, including those that sell petroleum and petroleum products	P	P							S	S	P		P	P	
Data processing facilities [xxvii]												S			
Customary home occupations, Class I [ix]	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Customary home occupation, Class II [ix]		P											P		P
Day care facility[i] *see 6.2.8 for restrictions*				P*	P*	P*	P*	P*	P*	P	P*	P*	P*	P*	P*
Duplex [xii]		P					P	P	P	P	P	P	P	P	P

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Blank Space = Not Permitted

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Equestrian centers & facilities, multi-discipline *see 6.2.11 for restrictions	P	P*													
Events, shows & festivals	P	P													
Event Venues [xxvii]	P	P					S		S	S	P	P	S	P	
Funeral Home [xxvii]							P			P	P	P	S	S	S
Golf courses & country clubs		P		P	P	P	P	P	P	P	P	P	P	P	
Guest House		P		P	P	P	P	P	P	P	P	P	P	P	P
Heliport, public & private*see 6.2.12 for restrictions		P*													
Hospitals & clinics							P			P	P		P	P	S
Kennels[iv] *see 6.2.9 for restrictions					P*	P*	S			S	S		S	P	S
Laundry & dry cleaning services [xii]	P	P								S	P	P	P	P	
Law Enforcement Center [xvi]			P												
Libraries, public or private	P	P	P				P		P	P			P	P	P
Manufacturing, Light		P										P	P	P	S
Manufacturing												P	S	P	
Mobile or Manufactured Home, Individual*see Polk County Mobile Home Ordinance [xxvii]							P						P	P	P
Mobile or Manufactured Home Parks*see Polk County Mobile Home Park Ordinance [xxvii]							P		P				P	P	
Modular Home		P		P	P	P	P	P	P	P	P	P	P	P	P
Motels, Hotels, Boarding Houses, & Dormitories [xxvii]	P	P									P		S	P	
Museum	P	P													
Multifamily residences	P	P							P	P	P		P	P	

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Nursery, Greenhouse, and/or Landscape Business [xxvii]							P			P	P		P	P	P
Outdoor Recreation, Motorized [xxvii]													S	S	
Outdoor Recreation, Nature Oriented, Non Motorized, see 6.2.4 [vi, xxvii]	P	P*	P	P*	P*	P*	S		S	S	P	P	P	P	
Offices, business, medical, professional & public, including banks	P	P	P							P	P	P	P	P	
Offices pertaining to permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Printing, publishing, & engraving establishments	P	P								S	P	P	P	P	
Public safety facilities (fire, police, etc…)	P	P	P				P			P	P	P	P	P	S
Quarantine Facilities [xxii]	P	P													
Radio & TV stations & studios [xii]	S	S									S	S	S	S	
Recreational Facilities, Centers [xxvii]	P	P		S	S	S		S	S	S	P	P	S	P	S
Recreational Vehicle (RV) [xv, xxii] *see 6.2.16 for restrictions*	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Recreational Vehicle (RV) Park and/or Camp Areas [xv, xvii] *see 6.2.14 for restrictions*	P*	P*					S				P		S	P	
Restaurants, excluding fast food & drive thru services	P	P								P	P		P	P	S
Restaurants, including fast food & drive thru services, food trucks [xxvii]	P	P									P	P	P	P	
Rest & convalescent homes [xxvii]	P	P					P	P	P	P	P	P	P	P	S
Residential Vacation Rentals [ix, xix, xxv]	P	P				P				P			P		P
Retail trade, commercial services, sales and rental of merchandise & equipment	P	P								S	P	P	P	P	S
Retail business customarily serving residential neighborhoods & conducted within an enclosed building									S	P	P		P	P	
Roadside stands selling home grown products [xxvii]							P				P		P	P	P
Sawmill [xxvii]							P						P	P	S

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Schools, public or private [xxii, xxvii]	P	P	P	P	P	P	P	P	P	P			P	P	P
Schools; vocational schools, business schools, & special school [xxvii]	P	P	P	P						P		P	P	P	
Service stations [xii]	P	P									P	P	P	P	
Shooting Range – Indoor [xxvii]							S		S	S	P	P	S	S	
Shooting Range – Outdoor [xxvii]												S	S	S	
Single family residences		P		P	P	P	P	P	P	P	P	P	P	P	P
Solar Energy Generating Facility, Major[vii]												S	S		
Solar Energy Generating Facility, Minor[vii] *see 6.2.10*												P*	P*		
Spectator sport facilities 500 or more spectators [xxii] *see 6.2.13 for restrictions*	P*	P*										S	S	S	
Spectator sport facilities less than 500 spectators [xxii] *see 6.2.13 for restrictions*	P*	P*					S	S	S	S	S	S	S	P	
Stables [xxvii]	P	P		P	P	P	P						P	P	P
Storage & warehousing [xii]	S	S										P	S	P	
Temporary Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Theaters	P	P								S	P		P	P	
Towers *see Polk County Wireless Telecommunication Ordinance [xix, xxiv]	P*	P*	P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Towers (Non-Administrative Approval, Section 304 *Polk County Wireless Telecommunication Ordinance) [xix, xxiv]	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*
Truck terminals											P	P	P	P	
Utility buildings and facilities, public *see 6.2.6 for Restrictions*			P	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P*

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Veterans' Affairs Office[ii]			**P**	**P**						**P**	**P**	**P**	**P**		
Veterinarian clinics, animal shelters [xii, xxii] **see 6.2.9 forRestrictions*	**P**	**P**			**P***	**P***	**S**			**S**	**S**		**S**	**P**	**S**
Vineyard/Winery	**P**	**P**													
Waste Handling, Treatment, Processing, Management or Disposal Facility														**S**	
Wholesale sales, retail sales & supply houses											**P**	**P**	**P**	**P**	