

5. USES

- A. **Purpose and Intent.** This section regulates principal, accessory, miscellaneous, and temporary uses in the Town of Rolesville.

5.1. PRINCIPAL USES

A. **Organization of Principal Uses.** Table 5.1 organizes principal uses by use categories and individual principal uses. The table provides a systematic basis for identifying and consolidating uses, distinguishing uses not explicitly listed in the table to determine whether a particular use is allowed in a particular zoning district.

Table. 5.1. Permitted Principal Use Table

PERMITTED PRINCIPAL USE TABLE													
Key: "P" = Permitted, "S" = Special Use Permit, "-" = Not Permitted													
	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
RESIDENTIAL USES													
Dwelling, Single Family, Detached	P	P	P	-	-	-	-	-	-	-	P	P	5.1.2.A.
Dwelling, Single Family, Attached	-	-	P	-	-	-	-	-	-	P	P	P	5.1.2.B.
Dwelling, Double Family	-	-	P	-	-	-	-	-	-	-	-	-	5.1.2.C.
Dwelling, Multiple Family	-	-	P	-	-	-	-	-	-	P	P	P	5.1.2.D.
Dwelling, Upper Story Unit	-	-	-	-	P	P	P	-	-	P	P	P	5.1.2.E.
Dwelling, Manufactured Unit	-	-	-	P	-	-	-	-	-	-	-	-	5.1.2.F.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
RESIDENTIAL USES													
Boarding House/Dormitory	-	-	P	-	-	-	-	-	-	-	-	-	5.1.2.G.
Family Care Facility	P	P	P	P	-	-	-	-	-	P	P	P	5.1.2.H.
Live-Work Unit	-	-	S	-	-	-	-	P	P	-	-	-	5.1.2.I.
Residential Care (ALF, ILF, CCF)	-	-	P	-	-	-	S	-	-	-	-	-	5.1.2.J.
State Licensed Group Homes	P	-	-	-	-	-	-	-	-	-	-	-	5.1.2.K.
CIVIC USES													
Assembly/Church	P	P	P	P	P	P	P	P	P	P	P	P	5.1.3.A.
Cemetery	-	-	-	-	-	-	-	S	-	-	-	-	5.1.3.B.
College/University	-	-	-	-	S	S	S	S	S	S	-	-	5.1.3.C.
Correctional Facility	-	-	-	-	-	-	-	S	S	-	-	-	5.1.3.D.
Cultural Facility	-	-	-	-	P	P	P	S	S	P	P	P	5.1.3.E.
Day Care	-	-	S	-	P	P	P	-	-	P	P	S	5.1.3.F.
Government Office	-	-	-	-	P	P	P	P	P	P	P	P	5.1.3.G.
Lodge or Private Clubs	-	-	-	-	P	P	P	-	-	P	P	P	5.1.3.H.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
CIVIC USES													
Parks/Public Recreation Facilities	P	P	P	-	P	P	P	-	-	P	P	P	5.1.3.I.
Preserved Open Space	P	P	P	P	P	P	P	P	P	P	P	P	5.1.3.J.
Public Facilities	-	-	-	-	P	P	P	P	P	-	-	-	
Public Safety Facility	-	-	S	-	P	P	P	P	P	P	P	P	5.1.3.K.
Schools (K-12)	-	-	S	-	P	P	P	-	-	-	-	-	5.1.3.L.
Social Services	-	-	-	-	S	-	S	-	-	-	-	-	5.1.3.M.
COMMERCIAL USES													
Adult Business	-	-	-	-	-	-	-	S	-	-	-	-	5.1.4.A.
Bank	-	-	-	-	P	P	P	-	S	P	P	P	5.1.4.B.
Bars and Nightclubs	-	-	-	-	P	P	-	P	-	P	S	-	5.1.4.C.
Breweries and Distilleries	-	-	-	-	P	P	P	P	-	P	P	P	5.1.4.D.
Commercial Parking	-	-	-	-	P	P	P	P	P	P	P	P	5.1.4.E.
Carwash	-	-	-	-	P	P	-	P	P	-	-	-	5.1.4.F.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES													
Eating Establishment	-	-	-	-	P	P	P	S	P	P	P	P	5.1.4.G.
Electronic Gaming Operations	-	-	-	-	-	-	-	S	-	-	-	-	5.1.4.H.
Event Center	-	-	-	-	P	P	-	-	-	-	-	-	5.1.4.I.
Funeral Home	-	-	-	-	P	P	P	-	-	-	-	-	5.1.4.J.
Gas Station	-	-	-	-	P	P	S	-	-	-	S	S	5.1.4.K.
Golf Course	-	-	-	-	P	-	-	-	-	-	-	-	5.1.4.L.
Lodging	-	-	-	-	S	S	-	-	-	P	S	P	5.1.4.M.
Recreation, Indoor	-	-	-	-	P	P	P	P	P	P	S	S	5.1.4.N.
Recreation, Outdoor	-	-	-	-	P	P	P	-	-	-	-	-	5.1.4.O.
Retail Sales and Services, Neighborhood	-	-	-	-	P	P	-	-	-	P	P	P	5.1.4.P.
Retail Sales and Services, Community	-	-	-	-	P	P	-	-	-	S	P	S	5.1.4.Q.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES													
Retail Sales and Services, Shopping Center	-	-	-	-	P	P	-	-	-	S	S	S	5.1.4.R.
Tattoo Establishment	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.S.
Vape and Tobacco Store	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.T.
Vehicle, Rental and Sales	-	-	-	-	P	P	-	-	-	-	-	-	5.1.4.U.
Vehicle, Minor Service	-	-	-	-	P	P	-	P	P	-	-	-	5.1.4.V.
Vehicle, Major Service	-	-	-	-	-	S	-	P	S	-	-	-	5.1.4.W.
OFFICE AND MEDICAL													
Animal Care	-	-	-	-	P	P	P	-	P	-	-	-	5.1.5.A.
Dental Facility	-	-	-	-	P	P	P	-	P	P	P	P	5.1.5.B.
Hospital	-	-	-	-	S	S	S	-	-	-	-	-	5.1.5.C.
Medical Facility	-	-	-	-	P	P	P	P	P	P	P	P	5.1.5.D.
Professional Office	-	-	-	-	P	P	P	P	P	P	P	P	5.1.5.E.
Urgent Care	-	-	-	-	P	P	P	P	P	P	P	P	5.1.5.F.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
INDUSTRIAL USES													
Artisanal Manufacturing	-	-	-	-	P	P	-	P	P	P	P	P	5.1.6.A.
Flex	-	-	-	-	S	S	S	P	P	-	P	P	5.1.6.B.
Fulfillment Center	-	-	-	-	S	S	-	P	P	-	-	P	5.1.6.C.
Industrial, Light	-	-	-	-	-	-	-	P	P	-	-	-	5.1.6.D.
Industrial, Heavy	-	-	-	-	-	-	-	P	-	-	-	-	5.1.6.E.
Junk Yard	-	-	-	-	-	-	-	S	-	-	-	-	5.1.6.F.
Land Fill	-	-	-	-	-	-	-	S	-	-	-	-	5.1.6.G.
Recycling Facility	-	-	-	-	-	-	-	S	-	-	-	-	5.1.6.H.
Warehousing	-	-	-	-	-	S	-	P	P	-	-	-	5.1.6.I.
Wholesale Trade	-	-	-	-	-	-	-	P	P	-	-	-	5.1.6.J.
INFRASTRUCTURE													
Minor Utility	P	P	P	P	P	P	P	P	P	P	P	P	5.1.7.A.
Major Utility	S	S	S	S	P	P	P	P	P	-	-	-	5.1.7.B.
Minor Transportation Installation	P	P	P	P	P	P	P	P	P	P	P	P	5.1.7.C.
Major Transportation Installation	-	-	-	-	S	S	S	S	P	S	-	S	5.1.7.D.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
Telecommunication Tower	S	S	S	S	S	S	S	S	S	S	S	S	5.1.7.E.
Water Storage Tower	P	P	-	-	P	P	P	P	P	-	-	-	5.1.7.F.
OPEN USES													
Agricultural Uses	P	-	-	-	-	-	-	-	-	-	-	-	5.1.8.A.

5.1.1 GENERALLY

A. Use Categories. To regulate principal use, categories of uses (“use categories”) for principal uses have been established. Use categories provide a systematic basis for assigning principal uses to appropriate categories or zoning districts with other similar or compatible uses and are consistent with established and desired uses and future land uses in the adopted Comprehensive Plan. Use categories classify principal uses and activities based on common functional, product or physical characteristics.

