

**Town of Garner
Unified Development Ordinance (UDO)
Zoning Districts**

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Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.

R-40 Single-Family Residential

Description: This low-density district allows single-family structures on lots of at least 40,000 square feet (0.92 acres). Properties zoned R-40 are typically found in areas outside the Town's corporate limits where municipal water & sewer services are not readily available.

Permitted Uses: Single-family site built and modular homes*; Manufactured Class A homes only*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Fraternal Clubs and Lodges; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Telecommunications facility; Other major utility; Private golf course or country club; Horse stables and related facilities; Bed and breakfast; and Agriculture or silviculture uses*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
40,000 Square Feet (0.92 acres)

Gross Density:
1.08 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 100 feet

Setbacks:

Front: 35 feet
Side: 10 feet
Corner Side: 25 feet
Rear: 25 feet

R-20 Single-Family Residential

Description: This low-density district allows single-family structures on lots of at least 20,000 square feet (0.46 acres). Properties zoned R-20 are typically found in both urban and rural areas inside or outside the Town's corporate limits.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; Bed and breakfast; and Agriculture or silvi-culture uses*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
20,000 Square Feet (0.46 acres)

Gross Density:
2.17 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 90 feet

Setbacks:

Front: 35 feet
Side: 10 feet
Corner Side: 25 feet
Rear: 25 feet

Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.

If you have any questions on a particular site, call the Planning Department at 919-772-4688.

R-15 Single-Family Residential

Description: This district allows single-family structures on lots of at least 15,000 square feet (0.34 acres). Properties zoned R-15 are typically found in urban areas inside the Town's corporate limits and are primarily single-family residential neighborhoods.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
15,000 Square Feet (0.34 acres)

Gross Density:
2.9 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 80 feet

Setbacks:

Front: 30 feet
Side: 10 feet
Corner Side: 25 feet
Rear: 25 feet

R-12 Single-Family Residential

Description: This district allows single-family structures on lots of at least 12,000 square feet (0.27 acres). Properties zoned R-12 are typically found in urban areas inside the Town's corporate limits and are primarily single-family residential neighborhoods.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
12,000 Square Feet (0.27 acres)

Gross Density:
3.6 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 70 feet

Setbacks:

Front: 30 feet
Side: 10 feet
Corner Side: 25 feet
Rear: 25 feet

Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.

If you have any questions on a particular site, call the Planning Department at 919-772-4688.

R-9 Single-Family Residential

Description: This district allows single-family structures on lots of at least 9,000 square feet (0.20 acres). Properties zoned R-9 are typically found in urban areas inside the Town's corporate limits and are primarily single-family residential neighborhoods.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
9,000 Square Feet (0.20 acres)

Gross Density:
4.8 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 60 feet

Setbacks:

Front: 25 feet
Side: 10 feet
Corner Side: 20 feet
Rear: 25 feet

RMH Manufactured Homes and Parks

Description: The RMH manufactured home park/subdivision district is established to provide for the development of manufactured home parks or manufactured home subdivisions in which class A, class B or class C manufactured homes may be located.

Permitted Uses: Single-family site built and modular homes*; Manufactured home parks and subdivisions; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: 10,000 Square Feet without both public water & sewer
5,000 Square Feet with both public water & sewer

Gross Density: 8.7 dwelling units per acre with public water & sewer
4.3 dwelling units per acre without both public water & sewer

Maximum height: 35 feet

Minimum Lot Width:
70 feet in a mobile home park
50 feet in a mobile home subdivision

Setbacks:

Front: 25 feet
Side: 10 feet
Corner Side: 25 feet
Rear: 25 feet

**Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.**

MF-1 Multi-Family Residential

Description: These districts are designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings.

Permitted Uses: Duplexes & triplexes; Townhomes*; Condominiums*; Apartments*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Continuing Care Retirement Facilities; Hospice; Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: 9,000 Square Feet (0.20 acres) for duplexes

For all other multi-family uses, 6,000 Square Feet of land area is required for the first dwelling unit and 4,500 square feet for each additional unit

Gross Density:

Approximately 9.35 dwelling units per acre

Maximum height:

35 feet; for each foot over 35 feet, an additional 1 foot setback from rear, sides, and front yards is required

Minimum Lot Width: 60 feet

Setbacks:

Front: 35 feet

Side: 15 feet

Corner Side: 25 feet

Rear: 25 feet

**Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.**

MF-2 Multi-Family Residential

Description: These districts are designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings.

