

### **Section 3-1 Introduction**

The purpose of this Chapter is twofold. First, it is to establish types of zoning districts for grouping similar and compatible land uses throughout Cabarrus County. Secondly, it is to set forth a "Table of Permitted Uses" that lists types of land uses and their status in each district.

### **Section 3-2 How to use this Chapter**

The description of zoning districts is set forth in Section 3-7. After a description of the zoning district, a listing of uses follows. If you know your zoning district and want to understand what is allowed within it, this section provides the answer. If, on the other hand, you have a use in mind and want to know where it fits, find the use in the Table of Permitted Uses located at the end of this Chapter to understand the status within the various zoning districts. A land use may be:

- **Permitted by right (P)** - This means that the land use is considered completely compatible in the district and no further governmental review is needed.
- **Permitted based on standards (PBS)** - This means that the land use in question could be compatible with the district as long as it meets certain standards. For example, a gas station may be completely appropriate in a residential district if it is built on a smaller scale than the gas stations found on major commercial corridors with multiple pumps and twenty-four hour operation. Many of the PBS uses have more than one standard.
- **Conditional Use (C)** - This means that the land use considered needs to be reviewed by a public body, in this case, the Planning & Zoning Commission acting as a Board of Adjustment. Often, these are land uses with the potential for far reaching consequences. A public airport is a good example. The creation of an airport may profoundly affect an area's transportation system, may greatly affect surrounding land use from a noise standpoint, etc. Accordingly, these types of land uses merit consideration and debate in a public forum. In order to assure compatibility with surrounding land uses, conditions may be placed on the proposed development of the property.
- **Accessory use** - These are land uses that are secondary, subordinate, and incidental to what typically is the original land use or permitted use. Within the Table of Permitted Uses, all accessory uses are listed as a separate type of use under the heading of "Accessory". A utility shed in the backyard of a residentially developed property is a good example of an accessory use. Accessory uses must be considered compatible with both the original use and the surrounding land uses. Accessory uses cannot exist by themselves. They must be accessory to another use.

### **Section 3-3 Zoning districts designated and purposes listed**

All land and water areas in Cabarrus County, except within the corporate limits of any municipality and their respective extraterritorial jurisdictions, if any, are divided into the

following districts. Such districts are designed to both assure the compatibility of land uses within each district and to partially implement the officially adopted Cabarrus County Area

Plans, and other planning documents which serve as part of the overall county comprehensive plan.

### **Section 3-4 Standard zoning districts and standard zoning district categories**

For the purpose of implementing this Ordinance, the following general zoning categories and specific zoning district types are hereby created.

**AGRICULTURAL/RESIDENTIAL:**

Agricultural/Open Space (AO)

**RESIDENTIAL:**

Countryside residential (CR)

Low density residential (LDR)

Medium density residential (MDR)

High density residential/mixed use (HDR/MU)

**COMMERCIAL:**

Office/Institutional (OI)

Office/limited commercial (LC)

General commercial (GC)

**INDUSTRIAL:**

Limited industrial (LI)

General industrial (GI)

**FLOATING:**

Planned Unit Development (PUD)

### **Section 3-5 Map of zoning districts**

The boundaries of these districts are shown on maps entitled "Official Zoning Atlas of Cabarrus County." The zoning atlas and all notations, references and amendments to it are hereby made a part of this Ordinance. These documents are kept in the Office of the Zoning Administrator and are available for public inspection. Other supplements, in the form of maps, guides, illustrations, records, reports, interpretive material and standards may be officially adopted, directly or by reference, to facilitate administration and public understanding of the Official Zoning Atlas or of regulations adopted for the zoning districts or other divisions established thereby.

### **Section 3-6 Rules governing interpretation of district boundaries**

- a. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following jurisdictional lines of municipalities or sanitary districts shall be construed as following such lines.
- d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- e. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line, shall be construed as

- f. moving with the actual shore line. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines and in the event of change, construed as being the actual.

Boundaries indicated as parallel to or extensions of features indicated in (a) through (e) above shall also be construed.

Distances not specifically indicated on the Official Zoning Atlas shall be determined by the scale of the map.

- g. Where physical or cultural features existing on the ground vary with those shown on the Official Zoning Atlas, or in other circumstances not covered by (A) through (F) above, the Zoning Administrator shall interpret the district boundaries.
- h. Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the regulations for either portion of the lot may be extended, not to exceed one hundred (100) feet, beyond the district line into the remaining portion of the lot.

### **Section 3-7 Statements regarding the purpose of zoning districts**

The following subsections more fully describe the essential nature of each zoning district; explain the rationale for its creation and list land uses as either Permitted (P), Permitted Based on Standards (PBS), or Conditional (C).