Characteristics include the type and amount of activity, the characteristics of customers or residents, how goods or services are sold or delivered, and certain site factors.

Principal uses have been grouped into the following use categories:

1. **Residential.** Residential uses promote a variety of housing options for the citizens of Rolesville, ranging from low density single unit residential to high density multiunit residential.
2. **Civic.** Public and institutional uses such as parks, preserved open spaces, public libraries, museums, schools, police, fire, and similar uses.
3. **Commercial.** Retail sales and services.
4. **Office and Medical.** Office and medical services including professional offices, medical offices, veterinarians, and hospitals.
5. **Industrial.** Industrial uses, manufacturing, technology, recycling, processing plants, and waste related services.
6. **Infrastructure.** Minor and major utilities and infrastructure related uses.
7. **Open Uses.** Agricultural and associated uses.

B. Considerations.

1. Principal Uses are assigned to the category that most closely describes the nature of the principal use. The characteristics subsection of each use category describes the characteristics of each use category. Developments may have more than one (1) principal use. Developments may also have one (1) or more accessory uses. Developments with more than one (1) principal use are addressed in subsection (D) below. Accessory uses are addressed in Section 5.2.

- C. **Developments with Multiple Principal Uses.** When all the principal uses of a development fall within one (1) use category, then the development is assigned to that use category. For example, a development that contains a retail bakery and a cafe would be classified in the retail sales and service category because all the principal uses are in that category. When the principal uses of a development fall within different use categories, each principal use is classified separately and is subject to the regulations for that category.
- D. **Principal Uses.** Each principal use is defined in the following format:
1. **Characteristics.** Characteristics are considered the basic definition of a principal use.
 2. **Accessory Uses.** Accessory uses are allowed by right in conjunction with the principal use unless stated otherwise in the regulations. Accessory uses are subject to the same regulations as the principal use and the general standards for accessory uses Section 5.2.
 3. **Examples.** Common examples are listed for each definition.
 4. **Uses Not Included.** Uses not included are listed to exclude uses which are commonly confused with another use.
 5. **Use Standards.** Use standards are additional limitations and standards on a principal use.

5.1.2. RESIDENTIAL PRINCIPAL USES

A. Dwelling, Single Family, Detached

1. **Characteristics.** A detached, residential building containing only one (1) dwelling unit. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary or portable housing.
2. **Accessory Uses.** Accessory uses commonly found are recreational facilities, pools, parking of motor vehicles for the occupants, piers, and docks, or accessory structures such as a garage or shed. Home occupations may also be permitted as an accessory use including family adult care, up to six (6) residents. The home

occupation shall be clearly incidental and subordinate to the residential use of the dwelling and shall not change the residential character of the dwelling.

3. Examples. Examples include single family homes and modular homes on a variety of lot sizes and types.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less is considered a form of transient lodging (see commercial categories).

B. Dwelling, Single Family, Attached

1. Characteristics. A building that may be attached or semi attached, consisting of dwelling units, each dwelling unit typically owned by separate ownership. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary or portable housing. Limited to eight (8) units.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers and docks, and accessory structures such as a garage or shed. Home occupations may also be permitted as an accessory use including family adult care, up to six (6) residents. The home occupation shall be clearly incidental and subordinate to the residential use of the dwelling and shall not change the residential character of the dwelling.
3. Examples. Examples include townhouses, villas, or other attached single family housing options.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less is considered a form of transient lodging (see commercial categories).
5. Use Standards.
 - a. Townhouses/Attached Dwellings. Townhouses are limited to eight (8) units per structure.

C. Dwelling, Double Family

1. **Characteristics.** A building containing two (2) dwelling units consolidated into a single structure on one (1) single lot. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary or portable housing.
2. **Accessory Uses.** Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers and docks, and accessory structures such as a garage or shed. Home occupations may also be permitted as an accessory use.
3. **Examples.** Examples include two (2) family homes on a variety of lot sizes and types, such as a duplex.
4. **Uses Not Included.** Lodging where tenancy is arranged for one (1) week or less is a form of transient lodging (see commercial categories).

D. Dwelling, Multiple Family

1. **Characteristics.** Multiple family dwellings are characterized by a building that contains more than five dwelling units. This definition includes condominiums or multiple unit apartments. Tenancy is arranged for periods longer than one (1) week.
2. **Accessory Uses.** Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants and guests, piers and docks, and accessory structures such as a garage or shed. Home occupations may also be permitted as an accessory use including family adult care, up to six (6) residents. The home occupation shall be clearly incidental and subordinate to the residential use of the dwelling and shall not change the residential character of the dwelling.
3. **Examples.** Uses include apartments and condominiums.
4. **Uses Not Included.**

- a. Lodging where tenancy is arranged for one (1) week or less is a form of transient lodging (see the commercial categories).
 - b. Townhomes and attached housing (see Dwelling, Single Family, Attached)
5. Use Standards.
- a. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.

E. Dwelling, Upper Story Unit

1. Characteristics. Upper Story units are characterized by a building that contains a separate use on the bottom floor, and dwelling units on the floors above. These are commonly associated with mixed-use buildings, or a residence above a shop or commercial location. Tenancy is arranged for periods longer than one (1) week.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of autos for the occupants, piers, and docks. Home occupations may also be permitted as an accessory use including family adult care, up to six (6) residents. The home occupation shall be clearly incidental and subordinate to the residential use of the dwelling and shall not change the residential character of the dwelling.
3. Examples. Uses include mixed-use buildings featuring a separate use on the bottom floor, with residential above.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less are a form of transient lodging (see the commercial categories).

F. Dwelling, Manufactured Family

1. Characteristics. Manufactured family dwellings are built on an integral chassis, with or without permanent foundation, and are used as a dwelling unit. Manufactured family dwellings are subject to any state standards for safety and occupancy.

2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers and docks, and accessory structures such as a garage or shed. Home occupations may also be permitted as an accessory use including family adult care, up to six (6) residents. The home occupation shall be clearly incidental and subordinate to the residential use of the dwelling and shall not change the residential character of the dwelling.
3. Examples. Examples include any type of park model or travel trailer designed as a dwelling unit, built on an integral chassis, with or without permanent foundation. This term includes mobile homes, park trailers, travel trailers and similar transportable structures intended to be improved property.
4. Uses Not Include.
 - a. Modular homes are single-family detached.

G. Boarding House/Dormitory

1. Characteristics. A facility with lodging for one (1) or more persons in a group that does not constitute a single family unit.
2. Accessory Uses. Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles.
3. Examples. Uses include a boarding house for an educational facility, rooming house, fraternity, or sorority.
4. Uses Not Included.
 - a. Rehabilitation of adults or juvenile offenders sentenced by a court (see correctional facility).

H. Family Care Facility

1. Characteristics. A care home having two (2) to six (6) residents. The structure of a family care home may be no more than two (2) stories high, and none of the aged or persons with disability being served there may be housed in the upper story without provision for two (2) direct exterior ground-level accesses to the upper story. Per G.S. 131D, family care homes are facilities that provide health, counseling, or related services for persons with a disability in a family type of

environment. Disable persons include those with a temporary or permanent physical, emotional, or mental disability, but not including persons who are dangerous to others as defined in G.S. 122C-3(11)b.

2. Accessory Uses. Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles.
3. Examples. Uses include a dwelling unit designed to provide room, board, and care for six (6) or fewer persons in a family environment.
4. Uses Not Included.
 - a. Halfway houses or facilities designed to care for those who may be a harm to themselves or others (see Social Services).
5. Use Standard.
 - a. Family care homes shall be prohibited from being located within a one-half mile radius of an existing family care home.

I. **Live-Work Unit.**

1. Characteristics. Live-work units typically occur within a building used jointly for commercial or industrial and residential purposes. Live-work buildings are generally constructed for commercial or industrial uses and allow for both living and workspace uses. All permitted uses may occupy any story of a live-work building. Customers are permitted to come to and from. The occupations must provide a service or product that is conducted wholly within a residential dwelling that allows employees and customers to visit.
2. Accessory Uses. Accessory uses may include associated office, ancillary indoor storage, parking for resident and customer cars.
3. Examples. Examples may include a commercial or industrial building built out to include units which allow for commercial activity and a residential use. This may include lofts which feature a workshop and bedroom so the owner/occupant of the unit may run a business and live where they conduct the business. General examples of business conducted in a live-work may be an artisanal workshop or gallery, wood, or metal workshop (using only the use of hand tools and small-

scale, light equipment), demonstration kitchens, office, resale of items such as antiques and clothing made or altered on site.