Permitted Uses: Duplexes & triplexes; Townhomes*; Condominiums*; Apartments*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Continuing Care Retirement Facilities; Hospice; Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:

8,000 Square Feet (0.18 acres) for duplexes

(For all other multi-family uses, 5,000 Square Feet of land area is required for the first dwelling unit and 3,000 square feet for each additional unit)

Gross Density:

Approximately 13.8 dwelling units per acre

Maximum height:

35 feet; for each foot over 35 feet, an additional 1 foot setback from rear, sides, and front yards is required

Minimum Lot Width: 60 feet

Setbacks:

Front:	35 feet
Side:	15 feet
Corner Side:	25 feet
Rear:	25 feet

**Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.**

NO Neighborhood Office

Description: The purpose of this district is to accommodate modest-scale professional and service occupations, along with single-family residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses.

Permitted Uses: Single-family site built and modular homes*; Upper Story Residential in Commercial Building*; Family Care home*; Group care home*; Intermediate care home*; Adult Day Care*; Child day care up to 3 as home occupation*; Day Care Center*; Funeral Home and Crematoriums; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; Indoor tennis, gym, spa, or pool*; Medical Office; General office uses; Bed and breakfast; Hair Salons & Barber shops; Banks & Financial Institutions*; Veterinarian & indoor kennels*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
6,000 Square Feet (0.13 acres)

Gross Density:
7 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 60 feet

Building Setbacks:

Front: 35 feet
Side: 15 feet
Corner Side: 35 feet
Rear: 25 feet

Perimeter Landscape Buffers (No parking or building)—Article 6.9 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)
Side: 15 feet minimum (may be greater depending on adjacent land use)
Corner Side: 15 feet minimum (may be greater depending on adjacent land use)
Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)
- 20 foot front buffer required on Timber Drive (Article 4.10 UDO)
- 50 foot buffer required along the right-of-way of I-40 (Article 4.12 UDO)

**Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.**

O&I Office and Institutional

Description: The purpose of this district is to accommodate more intense professional and service occupations than permitted in the neighborhood office (NO) district. The O&I district also serves as a neighborhood activity center and as a transition between residential and more intense commercial uses.

Permitted Uses: Townhomes and condominiums*; Community center; Libraries, Museums, Art Galleries and centers; Other community service; Fraternal Clubs and Lodges; Adult day care*; Day Care Center*; Business schools, Colleges and universities; Satellite college buildings; Schools public and private; Trade and vocational schools; Funeral Home and Crematoriums; Public safety facilities (fire, police, rescue, ambulance); Government offices; Continuing care retirement facility; Hospice; Hospitals; medical clinics; Mental health facility; Group care facility; Handicapped institution; Intermediate care institution; Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; Indoor tennis, gym, spa, or pool; Medical Office; General office uses; Bed and breakfast; Commercial parking; Banks & Financial Institutions; Repair oriented use*; Veterinarian & indoor kennels*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
6,000 Square Feet (0.13 acres)

Gross Density:
7 dwelling units per acre

Maximum height: None

Minimum Lot Width: 60 feet

Building Setbacks:

Front: 35 feet
Side: 15 feet
Corner Side: 35 feet
Rear: 25 feet

Perimeter Landscape Buffers (No parking or building)—Article 6.9 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)
Side: 15 feet minimum (may be greater depending on adjacent land use)
Corner Side: 15 feet minimum (may be greater depending on adjacent land use)
Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)
- 20 foot front buffer required on Timber Drive (Article 4.10 UDO)
- 50 foot buffer required along the right-of-way of I-40 (Article 4.12 UDO)

Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.

If you have any questions on a particular site, call the Planning Department at 919-772-4688.

NC Neighborhood Commercial

Description: This district is intended to accommodate low intensity commercial enterprises that provide goods or services primarily to residents of the surrounding neighborhood so that such residents can have convenient access to such goods and services without the necessity for making cross-town trips.

Permitted Uses: Townhomes and condominiums*; Upper story residential*; Community center; Libraries, Museums, Art Galleries and centers; Other community service; Fraternal Clubs and Lodges; Adult day care*; Day Care Center*; Business schools and Satellite college buildings*; Trade and vocational schools; Public safety facilities (fire, police, rescue, ambulance); Government offices; Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions; Minor utility and elevated water tank*; Private golf course or country club; Indoor tennis, gym, spa, or pool*; Medical Office; General office uses; Bed and breakfast; Restaurant with indoor seating only*; Restaurant take out only*; Convenience store with no fuel sales*; Open air market; Personal service oriented use*; Hair Salons and barber shops; Banks & Financial Institutions*; Repair oriented use*; Indoor sales use; Veterinarian & indoor kennels*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
6,000 Square Feet (0.13 acres)