#### **AGRICULTURAL/RESIDENTIAL DISTRICT:**

##### **AGRICULTURAL/OPEN SPACE**

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

**Rationale**

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

**AGRICULTURE/OPEN SPACE USES**

**AO Permitted (P) Uses**

Agriculture Excluding Livestock	Family Care Home	Nursery, Greenhouse
Agriculture Including Livestock	Group Care Facility	Single Family Detached Residential
Agritourism, Accessory to Agriculture	Hatchery	Stables, Commercial
Bulk Grain Storage	Livestock Sales	Wireless Telecommunications Services, Stealth Antennae, 65 feet or less
Dairy Processing	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	

**AO Permitted based on Standards (PBS) Uses**

Accessory Dwelling Unit	Civic Organization Facility	Convenience Store without Petroleum Sales
Accessory Building	Communications Tower, 911 Communications Tower	Country Club with Golf Course
Auction House	Community Garden, Accessory Use	Dumpsters, Commercial Waste Containers, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Contractor Office, Construction Equipment Storage, Temporary Use	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use
Auction, Livestock, Temporary Use	Contractor or Trade Shops	
Barn, Greenhouse as Primary Structure	Convenience Store with Petroleum Sales	
Bed and Breakfast		
Cemetery		

**AO Permitted based on Standards (PBS) Uses Continued**

FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial/Mixed Use Projects, Temporary Use	Scientific Research and Development, Accessory to Agriculture
For Profit Temporary Sign, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use	Swim Club, Tennis Club, Country Club
Gas station	Real Estate Office in Model Home, Temporary Use	Swimming Pool, Accessory to Single Family Residential
Golf Course, Public or Private	Recyclable Materials Drop Off	Temporary Agricultural Sign, Seasonal Sales on Site, Temporary Use
Home Occupation, General	Recreational Trail, Greenway, or Blueway Connector	Temporary Construction Sign, Temporary Use
Home Occupation, Rural	Religious Institution with Total Seating Capacity 350 or Less	Temporary Dwelling for Large Construction Projects, Temporary Use
Ice Production, Dispensing, Accessory to Convenience Store	Repair Garage, Automobile	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use
Ice Production, Dispensing, Accessory to Gas Stations	Repair Shop, Farm Machinery	Towing Service, Accessory to Automobile Repair
Kennel, Private	Repair Shop, Small Engine	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales
Landfill, Demolition-Less Than One Acre	Rest Home, Convalescent Home with 10 Beds or Less	Trail Head, Accessory
Mobile Personal Storage Unit, Renovation, Temporary Use	Restaurant, Excluding Drive-Thru	Trail Head, Primary Use Site
Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Retail Sales, Neighborhood Market 1,000 Square Feet or Less	Wind Energy Facility, Accessory Use, On Site Use Only
Nursery, Daycare Center	Sawmill	Wireless Telecommunications Services, Co-location
Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business		
Public Cultural Facility		

**AO Conditional (C) Uses**

Airstrip, as Accessory Use	Multimedia Production & Distribution Complex	Rest Home, Convalescent Home with More Than 10 Beds
Animal Hospital	Public Service Facility	Shooting Range with Outdoor Target Practice
Animal Shelter	Public Use Facility	Slaughter House, Meat Packing
Correctional Facility	Race Shop, Race Team Complex	Sports and Recreation Instruction or Camp
Colleges, Universities	Reception Facilities	Trade and Vocational Schools
Day Camp, Summer Camp, Civic Group Camp Facility	Recreational Facility, Outdoor	Veterinarian
Elementary, Middle and High Schools	Recreational Therapy Facility, Rural Setting	Wireless Telecommunications Services
Kennel, Commercial	Religious Institution with Total Seating Capacity 351 or More	
Landfill, Demolition-One Acre or More	Religious Institution with School	
Landfill, Sanitary		

**RESIDENTIAL DISTRICTS:**

**COUNTRYSIDE RESIDENTIAL**

Lands in this district have a strong rural, pastoral feel. Natural environmental elements such as tree lines, small ponds, rock formations, and manmade elements such as pasture fencing are to be retained, if at all possible. Although the area is capable of handling higher densities of development, development is kept at very low overall densities. Development includes only the standard single family detached dwelling.

**Rationale**

This land use district was created as a direct result of the County's systematic area planning process. As a reaction to the growth of the past decade (as much as 80% in some townships) many residents are anxious to see their areas retain the appeal that inspired the resident to make his or her original investment. This district helps implement a growth management philosophy before the fact, rather than after. In summary, the principle purpose of this district is to provide some land area in the County for a permanent country, rural residential life style.