4. Exemptions.

- a. Home-occupation. Home occupations are an accessory use to a residential primary use.

5. Use Standards.

- a. A live-work business shall be subject to all applicable town occupational license and other business taxes.
- b. Any potential resident must be legally notified that the structure is a live-work structure and allows for commercial activity in units within the structure.
- c. A minimum of one (1) individual must occupy the live-work unit as their primary residence.
- d. The live-work unit may not employ more than two (2) individuals (not including the primary resident) not living on the premises at any one (1) time.
- e. Occupations or businesses catering to groups may not have any groups larger than five (5) persons at one (1) time. No more than five (5) customers at once are to be permitted inside.
- f. No storage or warehousing of material is permitted outdoors.
- g. No visible evidence of the occupation inside (other than a permitted sign).

J. Residential Care (ALF, ILF, CCF)

- 1. Characteristics. ALF (Assisted Living Facility), ILF (Independent Living Facilities), CCF (Convalescent Care Facilities) provide residential facilities with on-site twenty-four (24) hour medical care for seniors. This use category describes building or buildings, section or distinct part of a building, private home, home for the aged, or other residential facility, whether operated for profit or not,

which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding 24 hours to one (1) or more adults who are not relatives of the owner or administrator.

2. Accessory Uses. Accessory uses commonly found are recreational activities, cafeteria, café, dining hall, hobbies, parking of the occupants' vehicles, facilities for staff.
3. Examples. Uses include living in nursing homes, skilled nursing facilities, assisted living facilities, convalescent care facilities, and other senior living facilities.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less are a form of transient lodging (see commercial categories).
5. Use Standards.
 - a. Residential care facilities are allowed the number of rooming units equal to two (2) times the density of the applicable district. For example, if ten (10) units per acre are allowed, the residential care facility may have twenty (20) rooming units.
 - b. Structures shall demonstrate a pedestrian circulation plan, including internal walkways, and shall include provisions for alternative transportation options within ½ mile radius for residents of the facility.
 - c. Residential care facilities shall be designed and used to serve its residents and their guests only.
 - d. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.

K. State Licensed Group Homes

1. Characteristics. A facility with more than 4 unrelated persons who may reside who are at risk, including battered individuals, pregnant women and their children, runaway children, temporarily or permanently disabled mentally, emotionally or physically, individuals recovering from drug or alcohol abuse and

all other persons with a disability that is protected by the provisions of either the Americans with Disabilities Act 42 USC 12101 or N.C. Gen. Stat. Article 3, Chapter 168, along with family members and support and supervisory personnel.

2. Accessory Uses. Accessory uses commonly found with residential uses including open space, playgrounds, outdoor areas, parking of occupants' vehicles.
3. Use Standards.
 - a. Total number of individuals occupying a state licensed group home cannot exceed twelve (12).
 - b. A resident manager must permanently reside on the premises.
 - c. The state licensed group home must have all appropriated licensure by federal or state government.
 - d. Group homes shall be prohibited from being located within a one-half mile radius of an existing group home.

5.1.3. CIVIC PRINCIPAL USES

A. Assembly/Church

1. Characteristics. An assembly facility has organized services, events, or programs to educate in a public or private setting. Facilities may contain one (1) or more buildings and structures operated only for the benefit of its members and their guests. Occasional special event activities may be open to the public including weddings and private events.
2. Accessory Uses. Accessory uses include offices; meeting rooms; indoor restaurant; bar; lounge; cabanas; boat docks; parking; indoor or outdoor recreation such as: swimming pools, tennis courts, fitness center, sauna, and other similar facilities.
3. Examples. Examples may include community centers, churches, religious institutions, or places of worship.
4. Uses Not Included.

- a. Any organization primarily operated for the purpose of teaching a particular form of martial arts, dance or music class and health clubs or spas are classified as a retail use.
- b. Lodges, fraternal organizations, yacht clubs, country clubs or private clubs are classified under Civic and Private Clubs.

B. Cemetery.

1. Characteristics. A location established for the burial of the dead and dedicated for cemetery purposes.
2. Accessory Uses. A cemetery may commonly have a funeral home, mortuary, or mausoleum, and maintenance structures such as a shed.

C. College/University.

1. Characteristics. Universities, colleges, or vocational schools are higher learning establishments that provide post public school (including associate, bachelor, graduate, doctoral), vocational, and technical degrees and skills.
2. Accessory Uses. Accessory uses may include associated offices, parking, cafeteria, fitness facility, on and off campus dormitories owned and operated by the school, and on campus.
3. Examples. Examples include a trade school, secondary education, career center, vocational college, college, university, satellite campus or satellite branch of a university, college, or vocational school.
4. Use Standards.
 - a. All activities associated with a vocational school (or trade school) that cause excess noise or nuisance shall be within a completely enclosed building.
 - b. University, college, or vocational schools may occur in existing buildings suitable for commercial activity, such as a shopping center.

D. Correctional Facility.

1. **Characteristics.** A private or government establishment primarily engaged in managing and operating correctional institutions. This establishment is designed for the confinement, correction, and rehabilitation of adult or juvenile offenders sentenced by a court.
2. **Accessory Uses.** Accessory uses include offices; meeting rooms; cafeteria; facilities designed for the use of workers or inmates.
3. **Examples.** Examples may include a correctional institution, penitentiary, detention center, prison, jail.
4. **Uses Not Included.**
 - a. Halfway house, rehabilitation center (see social services).

E. Cultural Facility.

1. **Characteristics.** A facility or site open to the public for cultural services and events operated by the government or a non-profit establishment.
2. **Accessory Uses.** Accessory uses may include cafeterias, snack bars, parking, ancillary assembly, retail, or restaurant.
3. **Examples.** Examples include libraries, museums, and historical societies.

F. Day Care

1. **Characteristics.** An establishment (daycare) for more than five (5) children in a protected setting.
2. **Accessory Uses.** Accessory uses may include ancillary indoor storage, associated office, parking, cafeteria.
3. **Use Standards.**
 - a. Areas dedicated for drop off and pick up must be included for any site plan or permit request for a day care.
 - b. Outdoor play areas and playgrounds shall be fenced with a minimum six (6) foot fence.

G. Government Office.

1. Characteristics. A building, or portion of a building, wherein government activities are performed involving predominately administrative, record keeping, professional, and/or clerical operations and where professional services are rendered.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include government offices, court houses, public work facilities, municipal government buildings.

H. Lodge or Private Clubs.

1. Characteristics. Private club uses including facilities used by a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and constitution and by-laws. Facilities may contain one (1) or more buildings and structures operated only for the benefit of its members and their guests.
2. Accessory Uses. Accessory uses may include offices; meeting areas; food preparation areas; parking, and cafes.
3. Examples. Private clubs such as fraternal organizations and orders.
4. Uses Not Included.
 - a. Event centers or convention centers catering to outside groups or audiences.
 - b. Health and fitness facilities (i.e., commercial gym, see general retail).
5. Use Standards.
 - a. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.

- b. Meals or beverages may be sold to members and their guests only.

I. Parks/Public Recreation Facilities

1. Characteristics. Parks are uses of land which allow for recreation for the public or land intended to provide opportunities for the enjoyment of natural features.
2. Accessory Uses. Accessory uses may include maintenance facilities, concessions, caretaker's quarters, and parking.
3. Examples. Examples include parks, public greenways, public squares, plazas, recreational trails, and boat launching areas.

J. Preserved Open Space

1. Characteristics. Uses of land which reserve natural areas for purpose of conservation and/or passive recreation opportunities.
2. Accessory Uses. Accessory uses may include maintenance facilities, caretaker's quarters, and parking.
3. Examples. Examples include nature preserves and conservation areas.

K. Public Safety Facility

1. Characteristics. Facilities operated by a public safety agency for the purpose of providing safety related services to the public.
2. Accessory Uses. Accessory uses may include parking, cooking facilities, or holding cells within a police station.
3. Examples. Public safety facilities including fire stations, police stations, and emergency communication broadcast facilities.

L. Schools (K-12)

1. Characteristics. This category includes public and private schools at the primary, kindergarten, elementary, middle, junior high, high school, or senior level that provide state mandated basic education. Some students are expected to be of driving age and use their own vehicle to come to and from the school.