Gross Density:
7 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 60 feet

Building Setbacks:

Front: 35 feet
Side: 15 feet
Corner Side: 35 feet
Rear: 15 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 25)

Perimeter Landscape Buffers (No parking or building)—Article 6.9 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)
Side: 15 feet minimum (may be greater depending on adjacent land use)
Corner Side: 15 feet minimum (may be greater depending on adjacent land use)
Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)
- 20 foot front buffer required on Timber Drive (Article 4.10 UDO)
- 50 foot buffer required along the right-of-way of I-40 (Article 4.12 UDO)

**Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.**

CBD Central Business District

Description: This district is intended to provide for and maintain the Main Street business district.

Permitted Uses: Townhomes and condominiums*; Upper story residential*; Community center; Libraries, Museums, Art Galleries and centers; Other community service; Fraternal Clubs and Lodges; Business schools and Satellite college buildings*; Trade and vocational schools; Funeral Home and Crematoriums ; Public safety facilities (fire, police, rescue, ambulance); Government offices; Hospital; Medical clinic; Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; Indoor tennis, gym, spa, or pool; Medical Office; General office uses; Bed and breakfast; Parking commercial; Restaurant with indoor seating only; Restaurant take out only; Convenience store with no fuel sales*; Open air market; Personal service oriented use*; Hair Salons and barber shops; Banks & Financial Institutions*; Repair oriented use; Indoor sales use; Veterinarian & indoor kennels*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
6,000 Square Feet (0.13 acres)

Gross Density:
7 dwelling units per acre

Maximum height: None

Minimum Lot Width: 60 feet

Building Setbacks:

Front: 0 feet (none)
Side: 15 feet
Corner Side: 35 feet
Rear: 15 feet

Perimeter Landscape Buffers (No parking or building)—Article 6.9 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)
Side: 15 feet minimum (may be greater depending on adjacent land use)
Corner Side: 15 feet minimum (may be greater depending on adjacent land use)
Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)

**Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.**

CR Community Retail

Description: This district is designed to accommodate commercial activities that serve the entire community, especially retail businesses conducted within a building.

Permitted Uses: Townhomes and condominiums*; Upper story residential; Community center; Libraries, Museums, Art Galleries and centers; Other community service; Fraternal Clubs and Lodges; Adult day care*; Day Care Center*; Business schools, Colleges and universities; Satellite college buildings; Trade and vocational schools; Funeral Home and Crematoriums; Public safety facilities (fire, police, rescue, ambulance); Government offices; Hospice; Hospitals; medical clinics; Mental health facility; Group care facility; Handicapped institution; Intermediate care institution; Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Telecommunications facility; Bars and nightclubs; Private golf course or country club; Indoor tennis, gym, spa, or pool; Indoor entertainment*; Theater; Medical Office; General office uses; Bed and breakfast; Hotels and motels; Commercial parking; Restaurant with indoor seating only; Restaurant with indoor seating and drive-thru window; Restaurant take out only; Convenience store with no fuel sales; Convenience store with fuel sales; Personal service oriented use*; Hair Salons and barber shops; Banks & Financial Institutions; Repair oriented use; Indoor sales use; Veterinarian & indoor kennels; Vehicle service limited*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
6,000 Square Feet (0.13 acres)

Gross Density:
7 dwelling units per acre

Maximum height: None

Minimum Lot Width: 60 feet

Building Setbacks:

Front: 35 feet
Side: 15 feet
Corner Side: 35 feet
Rear: 15 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 25)

Perimeter Landscape Buffers (No parking or building)—Article 6.9 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)
Side: 15 feet minimum (may be greater depending on adjacent land use)
Corner Side: 15 feet minimum (may be greater depending on adjacent land use)
Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)
- 20 foot front buffer required on Timber Drive (Article 4.10 UDO)
- 50 foot buffer required along the right-of-way of I-40 (Article 4.12 UDO)

Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.

SB Service Business

Description: This district to accommodate commercial activities that are more intense in nature than those permitted in neighborhood or community business districts. This district allows merchandise or equipment to be stored and operations to be conducted outside a building.