**COUNTRYSIDE RESIDENTIAL USES**

**CR Permitted (P) Uses**

Agriculture Excluding Livestock	Family Care Home	Nursery, Greenhouse
Agriculture Including Livestock	Group Care Facility	Single Family Detached Residential
Agritourism, Accessory to Agriculture	Livestock Sales	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Dairy Processing	Manufactured Home, In Manufactured Home Overlay District Only- See Chapter 4	

**CR Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Convenience Store with Petroleum Sales	Golf Course, Public or Private
Accessory Building	Convenience Store without Petroleum Sales	Home Occupation, General
Auction House	Country Club with Golf Course	Home Occupation, Rural
Auction, Estate or Asset Liquidation, Temporary Use	Dumpsters, Commercial Waste Containers, Temporary Use	Ice Production, Dispensing, Accessory to Convenience Store
Auction, Livestock, Temporary Use	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use	Ice Production, Dispensing, Accessory to Gas Stations
Barn, Greenhouse as Primary Structure	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary	Kennel, Private
Bed and Breakfast	For Profit Temporary Sign, Temporary Use	Landfill, Demolition- Less Than One Acre
Cemetery	Gas station	Mobile Personal Storage Unit, Renovation, Temporary Use
Civic Organization Facility		Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Community Garden, Accessory Use		
Contractor Office, Construction Equipment Storage, Temporary Use		

**CR Permitted Based on Standards (PBS) Uses Continued**

Nursery, Daycare Center	Religious Institution with Total Seating Capacity 350 or Less	Temporary Construction Sign, Temporary Use
Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Rest Home, Convalescent Home with 10 Beds or Less	Temporary Dwelling for Large Construction Projects, Temporary Use
Public Cultural Facility	Restaurant, Excluding Drive-Thru	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use
Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use	Sawmill	Trail Head, Accessory Use
Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use	Scientific Research and Development, Accessory to Agriculture	Trail Head, Primary Use Site
Real Estate Office in Model Home, Temporary Use	Stables, Commercial	Wind Energy Facility, Accessory Use, On Site Use Only
Recreational Trail, Greenway, or Blueway Connector	Swim Club, Tennis Club, Country Club	Wireless Telecommunications Services, Co-location
	Swimming Pool, Accessory to Single Family Residential	
	Temporary Agricultural Sign, Seasonal Sales on Site, Temporary Use	

**CR Conditional (C) Uses**

Animal Hospital	Day Camp, Summer Camp, Civic Group Camp Facility	Public Service Facility
Animal Shelter		Public Use Facility
College, University	Elementary, Middle and High Schools	Reception Facilities
Communications Tower, 911 Communications Tower	Kennel, Commercial	Recreational Facility, Outdoor
	Multimedia Distribution & Production Complex	Recreational Therapy Facility, Rural Setting

**CR Conditional (C) Uses Continued**

Religious Institution with Total Seating Capacity 351 or More	with More Than 10 Beds	Sports and Recreation Instruction or Camp
Religious Institution with School	Shooting Range with Outdoor Target Practice	Veterinarian
Rest Home, Convalescent Home	Slaughter House, Meat Packing	Wireless Telecommunications Services

**LOW DENSITY RESIDENTIAL DISTRICT**

This district is intended to permit development with a low density residential community character. This district allows conventional, open space and amenity subdivisions. This district is located where public utilities are available or are envisioned available within the next two to five years.

**RATIONALE**

This district is designed to provide permanent protection for those who want to live in a low density residential environment. The district, while focused on single-family residential development, is designed to allow a wide variety of residential types.

**LOW DENSITY RESIDENTIAL USES**

**LDR Permitted (P) Uses**

Agriculture Excluding Livestock	Manufactured Home, In Manufactured Home Overlay District Only- See Chapter 4	Single Family Detached Residential
Agritourism, Accessory to Agriculture	Nursery, Greenhouse	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Family Care Home	Semi-Attached House	
Group Care Facility		

**LDR Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Country Club with Golf Course	Mobile Personal Storage Unit, Renovation, Temporary Use
Accessory Building	Dumpsters, Commercial Waste Containers, Temporary Use	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Agriculture-Female Chickens, Limited Number, Less than 5 Acres	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use	Nursery, Daycare Center
Agriculture, Including Livestock	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business
Auction, Estate or Asset Liquidation, Temporary Use	For Profit Temporary Sign, Temporary Use	Public Cultural Facility
Auction, Livestock, Temporary Use	Gas station	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use
Automated Teller Machine, as Accessory	Golf Course, Public or Private	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use
Bank, Financial Institution, Automated Teller Machine	Home Occupation, General	Real Estate Office in Model Home, Temporary Use
Barn, Greenhouse as Primary Structure	Home Occupation, Rural	Recreational Trail, Greenway, or Blueway Connector
Bed and Breakfast	Ice Production, Dispensing, Accessory to Convenience Store	Religious Institution with Total Seating Capacity 350 or Less
Cemetery	Ice Production, Dispensing, Accessory to Gas Stations	Rest Home, Convalescent Home with 10 Beds or Less
Civic Organization Facility	Itinerant Merchant, Temporary Use	
Community Garden, Accessory Use	Landfill, Demolition-Less Than One Acre	
Contractor Office, Construction Equipment Storage, Temporary Use		
Convenience Store with Petroleum Sales		
Convenience Store without Petroleum Sales		