2. Accessory Uses. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school daycare.
3. Examples. Examples include public and private daytime schools, boarding schools, and military academies.
4. Uses Not Included.
 - a. Preschools are classified as day care.
5. Use Standards.
 - a. All mobile classrooms shall be in rear yards. The Land Development Administrator may approve the placement in the side or front yards if placement in the rear cannot be accommodated.
 - b. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.

M. Social Services

1. Characteristics. Facilities that provide psychosocial rehabilitation, skill development activities, temporary sleeping facilities for displaced persons, employment services and pre-vocational training.
2. Accessory Uses. Accessory uses may include cafeteria, soup kitchens, maintenance facilities, caretaker's quarters, and parking.
3. Examples. Examples include temporary shelters, work training centers for displaced persons.
4. Uses Not Included.
 - a. Jails or detention centers (see correctional facility)
 - b. Facilities which provide only rehabilitation from substances (see office/medical use - rehabilitative clinic.)

5. Use Standards

- a. An employee or volunteer must maintain continuous on-site supervision during operation hours.
- b. May not be within five hundred (500) feet of a school, day care, or another social services establishment.
- c. A six (6) foot fence or wall shall be required along any outdoor meeting/recreation areas, in addition to any required landscape buffer.

5.1.4. COMMERCIAL PRINCIPAL USES

A. Adult Business

1. Characteristics. Any establishment featuring an activity that excludes juveniles and caters exclusively to adult oriented uses such as adult books, adult films, or adult novelty items. Includes any place contained in N.C. General Statute 14-202-10(b), excluding massage parlors.
2. Accessory Uses. Accessory uses may include ancillary indoor storage, associated office.
3. Uses Not Included.
 - a. Massage parlors.
 - b. Lingerie stores.
4. Use Standards.
 - a. Advertisements, displays or other promotional materials shall not be visible from vehicular or pedestrian rights-of-way (except for permitted on premise signs).
 - b. Adult establishments may not be located within 2,000 feet of another adult establishment.
 - c. Adult establishments may not be located within 2,000 feet of a preexisting place of worship, school, daycare facility, park, or any residential based zone district.

- d. Requires a special use permit.
- e. All local, state, and federal laws shall be met.

B. Bank

1. Characteristics. Establishments which perform financial services conducted in an office setting. No drive-through is permitted.
2. Accessory Uses. Offices and facilities for employees.
3. Examples. Bank, financial institution, credit union.
4. Use Standards.
 - a. Drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use or district.
 - b. Outdoor speakers associated with a drive-through shall be at least fifty (50) feet from any property line.
 - c. Menu boards shall be a maximum of thirty-two (32) square feet.
 - d. Crosswalks shall be required if pedestrians can cross the drive-through lane between the building and parking areas.
 - e. A bypass lane is required to ensure free flow of traffic.
 - f. A minimum of two (2) stacking spaces shall be provided for drive through windows.
 - g. Drive-throughs shall be designed so as not to obstruct the movement of pedestrians along sidewalks or between the building entrance and customer parking spaces.

C. Bars and Nightclubs.

1. Characteristics. Any business or commercial establishment which is devoted primarily to the retailing and on-premises consumption of alcoholic beverages, and which is licensed by the state to dispense or sell alcoholic beverages.
2. Accessory Uses. Selling of food, ancillary indoor storage, associated office, outdoor seating for dining, parking, valet parking facility.

3. Examples. Bars, night clubs, dance halls, taverns, and cocktail lounges
4. Use Standards.
 - a. Outdoor entertainment is limited to 10:00 PM.

D. Breweries and Distilleries

1. Characteristics. Any establishment which is devoted primarily to the manufacturing of alcoholic beverages, and which is licensed by the state to manufacture, dispense, and/or sell its manufactured alcoholic beverages.
2. Accessory Uses. Selling of food, canned beer/crowlers/growler sales of beer produced on site, ancillary indoor storage, associated office, outdoor seating for dining, parking, valet parking facility.
3. Examples. Microbreweries, breweries, distilleries, and wineries.
4. Use Standards.
 - b. Outdoor entertainment is limited to 10:00 PM.

E. Commercial Parking

1. Characteristics. A surface parking area or structure which is available to the public, but may also be used to accommodate employees, customers, and clients.
2. Accessory Uses. Valet parking, parking booth.
3. Examples. Examples include a commercial parking lot or parking garage.
4. Uses Not Included.
 - a. Outdoor storage of vehicles, boats, other vehicles, machinery, or equipment (see outdoor storage.)
5. Use Standards.
 - a. A parking structure may feature additional accessory uses such as first floor retail, or rooftop amenities such as a restaurant in mixed-use districts.

- b. No extended parking beyond overnight parking is permitted unless associated with transportation facilities such as an airport, rail, or bus terminal.

F. Carwash

1. Characteristics. Commercial establishments which allow for the washing of motor vehicles and vehicle cleaning services.
2. Accessory Uses. Accessory uses may include parking, retail sales of items associated with the cleaning of motor vehicles.
3. Examples. Full service carwash, self-service carwash facilities.
4. Use Standards.
 - a. All washing, waxing, machine powered drying shall be in an enclosed building. Hand washing and drying may be conducted outside of an enclosed building.
 - b. No vehicle bays or openings shall face a residential use.

G. Eating Establishment

1. Characteristics. Establishments that prepare and sell food for on-premises consumption or off-premises consumption. Includes a customer service area consisting of tables, chairs, or customer counters.
2. Accessory Uses. Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining and entertainment, parking, valet parking facility, bar seating, limited catering.
3. Examples. Examples include sit down restaurants such as a diner, café, or fine dining restaurants.
5. Use Standards.
 - a. Outdoor entertainment is limited to 10:00 PM.
 - b. Drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use or district.

- c. Outdoor speakers associated with a drive-through shall be at least fifty (50) feet from any property line.
- d. Menu boards shall be a maximum of thirty-two (32) square feet.
- e. Crosswalks shall be required if pedestrians can cross the drive-through lane between the building and parking areas.
- f. A bypass lane is required to ensure free flow of traffic.
- g. A minimum of two (2) stacking spaces shall be provided for drive through windows.
- h. Drive-throughs shall be designed so as not to obstruct the movement of pedestrians along sidewalks or between the building entrance and customer parking spaces.

H. Electronic Gaming Operations.

1. Characteristics. Electronic gaming operations shall occur in an electronic gaming operation establishment and shall be a principal use, not an accessory use.
2. Standards.
 - a. The days and hours of operation shall be between:
 - i. Monday through Thursday: 7:00 a.m. to 11:00 p.m.
 - ii. Friday through Saturday: 7:00 a.m. to 12:00 midnight.
 - iii. Sunday: 1:00 p.m. to 8:00 p.m.
 - b. No play on any game shall be allowed during the times when the electronic gaming operations are required to remain closed.
 - c. All electronic gaming operations shall be operated only on the ground floor of a building, and plate glass windows shall be in those parts of the building facing any street, so that a clear view inside may be had from the street.
 - d. No screens, curtains, blinds, partitions, or other obstructions shall be placed between the entrance to the room where games are played and

the rear wall of the room, so that a clear view of the interior may be had from the street.

- e. No loud noises shall be allowed to emanate beyond the licensed premises.
- f. There must be an adult, 18 years of age or older, always managing the business on the premises during the hours of operation. No patron under 18 years of age is allowed within the establishment.
- g. The maximum number of machines/terminals/computers for any electronic gaming operations business is twenty (20).
- h. No alcoholic beverages shall be served or consumed on the premises of the electronic gaming operation.
- i. The establishment must be a minimum of five hundred (500) feet away from any building used as a dwelling. Measurement of distance separation shall be in a straight line from the closest point of the buildings at which the electronic gaming operation is located.
- j. The establishment must be a minimum of one thousand (1,000) feet away from any established religious institution, school, daycare center, library, public park, or recreational area. Measurement of distance separation shall be in a straight line from the closest point of the buildings at which the electronic gaming operation is located.
- k. The establishment can be no closer than one thousand (1,000) feet of another electronic gaming operation.
- l. All local, state, and federal laws shall be met.

I. Event Center

1. **Characteristics.** Venues or facilities used by a group of people for temporary events such as conferences, sports, weddings, event halls, concerts, or similar events.
2. **Accessory Uses.** Accessory uses include offices, meeting rooms, indoor restaurant, bar, lounge, patio, rooftop areas, cabanas, boat docks, parking,

indoor or outdoor recreation such as swimming pools, tennis courts, fitness center, sauna, and other similar facilities.