Permitted Uses: Security Caretaker's quarters; Community center; Libraries, Museums, Art Galleries and centers; Other community service; Fraternal Clubs and Lodges; Adult day care*; Day Care Center*; Business schools, Colleges and universities; Satellite college buildings; Trade and vocational schools; Funeral Home and Crematoriums; Public safety facilities (fire, police, rescue, ambulance); Government offices; Government utility facility with outdoor storage; Cemetery*; Public parks, swimming pools, tennis and golf courses; Bus passenger terminals; Taxicab or limousine operation; Religious institutions*; Minor utility and elevated water tank*; Telecommunications facility; Other major utility; Bars and nightclubs; Private golf course or country club; Indoor tennis, gym, spa, or pool; Indoor entertainment*; Outdoor athletic or entertainment facility; Sexually oriented business; Theater ; Drive-in theater; Water slide, golf, batting cage or similar use; Medical Office; General office uses; Bed and breakfast; Extended stay hotels; Hotels and motels; Commercial parking; Restaurant drive-in curb service; Restaurant with indoor seating only; Restaurant with indoor seating and drive-thru window; Restaurant take out only; Convenience store with no fuel sales; Convenience store with fuel sales; Open air markets; Personal service oriented use*; Hair Salons and barber shops; Banks & Financial Institutions; Repair oriented use; Indoor sales use; Outdoor sales use; Veterinarian & indoor or outdoor kennels*; Self-service storage; Car wash*; Vehicle repair*; Vehicle sales and rental*; Vehicle service limited*; Vehicle towing and storage*; Light industrial flex space*; Light industrial use indoor*; Light industrial use outdoor; Warehouse and freight storage*; Recyclable materials collection center*; Wholesale sales*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size:
6,000 Square Feet (0.13 acres)

Maximum height:
None

Minimum Lot Width: 60 feet

Building Setbacks:

Front: 35 feet
Side: 15 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 25)
Corner Side: 35 feet
Rear: 15 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 25)

Perimeter Landscape Buffers (No parking or building)—Article 6.9 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)
Side: 15 feet minimum (may be greater depending on adjacent land use)
Corner Side: 15 feet minimum (may be greater depending on adjacent land use)
Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)
- 20 foot front buffer required on Timber Drive (Article 4.10 UDO)
- 50 foot buffer required along the right-of-way of I-40 (Article 4.12 UDO)

Please note: Some Properties may have Zoning Conditions that limit permitted uses for individual properties.
If you have any questions on a particular site, call the Planning Department at 919-772-4688.

I-2 Heavy Industrial

Description: The Heavy Industrial District is intended to provide for industrial uses that are may be noxious or offensive due to odors, smoke, dust, noise, fumes or vibration. Operations may be inside or outside of a building.

Permitted Uses: Security Caretaker's quarters; Trade and vocational schools; Public safety facilities (fire, police, rescue, ambulance); Prison and jail; Public parks, swimming pools, tennis and golf courses; Bus passenger terminals; Taxicab or limousine operation; Broadcast tower; Minor utility and elevated water tank*; Telecommunications facility*; Other major utility; Bars and nightclubs*; Indoor tennis, gym, spa, or pool; Horse stables; Indoor entertainment*; Drive-in theater; Medical Office; General office uses; Extended stay hotels; Commercial parking; Restaurant drive-in curb service; Restaurant with indoor seating only; Restaurant with indoor seating and drive-thru window; Restaurant take out only; Convenience store with no fuel sales; Convenience store with fuel sales; Open air markets; Personal service oriented use; Hair Salons and barber shops; Banks & Financial Institutions; Repair oriented use; Indoor sales use outdoor; Veterinarian & indoor or outdoor kennels*; Self-service storage; Car wash*; Vehicle repair*; Vehicle sales and rental*; Vehicle service limited; Vehicle towing and storage*; Aviation service; Light industrial flex space*; Light industrial use indoor; Light industrial use outdoor; Manufacturing and production outdoors*; Manufacturing and production indoors*; Resource extraction; Warehouse freight storage*; Truck terminals; Recyclable materials collection center outdoors*; Recyclable materials collection center*; Junk or salvage yards; Sanitary landfills; Other waste related service; Wholesale sales; Greenhouse nursery

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: None

Maximum height: None

Minimum Lot Width: 100 feet

Building Setbacks:

Front: 50 feet

Side: 15 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 50)

Corner Side: 35 feet

Rear: 15 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 50)

Perimeter Landscape Buffers (No parking or building)—Article 6.9 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)

Side: 15 feet minimum (may be greater depending on adjacent land use)

Corner Side: 15 feet minimum (may be greater depending on adjacent land use)

Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)
- 20 foot front buffer required on Timber Drive (Article 4.10 UDO)
- 50 foot buffer required along the right-of-way of I-40 (Article 4.12 UDO)