**LDR Permitted Based on Standards (PBS) Uses Continued**

Restaurant, Excluding Drive-Thru	Temporary Agricultural Sign, Seasonal Sales on Site, Temporary Use	Construction of New Home on Same Site, Temporary Use
Scientific Research and Development, Accessory to Agriculture	Temporary Construction Sign, Temporary Use	Trail Head, Accessory Use
Stables, Commercial	Temporary Dwelling for Large Construction Projects, Temporary Use	Trail Head, Primary Use
Swim Club, Tennis Club, Country Club		Wind Energy Facility, Accessory Use, On Site Use Only
Swimming Pool, Accessory to Single Family Residential	Temporary Residence in Mobile Home During	Wireless Telecommunications Services, Co-location

**LDR Conditional (C) Uses**

College, University	Recreational Facility, Outdoor	with More Than 10 Beds
Communications Tower, 911 Communications Tower	Religious Institution with Total Seating Capacity 351 or More	Wireless Telecommunications Services
Elementary, Middle and High Schools	Religious Institution with School	
Public Service Facility		
Public Use Facility	Rest Home, Convalescent Home	

**MEDIUM DENSITY RESIDENTIAL**

This district is intended to permit development with a moderately high density community character. This district allows open space and amenity subdivisions. Residential development options for this district include a variety of housing types, including townhouses. This district is located where public utilities are available.

**RATIONALE**

This district is designed to provide permanent protection for those who want to live in a moderately high density residential environment. The district is designed to provide the principal location for a wide variety of residential types.

**MEDIUM DENSITY RESIDENTIAL USES**

**MDR Permitted (P) Uses**

Agriculture, Excluding Livestock	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	Single Family Detached Residential
Agritourism, Accessory to Agriculture	Nursery, Greenhouse	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Family Care Home	Semi-Attached House	
Group Care Facility		

**MDR Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Cemetery	For Profit Temporary Sign, Temporary Use
Accessory Building	Civic Organization Facility	Golf Course, Public or Private
Agriculture-Female Chickens, Limited Number, Less than 5 Acres	Community Garden, Accessory Use	Home Occupation, General
Agriculture, Including Livestock	Contractor Office, Construction Equipment Storage, Temporary Use	Home Occupation, Rural
Auction, Estate or Asset Liquidation, Temporary Use	Convenience Store without Petroleum Sales	Itinerant Merchant, Temporary Use, Existing Business
Auction, Livestock, Temporary Use	Country Club with Golf Course	Ice Production, Dispensing, Accessory to Convenience Store
Automated Teller Machine as Accessory	Dumpsters, Commercial Waste Containers, Temporary Use	Landfill, Demolition-Less Than One Acre
Bank, Financial Institution, Automated Teller Machine	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use	Mobile Personal Storage Unit, Renovation, Temporary Use
Barn, Greenhouse as Primary Structure	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Bed and Breakfast		Nursery, Daycare Center

**MDR Permitted Based on Standards (PBS) Uses Continued**

Promotional Activities Involving the Display of Goods or Merchandise,	Religious Institution with Total Seating Capacity 350 or Less	Temporary Construction Sign, Temporary Use
Temporary Use at Existing Business	Rest Home, Convalescent Home with 10 Beds or Less	Temporary Dwelling for Large Construction Projects, Temporary Use
Public Cultural Facility	Restaurant, Excluding Drive-Thru	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use
Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use	Scientific Research and Development, Accessory to Agriculture	Townhouses
Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use	Swim Club, Tennis Club, Country Club	Trail Head, Accessory Use
Real Estate Office in Model Home, Temporary Use	Swimming Pool, Accessory to Single Family Residential	Trail Head, Primary Use
Recreational Trail, Greenway, or Blueway Connector	Temporary Agricultural Sign, Seasonal Sales on Site, Temporary Use	Wind Energy Facility, Accessory Use, On Site Use Only
		Wireless Telecommunications Services, Co-location

**MDR Conditional (C) Uses**

College, University	Recreational Facility, Outdoor	Rest Home, Convalescent Home with More Than 10 Beds
Communications Tower, 911 Communications Tower	Religious Institution with Total Seating Capacity 351 or More	Restaurant with Drive-Thru Facility
Elementary, Middle and High Schools	Religious Institution with School	Wireless Telecommunications Services
Public Service Facility		
Public Use Facility		

**HIGH DENSITY RESIDENTIAL/MIXED USE**

This district is intended to allow for a wide range of residential uses and will be the primary location for multifamily development. This district allows open space and amenity subdivisions. Both water and sewer are available and transportation networks are capable of supporting high density development. The district is also designed to accommodate office and commercial uses that are compatible with a high density setting. High density residential/mixed use districts will typically develop near municipal boundary lines but should always be located near major thoroughfare level roads.