3. Examples. Examples may include a convention center, coordinated wedding and banquet halls, sports stadium, or concert hall.
4. Uses Not Included.
 - a. Any fraternal organization (see civic and private club).
 - b. Community centers and private clubs.
 - c. Halls or rooms available to rent from public safety facilities including fire and police stations.
5. Use Standards.
 - a. Landscape buffer with a buffer intensity of 3 shall be established along any side of the property abutting any residential use or public right-of-way.
 - b. Outdoor entertainment is limited to 10:00 PM.

J. Funeral Home

1. Characteristics. A facility used for the preparation of the deceased and the display of the deceased, connected to human funeral services. The facility may include space and facilities for embalming and preparation of the dead for burial, performance of autopsies, the storage of caskets and funeral supplies.
2. Accessory Uses. Accessory uses may include ancillary indoor storage, associated office, parking, storage of funeral vehicles, crematorium meeting all related laws and regulations.
3. Use Standards.
 - a. Overnight parking of funeral home vehicles permitted.

K. Gas Station

1. Characteristics. Gas stations are involved in the retail sale of fuel for motor vehicles, and convenience items including but not limited to food, beverages, tobacco products, and other similar products as their primary sales.
2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, parking, and car wash.
3. Examples. Motor vehicle fuel stations with one (1) or more fuel pump selling fuel for motor vehicles and selling items which generally serve the day-to-day retail needs of residents. Examples of such stores may include but are not limited to convenience stores, drug stores, liquor stores.
4. Uses Not Included.
 - a. General retail stores as defined above.
 - b. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as light industrial.
 - c. Sales of landscape materials, including bark chips and compost, are classified as light industrial.
 - d. Sales, rental, or leasing of heavy trucks and equipment is classified as light industrial.
5. Use Standards.
 - a. All washing, waxing, machine powered drying shall be in an enclosed building. Hand washing and drying may be conducted outside of an enclosed building.
 - b. No vehicle bays or openings shall face a residential use.
 - c. Car wash activities limited to 10:00 PM.

L. Golf Course

1. Characteristics. A facility or site designed for the outdoor play of golf.

2. Accessory Uses. Accessory uses may include clubhouses, maintenance facilities, concessions, caretaker's quarters, and parking.
3. Examples. Examples include golf courses and driving ranges.
4. Uses Not Included.
 - a. Miniature golf (see Recreation, Outdoor).
 - b. Outdoor recreation facilities combined with entertainment and eating facilities (see Recreation, Outdoor).

M. Lodging

1. Characteristics. Transient accommodation units arranged for short term stays of less than thirty (30) days to paying guests.
2. Accessory Uses. Ancillary indoor storage, associated office, bar, or lounge, eating establishment, laundry facility, meeting facility, off-street parking, swimming pool, other recreational facilities.
3. Examples. Examples include hotels, motels, or a bed and breakfast.
4. Uses Not Included.
 - a. This does not include patient transient accommodations, shelters for the homeless, or short-term rentals within structures not intended for lodging other than bed and breakfasts.

N. Recreation, Indoor

1. Characteristics. Commercial uses providing daily or regularly scheduled recreation-oriented activities in an indoor setting.
2. Accessory Uses. Accessory uses include ancillary indoor storage, associated office, concession, dining area or cafeteria, pro-shop and limited sales of goods related to on-site activities.
3. Examples. Examples include, but are not limited to, indoor entertainment activities enclosed in a building such as a pool hall, bowling alley, axe throwing, indoor sports facility (including pickleball and tennis courts), indoor rock

climbing, ice rink, indoor gun range, gymnastic facility, karate, dance studio, movie theater, music hall, escape rooms.

O. Recreation, Outdoor

1. Characteristics. Uses which provide recreation-oriented activities predominately outdoors. May vary in size and feature generally commercial uses.
2. Accessory Uses. Accessory uses include ancillary indoor storage, associated office, concessions, restaurant, arcades, bars, cafeteria, pro-shop, and limited sales of goods related to on-site activities.
3. Examples. Examples include, but are not limited to, outdoor entertainment activities taking place outside of an enclosed building such as tennis, pickleball, miniature golf, obstacle or ropes course, outdoor rock climbing, drive-in theater, campground, paintball, outdoor skating facilities, outdoor shooting range, private outdoor sport facilities.
4. Use Standards.
 - a. If the outdoor entertainment involves any projectiles, berms or backstops are required at the perimeter boundary of the activity to ensure safety to off-site areas.
 - b. No associated outdoor features shall be located between the front façade of the building and the street fronting the lot.
 - c. The use requested to be conducted shall not have adverse effects without mitigation techniques including (but not limited to) stormwater, dust, odor, smoke, vibration, lighting, or noise.
 - d. Outdoor recreation (including entertainment) uses are limited to 10:00 PM.

P. Retail Sales and Service, Neighborhood

1. Characteristics. General retail and services establishments are involved in the sale, lease or rent of new or used products and services at the neighborhood level. Single uses shall not exceed 25,000 square feet.

2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Stores selling, leasing, or renting consumer, home, and business goods including art, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, personal care services, spas, hair salons, nail salons, health and fitness facilities, and animal grooming.
4. Uses Not Included.
 - a. Lumber yards and other building material sales are classified as light industrial and manufacturing.
 - b. Sales, rental, or leasing of heavy trucks and equipment is classified as light industrial and manufacturing.
5. Use Standards.
 - a. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.
 - b. No storage shall be permitted in pedestrian areas or parking areas.

Q. Retail Sales and Services, Community

1. Characteristics. General retail sales and service firms are involved in the sale, lease or rent of new or used products to the public. They may also provide personal services or entertainment or provide product repair. Community retail sales and services serve the needs of several neighborhoods and single uses shall not exceed 50,000 square feet.
2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Stores selling, leasing, or renting consumer, home, and business goods including art, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, home improvements, household products, jewelry,

pets, pet food, pharmaceuticals, personal care services, spas, hair salons, nail salons, health and fitness facilities, and animal grooming.

4. Uses Not Included.
 - a. Lumber yards and other building material sales are classified as light industrial and manufacturing.
 - b. Sales, rental, or leasing of heavy trucks and equipment is classified as light industrial and manufacturing.
5. Use Standards.
 - a. Plumbing, mechanical, electrical service components such as HVAC systems, trash enclosures, storage areas, generators, transformers, solar panels and similar features or utility hardware on buildings, roofs, or the ground shall be screened from public view with materials similar to the structure.

R. Retail Sales and Services, Shopping Center

1. Characteristics. General retail sales and service firms are involved in the sale, lease or rent of new or used products to the public. They may also provide personal services, entertainment, and product repair for consumer and business goods. Single uses may exceed 100,000 square feet.
2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Large retail stores, shopping malls, shopping plazas.
4. Use Standards.
 - a. Plumbing, mechanical, electrical service components such as HVAC systems, trash enclosures, storage areas, generators, transformers, solar panels and similar features or utility hardware on buildings, roofs, or the ground shall be screened from public view with materials similar to the structure.

S. Tattoo Establishment.

1. Characteristics. Any establishment that practices the inserting of permanent markings or coloration, or the producing of scars, upon or under human skin through puncturing by use of a needle or any other method. Micro-blading and temporary tattoos are not considered to constitute a tattoo parlor.
2. Use Standards.
 - a. All local, state, and federal laws must be met.

T. Vape and Tobacco Store

1. Characteristics. Any establishment that is a retail outlet specializing in the selling of electronic cigarettes, electronic juice, and other vaping products.
2. Vape and tobacco stores shall be located at least 1,000 feet from any public or private school.
3. The establishment can be no closer than one thousand (1,000) feet to another vape and tobacco store.

U. Vehicle, Rental and Sales

1. Characteristics. Establishments that are involved with the rental, sale, or lease of motor vehicles.
2. Accessory Uses. Accessory uses may include ancillary indoor storage, associated office, showroom, vehicle fueling (not open to the public), car wash (not open to the public), and limited retail sales of items associated with motor vehicles.
3. Examples. Examples include but are not limited to car dealerships, boat dealerships, motor vehicle dealerships dealing in recreational vehicles, car rental establishments, moving vehicle rental establishments.
4. Use Standards.
 - a. Vehicle display areas shall not be raised above the general topography of the site.
 - b. No outdoor speaker system.

- c. Vehicles may not be displayed in any required buffer.

V. Vehicle, Minor Service

1. Characteristics. Establishments which provide minor vehicle services and repair including but not limited to brake adjustments, oil changes, realignments, detailing, mufflers, hoses, belts, and the like.
2. Accessory Uses. Accessory uses may include limited sale of parts or vehicle accessories, towing, associated office, parking, repackaging of goods for on-site sale or use.
3. Examples. Minor vehicle service establishments in which no vehicle dismantling occurs.
4. Use Standards.
 - a. No stockpiling of parts or salvaging of vehicle parts.
 - b. No storage of wrecked or unregistered vehicles may be permitted on site.
 - c. No outdoor speaker system.
 - d. All work performed shall be within an enclosed building, however bay doors may be open during hours of operation.
 - e. No more than three (3) service bays shall be permitted.
 - f. A landscape buffer in conformance with Section 6.2 shall be required along any property line abutting a residentially zoned property.
 - g. In addition to service vehicles necessary for the operation of business, only vehicles awaiting repair may be stored on site. No inoperable vehicles may be left on site for more than fifteen (15) days. In special circumstances where this provision would pose undue hardship, the Zoning Administrator may grant an extension for vehicle storage of up to fifteen (15) days.

W. Vehicle, Major Service

1. Characteristics. Establishments which provide major vehicle services and repair including but not limited to engines, transmission, towing and collision service, painting.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated office, ancillary indoor storage, towing, outdoor storage of vehicles.
3. Examples. Examples include auto collision repair shops and paint shops.
4. Use Standards.
 - a. No stockpiling of parts or salvaging of vehicle parts.
 - b. No storage of impounded vehicles.
 - c. No outdoor speaker system.
 - d. Service doors shall be closed except for the entry and exit of automobiles.
 - e. All storage of partially dismantled or wrecked vehicles shall be fenced and screened from public view through an opaque fence or wall. Storage of said items shall not exceed the height of the fence.
 - h. All work performed shall be within an enclosed building, however bay doors may be open during hours of operation.
 - i. No more than three (3) service bays shall be permitted.
 - j. A landscape buffer in conformance with Section 6.2 shall be required along any property line abutting a residentially zoned property.
 - k. In addition to service vehicles necessary for the operation of business, only vehicles awaiting repair may be stored on site. No inoperable vehicles may be left on site for more than fifteen (15) days. In special circumstances where this provision would pose undue hardship, the LDA may grant an extension for vehicle storage of up to fifteen (15) days.

5.1.5. OFFICE AND MEDICAL PRINCIPAL USES

A. Animal Care

1. Characteristics. A facility where animals are provided medical care. Animals may be boarded or stay overnight within a completely enclosed building.
2. Accessory Uses. Accessory uses may include parking, limited retail sales of animal goods, limited sale of medicine and prescriptions for animal use, associated office, ancillary indoor storage.
3. Examples. Vet clinic, private veterinarian practice, animal hospital, animal kennel facility.
5. Use Standards.
 - a. All outdoor areas for animals must be fenced.
 - b. Outdoor activity is permitted only during the day.

B. Dental Facility

1. Characteristics. A facility engaged in the examination, diagnosis, and treatment of dental health care patients.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include dentists, dental clinics, or dental labs.

C. Hospital

1. Characteristics. An establishment which primarily engages in providing medical treatment, including (but not limited to) diagnostic services, surgical services, and emergency care.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees.
3. Examples. Examples may include a hospital or freestanding emergency rooms with ambulatory care.

4. Use Standards.
 - a. Drive up lanes for ambulances shall not be located within one hundred (100) feet of a residential use.

D. Medical Facility

1. Characteristics. A facility engaged in the examination, diagnosis, and treatment of medical chiropractic, ophthalmologic, and pediatric or other health care patients.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include doctor offices, medical clinics, medical labs, outpatient facilities without ambulatory care, and blood testing facilities.

E. Professional Office

1. Characteristics. A building, or portion of a building, wherein activities are performed involving predominately administrative, record keeping, professional, and/or clerical operations.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include professional services such as lawyers, accountants, engineers, architects, real estate agents, travel agencies, employment agencies, data processing, and sales offices.
4. Uses Not Included.
 - a. Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity.
 - b. Contractors and others who perform services off-site are included in the office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

F. Urgent Care

1. **Characteristics.** A walk-in medical establishment offering care for injuries or illnesses requiring immediate care, but not serious enough as to require hospital care.
2. **Accessory Uses.** Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. **Examples.** Examples include urgent care facilities without ambulatory care.

5.1.6. INDUSTRIAL PRINCIPAL USES**A. Artisanal Manufacturing**

1. **Characteristics.** A small-scale fabrication or production use by skilled workers which involves or assembly of food or goods with no noxious by-products. May include a showroom or ancillary sales of products.
2. **Accessory Uses.** Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, parking.
3. **Examples.** Small scale fabrication of arts, 3-D printing, crafts, foods, or beverages, including welding, sculpting, arts and crafts, pottery, small-batch bakeries, cheese shops.
4. **Use Standards.**
 - a. The use shall not emit smoke beyond that which normally occurs in the applicable zoning district, nor shall it emit dust, vibration, odor, smoke, fumes, glare, radiation, electrical interference, interference to radio and television reception or other nuisance and shall not be volatile or present a fire hazard, nor may the occupation discharge into any waterway, stream, lake, or into the ground or a septic tank any waste which will be dangerous or a nuisance to persons or animals, or which will damage plants or crops.
 - b. Outdoor storage is prohibited.

- c. The use shall not involve the use of electrical or mechanical equipment that would change the fire rating of the structure in which the use occurs.
- d. Deliveries are limited to parcel and small freight carries and is not intended for large tractor trailers.

B. Flex

1. Characteristics. Uses which take place within a flex space building, allowing a flexible range of office and warehouse uses. Flex use buildings allow for a combination of offices, wholesale, and light manufacturing with proportions of each use subject to the needs of a user.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with primary use.
3. Examples. Flex use buildings typically in an industrial park or business park environment.

C. Fulfillment Center

1. Characteristics. A physical location in which a fulfillment provider fulfills customer orders for ecommerce retailers. Fulfillment centers allow online orders to get to customers. Typically involved with “last mile” deliveries.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with primary use.
3. Examples. Online retailer fulfillment centers intended to provide deliveries to homes.

D. Industrial, Light

1. Characteristics. Any business or establishment which deals in light industrial uses including light manufacturing (such as clothing, assembly, printing, repair), research and development, and self-service storage.

2. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with primary use.
3. Examples. Monument sales and manufacturing, landscaping contractor, clothing manufacturing, publishing firm, bottling, lawn or tree service, sheet metal, stone, or concrete products (but not concrete manufacturing), commercial packing for fruits and vegetables, trailer storage or freight facility, sale or rental of machinery and heavy equipment.
4. Exemptions
 - a. Heavy industrial or noxious uses such as concrete manufacturing.
5. Use Standards.
 - a. Storage shall be in an enclosed building or an outdoor storage area which is screened/fenced, a minimum six (6) foot screen or fence is required.
 - b. Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally.
 - c. Landscape buffer with a buffer intensity of 2 must be provided when abutting a residential use.

E. Industrial, Heavy

1. Characteristics. Any business or establishment that involves dangerous, noxious, offensive uses. Uses may involve smoke, odor, noise, vibration, or threats to safety and general wellbeing of the public.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with primary use.
3. Examples. Crematorium, slaughterhouse, solid waste transfer station, outdoor storage as a primary use, commercial feed lot, lumberyard, primary metal manufacturing, towing yard for vehicles.

4. Use Standards.
 - a. Buffers and protective yards must be provided.
 - b. All buildings shall be setback a minimum of fifty (50) feet from property line.
 - c. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six (6) feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.
 - d. Building facades that are oriented toward an arterial or collector street shall provide architectural details to eliminate large blank wall areas.

F. Junk Yard

1. Characteristics. Any use dedicated to the storage and dismantling of vehicles, scrap metal and associated waste.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated office, cafeteria, parking.
3. Examples. Salvage yards, junkyards, or automobile graveyards.
4. Use Standards.
 - a. All buildings shall be setback a minimum of fifty (50) feet from property line.
 - b. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six (6) feet. No material, refuse or items within storage yard shall be visible from a public street.

G. Land Fill

1. Characteristics. Any facility which deals in the disposal or elimination of used materials, goods, or waste associated with consumption.