**RATIONALE**

This district is designed to provide permanent protection to those who want to live in a more densely settled residential setting with conveniently sited low intensity nonresidential uses.

**HIGH DENSITY RESIDENTIAL/MIXED USES**

**HDR Permitted (P) Uses**

Agriculture, Excluding Livestock	Group Care Facility	Retail Sales-Shopping Centers 10,000 Square Feet and Less
Agritourism, Accessory to Agriculture	Laundromat	Semi-Attached House
Barber, Beauty, Tanning, Nail or Skin Care Salon	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	Single Family Detached Residential
Drug Store	Movie Theater	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Dry Cleaning Pick-Up Station	Pet Shop, Grooming, Enclosed Facility	
Family Care Home		

**HDR Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Bank, Financial Institution, Automated Teller Machine	Contractor Office, Construction Equipment Storage, Temporary Use
Accessory Building	Bed and Breakfast	Convenience Store without Petroleum Sales
Auction, Estate or Asset Liquidation, Temporary Use	Cemetery	Country Club with Golf Course
Automated Teller Machine as Accessory	Civic Organization Facility	
	Community Garden, Accessory Use	

**HDR Permitted Based on Standards (PBS) Uses Continued**

Dumpsters, Commercial Waste Containers, Temporary Use	Office, Professional Less Than 5,000 SF	Restaurant, Excluding Drive-Thru
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Scientific Research and Development, Accessory to Agriculture
For Profit Temporary Sign, Temporary Use	Public Cultural Facility	Swim Club, Tennis Club, Country Club
Golf Course, Public or Private	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use	Swimming Pool, Accessory to Single Family Residential
Home Occupation, General	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use	Temporary Agricultural Sign, Seasonal Sales on Site, Temporary Use
Itinerant Merchant, Temporary Use, Existing Business	Real Estate Office in Model Home, Temporary Use	Temporary Construction Sign, Temporary Use
Ice Production, Dispensing, Accessory to Convenience Store	Recreational Facility, Indoor	Temporary Dwelling for Large Construction Projects, Temporary Use
Landfill, Demolition-Less Than One Acre	Recreational Trail, Greenway, or Blueway Connector	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use
Mobile Personal Storage Unit, Renovation, Temporary Use	Religious Institution with Total Seating Capacity 350 or Less	Townhouses
Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Rest Home, Convalescent Home with 10 Beds or Less	Trail Head, Accessory Use
Multifamily Residential		Trail Head, Primary Use
Nursery, Daycare Center		Wireless Telecommunications Services, Co-location

**HDR Conditional (C) Uses**

College, University	Recreational Facility, Outdoor	Rest Home, Convalescent Home with More Than 10 Beds
Communications Tower, 911 Communications Tower	Religious Institution with Total Seating Capacity 351 or More	Restaurant with Drive- Thru Facility
Elementary, Middle and High Schools	Religious Institution with School	Wireless Telecommunications Services
Public Service Facility		
Public Use Facility		

**OFFICE/INSTITUTIONAL DISTRICT:**

**OFFICE/INSTITUTIONAL**

This district is intended to accommodate relatively low intensity office and institutional uses at intensities complementary to residential land use. This district serves as a transitional district between residential land uses and higher intensity non-residential land uses.

**RATIONALE**

This district is used to provide for low intensity office and institutional uses that can be complementary to adjacent residential land use. This district features employment options and essential services which require a moderate number of average daily trips. These uses will have a minimum impact on the surrounding area because these trips will generally occur during regular business hours, thus, not competing with residential traffic at peak hours or on weekends. This district should be located adjacent to residential districts or in areas where its use would serve as a transition between residential land uses and higher intensity non-residential land uses. Higher intensity non-residential land uses may include commercial districts, light industrial or mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility so that the nonresidential activities are not a nuisance to residential use.

**OFFICE/INSTITUTIONAL USES**

**OI Permitted (P) Uses**

Banquet Hall	College, University	Hospital, Ambulatory Surgical Care Facility
Barber, Beauty, Tanning, Nail or Skin Care Salon	Farmer’s Market	Office, Professional Less Than 30,000 Square Feet
Civic Organization Facility	Funeral Home	
	Group Care Facility	

**OI Permitted (P) Uses Continued**

Parking Lot, Parking Garage, Commercial or Private	Public Cultural Facility Public Use Facility	Services, Stealth Antennae, 65 Feet or Less
Printing and Reprographic Facility	Wireless Telecommunications	

**OI Permitted Based on Standards (PBS) Uses**

Accessory Building	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Recreational Trail, Greenway, or Blueway Connector
Auction, Estate or Asset Liquidation, Temporary Use	For Profit Temporary Sign, Temporary Use	Recyclable Materials Drop Off
Automated Teller Machine as Accessory	Golf Course, Public or Private	Religious Institution with Total Seating Capacity of 350 or Less
Bank, Financial Institution, Automated Teller Machine	Mobile Personal Storage Unit, Renovation, Temporary Use	Rest Home, Convalescent Home with 10 Beds or Less
Catering Service	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use
Community Garden, Accessory Use	Nursery, Daycare Center	Scientific Research and Development
Contractor Office, Construction Equipment Storage, Temporary Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Swim Club, Tennis Club, Country Club
Country Club with Golf Course	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use	Temporary Amusement Enterprise, Temporary Use
Dumpsters, Commercial Waste Containers, Temporary Use	Recreational Facility, Indoor	

**OI Permitted Based on Standards (PBS) Uses Continued**

Temporary Construction Sign, Temporary Use	Trail Head, Accessory Use	Wireless Telecommunications Services, Co-location
Temporary Dwelling for Large Construction Projects, Temporary Use	Trail Head, Primary Use Site	

**OI Conditional (C) Uses**

Communications Tower, 911 Communications Tower	Recreational Facility, Outdoor	Rest Home, Convalescent Home with More Than 10 Beds
Convention Center Facility	Religious Institution with Total Seating Capacity of 351 or More	Trade and Vocational Schools
Elementary, Middle and High Schools		
Public Service Facility	Religious Institution with School	Wireless Telecommunication Services

**COMMERCIAL DISTRICTS:**

**OFFICE/LIMITED COMMERCIAL**

This district is intended to accommodate relatively small scale commercial and office development at intensities complementary to residential land uses.

**RATIONALE**

This district is used to provide both the convenience of neighborhood oriented goods and services and the permanent protection of adjacent or intermixed residential areas by permitting only a limited range of commercial activities. The district should be located near municipal boundary lines or areas of commercial growth and may border general commercial districts, light industrial or high density residential/mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility, so the nonresidential activities are not a nuisance to residential uses.

**USES IN THE OFFICE/LIMITED COMMERCIAL ZONE:**

**LC Permitted (P) Uses**

Arcade, Game Room	Banquet Hall	Car Wash, Detail Service
Automobile Parts, Tires, Accessories	Barber, Beauty, Tanning, Nail or Skin Care Salon	Catering Service

**LC Permitted (P) Uses Continued**

Civic Organization Facility	Hotels, Motels, Inns	Religious Institution with Total Seating Capacity of 351 or More
College, University	Laundromat	Restaurant, Excluding Drive-Thru
Convenience Store with Petroleum Sales	Locksmith	Retail Sales-Shopping Centers 10,000 - 50,000 Square Feet
Convenience Store without Petroleum Sales	Mobile Home Retail Sales	Retail Sales-Shopping Centers 10,000 Square Feet and Less
Drug store	Movie Theater	Tattoo Studio
Dry Cleaning Pick Up Station	Nursery, Greenhouse	Taxidermy Studio, No Outdoor Processing
Equipment Sales and Service	Office, Professional, Less Than 30,000 Square Feet	Towing Service, No Vehicle Storage Lot, Office Only, Storage of Tow Truck, Car Haulers Permitted On Site
Family care home	Parking Lot, Parking Garage, Commercial or Private	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Farm Supply Sales	Pawn Shop	
Farmer's Market	Pet shop, Grooming, Enclosed	
Flea Market, Indoor Vendors Only	Photographic studio	
Funeral Home	Printing and Reprographic Studio	
Group care facility	Public cultural facility	
Gunsmith	Public use facility	
Health Club, Fitness Center	Religious Institution with Total Seating Capacity of 350 or Less	
Hospitals, Ambulatory Surgical Care Center		

**LC Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Dumpsters, Commercial Waste Containers, Temporary Use	Renovation, Temporary Use
Accessory Building		Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Duplex, Commercial Use, Individual Lots	
Automated Teller Machine as Accessory	Event, Tent or Temporary Structure, Temporary Use	Moving Van, Truck or Trailer Rental
Automobile Rental/Automobile Sales, New and Used	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Moving Van, Truck or Trailer Rental, Accessory to Self-Storage Facility
Bank, Financial Institution, Automated Teller Machine	Fireworks Stand, Temporary Use	Motorcycle Sales, New and Used
Bed and Breakfast	For Profit Temporary Sign, Temporary Use	Multifamily Residential
Community Garden, Accessory Use	Golf Course, Public or Private	Nursery, Daycare Center
Communications Tower, 911 Communications Tower	Government Buildings, Storage Only	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business
Contractor or Trade Shop	Home Occupation, General	Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use
Contractor Office, Construction Equipment Storage, Temporary Use	Ice Production, Dispensing, Accessory to Convenience Store	
Country Club with Golf Course	Itinerant Merchant, Temporary Use, Existing Business	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use
Day Camp, Summer Camp, Civic Group Camp Facility	Landfill, Demolition-Less Than One Acre	
	Mobile Personal Storage Unit,	Real Estate Office in Model Home, Temporary Use