2. Accessory Uses may include (but are not limited to) associated office, outdoor storage associated with primary use, parking.
3. Examples. Landfill, solid or liquid waste transfer or composting.
4. Use Standards.
 - a. All buildings shall be setback a minimum of fifty (50) feet from property line.
 - b. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six (6) feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

H. Recycling Facility

1. Characteristics. Any facility which deals in the recycling of used materials or waste.
2. Accessory Uses may include (but are not limited to) associated office, outdoor storage associated with primary use, parking.
3. Examples. Recyclable material storage or recycling facility.
4. Use Standards.
 - a. All buildings shall be setback a minimum of fifty (50) feet from property line.
 - b. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six (6) feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

I. Warehousing

1. Characteristics. A structure or premises where the principal use is the indoor storage (climate controlled or not) of merchandise, products, goods, or materials in bulk, for a fee or charge.
2. Accessory Uses. Accessory uses may include associated office, parking, accessory outdoor storage associated with primary use, and accessory wholesale sales.
3. Uses Not Included.
 - a. No uses identified and classified under Heavy Industrial are permitted as indoor storage.
4. Examples. Includes warehouses, mini-warehouses, self-storage facilities.

J. Wholesale Trade

1. Characteristics. Firms involved in the sale or rent of products to industrial or commercial businesses only. Not intended for private customers. Uses emphasize on-site sales or order taking. Firm may or may not be open to the public. Sales to private customers and public are not permitted.
2. Accessory Uses. Accessory uses may include (but are not limited to) accessory medical clinic, ancillary indoor storage, associated office, cafeteria, day care for employee use, parking, repackaging of goods, showroom, warehouse, residential unit for security purposes.
3. Examples. Sale of machinery, janitorial supplies, restaurant equipment supplies.

5.1.7. INFRASTRUCTURE PRINCIPAL USES**A. Minor Utility**

1. Characteristics. Public or private infrastructure serving a limited area possibly having limited on-site personnel. Minor utilities are infrastructure services that need to be in or near the area where the service is provided. Services may be public or privately provided.
2. Accessory Uses. Accessory uses may include parking; and control, monitoring, data, or transmission equipment.

3. Examples. Examples include water and sewer pump stations; electrical substations; telephone exchanges; small-scale stormwater facility.
4. Uses Not Included.
 - a. Utility offices where employees and customers are generally present are classified as offices.

B. Major Utility

1. Characteristics. Public or private infrastructure serving a regional area. Major utility uses may have regular employees at the site. Services may be public or privately provided. Because of the intensity of use, these uses must have a special use permit.
2. Accessory Uses. Accessory uses may include parking; or control, monitoring, data, or transmission equipment.
3. Examples. Examples include water towers and reservoirs; regional stormwater retention and detention facilities, and other intense regional utilities with regional demand.

C. Minor Transportation Installation

1. Characteristics. Minor public or private transportation infrastructure serving a limited area possibly having limited on-site personnel.
2. Accessory Uses. Accessory uses may include parking; and control, monitoring, data, or transmission equipment.
3. Examples. Examples include bus stops or turn arounds; or bicycle storage locker facilities.
4. Uses Not Included.
 - a. Bus and light rail barns are classified as major transportation installation.

D. Major Transportation Installation

1. Characteristics. Major public or private transportation infrastructure serving a regional area possibly having regular employees at the site.

2. Accessory Uses. Accessory uses may include parking; or control, monitoring, data, or transmission equipment.
3. Examples. Examples include transit centers or park-and-ride facilities for mass transit.

E. **Telecommunication Towers.** See Section 7: Telecommunication for all definitions and standards related to telecommunication devices.

F. **Water Storage Towers**

1. Characteristics. A structure supporting a water tank constructed at a height sufficient to pressurize water distribution for potable water.
2. Use Standards.
 - a. Water storage towers and tanks not located on a roof may be erected to a height not to exceed two-hundred (200) feet.
 - b. Shall be located a minimum distance of fifty (50) percent of its height from the nearest property line of a lot containing a dwelling, congregate care, or congregate living structure, as measured from the closest point of any portion of the storage tank.
 - c. Shall be a minimum forty (40) foot natural protective buffer is provided adjacent to any lot line of a dwelling, congregate care, or congregate living structure or adjacent to the lot line of any vacant lot zoned for residential use. A minimum fifteen (15) foot natural protective buffer is required for general office, commercial and industrial zoned districts.
 - d. The entire area of the water tower, including the water tank overhang, tower base supports, electrical power panels and above ground control valves must be surrounded by a security fence or wall of at least eight (8) feet in height.
 - e. Except for fence and wall entrances, all fences and walls shall be screened with plant materials so that no more than two-thirds of the surface of the wall or fence is visible within three (3) years after erection of the wall or fence. Existing vegetation may be used for the screening, along with new plantings.

5.1.8. OPEN PRINCIPAL USES

A. Agricultural Uses

1. Characteristics. Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.
2. Accessory Uses. Accessory uses include housing for ranch or farm labor, scenic and sightseeing tours, sales of agricultural products, u-pick facilities, farm tours, hayrides, pony rides, on-site agriculturally related artistry, community agriculture.
3. Examples. Examples include animal raising, crop production, fish farm, and stables.
4. Use Standards.
 - a. Sales shall be limited to one-hundred (100) square feet of gross floor area per acre of land.
 - b. Sales shall not occur on sites less than two (2) acres in size.
 - c. Structures intended for animal use or animal raising shall be at least one-hundred (100) feet from all property lines.

5.2. ACCESSORY USES, STRUCTURES AND HOME OCCUPATIONS

A. General Standards.

1. Accessory uses shall be consistent with all standards in the district for the principal use.
2. Uses and structures shall:
 - a. Be accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Be located on the same lot as the permitted uses or structures, or on a contiguous lot in the same ownership;
 - c. Not involve operations or structures inconsistent with the character of the primary use or principal structure served;
 - d. Not likely to attract visitors in larger numbers than would normally be expected.
3. Accessory buildings or structures may be erected three (3) feet from the property line but may not be permitted in any recorded easement.
4. An accessory use or structure shall only be allowed when a principal use exists.
5. Accessory structures shall comply with maximum building coverage requirements.
6. Accessory structures shall have a similar appearance to the principal structure.
7. Accessory structures are limited to a maximum thirty-five (35) feet in height or the height of the primary structure, whichever is lesser.
8. An accessory building sharing one (1) or more common walls with the principal building shall be considered part of the principal building for purposes of this ordinance and must meet all yard requirements applied to the principal building.
9. No accessory building (except a garage or carport) or recreational structure or use may extend in front of the rear line of a single or double unit dwelling.

- B. Home Occupations.** Home occupations are permitted in all districts only as an accessory use to a residential principal use and shall comply with the following regulations:

1. No person other than a resident of the dwelling shall be engaged in such occupation.
2. No more than three (3) customers, clients, or patrons shall come to the dwelling at any one (1) time nor more than ten (10) in any one (1) day
3. No more than two (2) vehicles may be used in the conduct of the home occupation. Any such vehicle shall be parked off the street. The parking of any such vehicles on the property, other than an automobile, van, or pick-up shall be in an enclosed building.
4. No more than twenty-five (25) percent of the total actual floor area of the dwelling or 500 square feet, whichever is lesser, shall be used in the conduct of the home occupation.
5. Notwithstanding the provisions of subsection 5.2.B.4, a home greenhouse shall be permitted provided that such greenhouse meets the requirements of Section 5.2 and that any sales in connection with such greenhouse meet the requirements of this section.
6. No outdoor sales or storage shall be permitted in connection with the home occupation. This provision shall not prohibit the outdoor on-premises sale of the products of home gardens, or yard sales if otherwise in accordance with town ordinances.
7. The exterior appearance of the dwelling shall not be altered in such a manner nor shall the occupation in the residence be conducted in such a way as to cause the premises to differ from its residential character in exterior appearance.
8. The use may not emit smoke beyond that which normally occurs in the applicable zoning district, nor shall it emit dust, vibration, odor, smoke, fumes, glare, radiation, electrical interference, interference to radio and television reception or other nuisance and shall not be volatile or present a fire hazard, nor may the occupation discharge into any waterway, stream, lake, or into the ground or a septic tank any waste which will be dangerous or a nuisance to persons or animals, or which will damage plants or crops.