**LC Permitted Based on Standards (PBS) Uses Continued**

Recreational Facility, Indoor	Trees and Pumpkins, Temporary Use	Temporary Construction Sign, Temporary Use
Recreational Trail, Greenway, or Blueway Connector	Self-Service Storage Facility	Temporary Dwelling for Large Construction Projects, Temporary Use
Recyclable Materials Drop Off	Shooting Range, Indoor	Townhouses
Repair Garage, Automobile	Sports and Recreation Instruction or Camp	Trail Head, Accessory Use
Repair Shop, Small Engine	Storage Building Sales, with Display Area	Trail Head, Primary Use Site
Restaurant with Drive-Thru Facility	Swim Club, Tennis Club, Country Club	Wireless Telecommunications Services, Co-location
Scientific Research and Development	Temporary Amusement Enterprise, Temporary Use	
Seasonal Sale of Agriculture Products, Includes Christmas		

**LC Conditional (C) Uses**

Animal Hospital	Recreational Facility, Outdoor	Wireless Telecommunications Services
Animal Shelter	Trade and Vocational Schools	
Kennel, Commercial	Veterinarian	
Public Service Facility		

**GENERAL COMMERCIAL DISTRICT**

The primary purpose of this district is to provide locations for large scale commercial activities. This level of commercial activity usually draws clientele regionally as well as from nearby neighborhoods, requires siting on major thoroughfares, and requires relatively large-scale off street parking areas. The district will accommodate a wide variety of office, retail and lodging land uses. General commercial may border the other less intense commercial district or either of the two industrial districts. A general commercial district may border a higher density residential district, but care should be taken to ensure appropriate buffers between the two.

**RATIONALE**

This district is intended to provide the principal location for large scale commercial and office development in Cabarrus County.

**USES IN THE GENERAL COMMERCIAL DISTRICT:**

**GC Permitted (P) Uses**

Arcade, Game Room	Dry Cleaning Pick Up Station	Machine Shop
Auction House	Dry Cleaning, Laundry Plant	Mobile home retail sales
Automobile Parts, Tires, Accessories	Equipment Sales and Service	Motorcycle Sales, New and Used
Automobile Rental	Equipment Sales and Service with Outdoor Storage	Movie Theater
Automobile Sales, New and Used	Farm Supply Sales	Multimedia Production and Distribution Complex
Banquet Hall	Farm Supply Sales with Outdoor Storage	Nursery, Greenhouse
Barber, Beauty, Tanning, Nail or Skin Care Salon	Farmer's Market	Office, Professional, Less Than 30,000 Square Feet
Boat Works and Sales, with Sales Lot	Flea Market, Indoor Vendors Only	Office, Professional, 30,000 Square Feet or More
Building Contractor Supply	Freezer, Ice Plant	Parking Lot, Parking Garage, Commercial or Private
Car Wash, Detail Service	Funeral Home	Pawn Shop
Catering Service	Gas Station	Pet Shop, Grooming, Enclosed
Civic Organization Facility	Gunsmith	Photographic Studio
College, University	Health Club, Fitness Center	Printing and Reprographic Studio
Convenience Store with Petroleum Sales	Hospitals, Ambulatory Surgical Care Center	Public Cultural facility
Convenience Store without Petroleum Sales	Hotels, Motels, Inns	Public Use facility
Contractor's Storage Yard	Laundromat	Race Shop, Race Team Complex
Drive In Theater	Locksmith	
Drug store		

**GC Permitted (P) Uses Continued**

Radio and Television Studio	Restaurant, Excluding Drive-Thru	Tour Bus Company, Travel Agency with On Site Bus Storage
Recreational Facility, Indoor	Retail Sales-Shopping Centers 10,000 Square Feet and Less	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On Site
Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	Retail Sales-Shopping Centers 10,000 - 50,000 Square Feet	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Religious Institution with Total Seating Capacity of 350 or Less	Retail Sales-Shopping Centers 50,000-100,000 Square Feet and Less	Warehouse, Enclosed Storage
Religious Institution with Total Seating Capacity of 351 or More	Tattoo Studio	Welding Shop
Repair Garage, Automobile	Taxi Service, Dispatch and Taxi Storage	Wireless Telecommunications, Stealth Antennae, 65 Feet or Less
Repair Shop, Small Engine	Taxidermy Studio, No Outdoor Processing	