9. No home occupation shall involve the use of electrical or mechanical equipment that would change the fire rating of the structure in which the home occupation is conducted.
10. There shall be no more than two (2) deliveries per day to the premises of materials to be used in conjunction with the home occupation and these shall take place between the hours of 7:00 a.m. and 9:00 p.m.
11. No customers, clients, patrons, or employees other than the residents' household may be on the premises in connection with the home occupation before 7:00 a.m. or after 9:00 p.m.
12. The following common name uses are strictly prohibited as home occupations: car washes, commercial automotive repair garages, truck terminals, slaughterhouses, paint, petroleum and chemical plants, any occupation which involves the bulk storage of liquid petroleum, gasoline, kerosene, or other flammable liquids, funeral homes and mortuaries, massage parlors, sale of reading or viewing material of a pornographic nature, movie theaters, animal hospitals and kennels, and bottled gas sales.

C. Food Trucks.

1. Characteristics. A movable, motorized vehicle or a towed vehicle designed and equipped as a retail establishment which sells food. Food trucks require a food truck permit.
2. Use Standards.
 - a. Food trucks must be located at least one hundred (100) feet from the main entrance to any eating establishment or similar food service business.
 - b. Food trucks and food truck uses must be located at least five (5) feet from the edge of any driveway or public sidewalk, utility boxes and vaults, handicapped ramp, building entrance, exit or emergency access/exit way, or emergency call box and must not locate within any area that impedes, endangers, or interferes with pedestrian or vehicular

traffic. Food trucks must be located a minimum distance of fifteen (15) feet in all directions of a fire hydrant.

- c. Food truck uses and associated seating, if any, must not occupy parking spaces required to fulfill the minimum requirements of the principal use, unless the principal use's hours of operation do not coincide with those of the food truck business. Seating must be removed when food truck is not in operation.
- d. Food trucks and food truck uses must not occupy any handicap accessible parking space as specified in G.S. § 20-37.6.
- e. Food truck equipment must be contained within or attached to or within three (3) feet of the food truck. All sanitary regulations of county, state and Federal Health Department must be met.
- f. Hours of operation shall be between:
 - i. Sunday through Saturday: 7:00 a.m. to 10:00 p.m.
 - ii. Food trucks may not be parked overnight at their temporary sale location.
- g. During operation hours, a trash can must be provided for customers. The food truck vendor and/or commercial commissary operator is responsible for the proper disposal of waste and trash associated with the operation.
- h. Drive-through service is prohibited from a food truck.
- i. A permanent water connection is prohibited.
- j. One (1) sidewalk sign may be provided during operation hours (but not on public rights-of-way).
- k. A maximum of one (1) food truck can locate on public streets, provided the food truck does not block movement on the street.
- l. If a special event permit is granted, more than one (1) food truck can locate on the public street.

m. If part of a special event permit, these use standards shall not apply in any respect to food vending.

3. Permitting.

- a. Food trucks must obtain a food truck permit from the town. There are three (3) types of food truck permits: a 24 hour food truck permit, a single location food truck permit, and a multiple location food truck permit. Required fees for each permit are as established by the town.
- b. A detailed site plan showing location of a proposed food truck, outdoor seating, distance requirements, and compliance with all use standards in subsection (2) above shall be required for each permit.
- c. A food truck permit for single location or multiple locations must be renewed each year. 24 hour food truck permit is limited to one (1) day of operation consistent with the standards of this section.
- d. Written permission by the property owner, homeowner association, property owner association (or similar entity) of each location shall be provided as part of the permit.
- e. A maximum of four (4) locations may be requested as part of a multiple location food truck permit.

D. Mobile Vendors.

1. Shall comply with Chapter 111 of Town of Rolesville Code of Ordinances.
2. Mobile Vendors must present written permission from the owner of the property on which they operate. No mobile vendor can set up within the public right-of-way of any street except those mobile vendors selling ice cream or other goods typically sold from a moving vehicle, including ice cream vendors, may utilize the public streets provided they do not impede the reasonable flow of traffic or otherwise endanger the public safety, or where otherwise permitted by this section.

3. Mobile vendors, excluding food trucks, shall not operate between the hours of 8:00 p.m. to 8:00 a.m. No vehicle or signage for the mobile vendor shall be parked, stored, or left overnight.
4. Mobile vendors shall keep the sidewalks, roadways, and other spaces adjacent to their vending sites or locations clean and free for paper, peelings, and refuse of any kind generated from the operation of the business.
5. Mobile vendors shall not sound any device that produces a loud and raucous noise or operate a loudspeaker or amplifier to attract public attention.
6. The location of a Mobile vendor on a site shall not impede the flow of traffic nor obstruct the line of site for vehicles on private or public streets.

E. Temporary/Sales/Construction Trailers.

1. It shall be unlawful for any person to park any vehicle or trailer of eighty (80) inches or more in width or thirty (30) feet or more in length on the streets within the corporate limits of the town, at any time, except for the duration of the following activities:
 - a. When actively engaged in loading or unloading;
 - b. Temporary parking for emergency services to a vehicle or trailer to repair a mechanical breakdown;
 - c. Temporary parking at a construction site during the period of active construction site for an approved development or building.
2. Trailers shall not park in rights-of-way.
3. Construction trailers shall be removed within thirty (30) days after a certificate of occupancy is issued. Construction trailers shall only be permitted within active phases of a multiphase development.
4. Construction trailers are limited to a maximum of two (2) construction trailers on-site.
5. Tractor trailers, storage pods, ship cargo containers and transport containers are prohibited as permanent storage buildings or structures but are permitted on an active construction site.

5.3. MISCELLANEOUS USES AND STRUCTURES

A. General Standards.

1. Bicycle racks may be in any district. No advertising signs are permitted on such structures. Setback requirements are waived for bicycle racks.
2. Mail and newspaper delivery boxes and lockers may be placed in accordance with U.S. Postal Service regulations and are exempt from district setbacks.
3. Donation boxes (including clothing bins) are permitted in any zoning district so long as the donation boxes are located on a lot with a principal use that has provided the owner of the donation box permission to place the donation box on premises. Donation boxes shall be maintained and kept in a clean condition and shall be limited to one (1) donation box per principal use. Donation boxes shall be in the rear yard of a building (however not in a parking lot). Donation boxes shall not be placed within 1,000 feet of another donation box. Donation boxes shall be labeled with contact information of the owner for maintenance and upkeep.
4. Automobile charging stations are permitted in any district. Each charging station must include signs that indicate the station is intended for electric vehicle charging only. Voltage levels and safety information, including contact information in case of malfunction, shall be included.

5.4. TEMPORARY USES AND STRUCTURES

A. Temporary Use Permit. Temporary uses and structures shall be controlled by issuance of Temporary Use Permits for uses not to exceed three (3) months duration during a calendar year.

1. Temporary uses and structures shall be controlled by issuance of Temporary Use Permits for uses not to exceed three (3) months duration during a calendar year. If uses exceed three (3) months, the applicant shall require a special use permit.
2. All requests for Temporary Use Permits shall be submitted to the LDA, who shall issue an approval or denial of the permit within thirty (30) days of receipt of each completed application.
3. Temporary use applications shall be provided on a form as designated by the town.

4. Applicants for temporary use permits shall provide a sketch plan identifying the location of all temporary structures, trailers, product display areas, parking areas, road access points and other temporary uses and improvements to the property.
 5. The LDA will review the proposed request for compliance with the LDO.
 6. The LDA shall approve the application as submitted, approve the application subject to conditions of approval, or deny the application as submitted.
- B. Temporary Sales Lots.** The establishment of temporary sales lots for farmers markets, Christmas trees, and other seasonal agricultural products, plus related goods, are permitted in non-residential districts with the following conditions.
1. Storage of goods in or sale of goods from trailer(s) on the site is prohibited. Truck trailers and flat beds are not permitted except for short-term delivery services.
 2. The use may only be located on a vacant lot or on a lot occupied by a non-residential use.
 3. Temporary uses using a tent or similar canopy shall secure approval from the Wake County Fire Marshall's office prior to erecting such a canopy.
 4. Temporary uses shall present proof of property owner approval prior to the application of a use permit.
 5. The use shall be conducted behind the prevailing established setback line for structures in either direction on the same side of the street.
 6. Off-street parking may be provided behind or to the side of the established use. Parking shall not occur in the front yard.
 7. Signs and lighting on the premises of a temporary use shall meet the same standards as permitted in the district in which the temporary use is situated.
 8. The temporary permit issued by the town shall be displayed in public view during hours of operation.