**GC Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Communications Tower, 911 Communications Tower	Duplex, Commercial, Individual Lot
Accessory Building	Contractor Office, Construction Equipment Storage, Temporary Use	Event, Tent or Temporary Structure, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Country Club with Golf Course	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use
Automated Teller Machine as Accessory	Day Camp, Summer Camp, Civic Group Camp Facility	Fireworks Stand, Temporary Use
Bank, Financial Institution, Automated Teller Machine	Dumpsters, Commercial Waste Containers, Temporary Use	For Profit Temporary Sign, Temporary Use
Community Garden, Accessory Use		Golf Course, Public or Private

**GC Permitted Based on Standards (PBS) Uses Continued**

Government Buildings, Storage Only	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Sports and Recreation Instruction or Camp
Government Buildings, Storage Only, Outdoor	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use	Storage Building Sales, with Display Area
Ice Production, Dispensing, Accessory to Convenience Store Ice Production, Dispensing, Accessory to Gas Station	Recreational Trail, Greenway, or Blueway Connector	Swim Club, Tennis Club, Country Club
Itinerant Merchant, Temporary Use, Existing Business	Recyclable Materials Drop Off	Temporary Amusement Enterprise, Temporary Use
Landfill, Demolition- Less Than One Acre	Restaurant with Drive-Thru Facility	Temporary Construction Sign, Temporary Use
Mobile Personal Storage Unit, Renovation, Temporary Use	Scientific Research and Development	Temporary Dwelling for Large Construction Projects, Temporary Use
Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use	Towing Service, Accessory to Automobile Repair
Moving Van, Truck or Trailer Rental, Accessory to Self-Storage Facility	Self-Service Storage Facility	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales
Moving Van, Truck or Trailer Rental	Shooting Range, Indoor	Trail Head, Accessory Use
Nursery, Daycare Center		Trail Head, Primary Use Site
		Wireless Telecommunications Services, Co-location

**GC Conditional (C) Uses**

Adult use	Animal Shelter	Manufactured Home, Single Section
Airport, Commercial	Coliseum, Stadium	Public Service Facility
Airstrip, as Accessory Use	Convention Center Facility	Recreational Facility, Outdoor
Amusement, Outdoor	Kennel, Commercial	
Animal Hospital		

**GC Conditional (C) Uses Continued**

Retail Sales - Shopping Centers Greater Than 100,000 Square Feet	Trade and Vocational Schools	Dispatch Facility with Storage
Single-Family Detached Residential	Truck Stop, Truck Terminal	Veterinarian
	Trucking Company, Heavy Equipment	Wireless Telecommunications Services

**INDUSTRIAL DISTRICTS:**

**LIMITED INDUSTRIAL**

This district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

**RATIONALE**

This district provides a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

**USES IN THE LIMITED INDUSTRIAL ZONE:**

**LI Permitted (P) Uses**

Automobile Rental	Building and Contractor Supply	Cast Concrete Production, Distribution and Storage
Automobile Parts, Tires, Accessories	Building and Contractor Supply, with Outdoor Storage	Catering Service
Boat Works and Sales, with Sales Lot	Bulk Grain Storage	Convenience Store with Petroleum Sales
Bottling Works		

**LI Permitted (P) Uses Continued**

Convenience Store without Petroleum Sales	Office, Professional, 30,000 Square Feet or More	Slaughter House, Meat Packing
Contractor's Storage Yard	Parking Lot, Parking Garage, Commercial or Private	Taxi Service, Dispatch and Taxi Storage
Dairy Processing Dry Cleaning, Laundry Plant	Printing and Reprographic Facilities	Taxidermy Studio, No Outdoor Processing
Equipment Sales and Service	Public Use Facility	Tire Recapping
Equipment Sales and Service, with Outdoor Storage	Race Shop, Race Team Complex	Tour Bus Company, Travel Agency with On Site Bus Storage
Farm Supply Sales with Outdoor Storage	Radio and Television Studios	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Parts Sales
Freezer, Ice Plant	Rail Storage Yard	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On Site
Gas Station	Recreational Facility, Indoor	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Hatchery	Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	Warehouse, Enclosed Storage
Machine Shop	Repair Garage, Automobile	Welding Shop
Manufacturing	Repair Shop, Farm Machinery	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Metal Works, Metal Processing, Fabrication	Repair Shop, Small Engine	
Multimedia Production and Distribution Complex	Restaurant, Excluding Drive-Thru	
Nursery, Greenhouse	Sawmill	
Office, Professional, 30,000 Square Feet or Less		

**LI Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Ice Production, Dispensing, Accessory to Gas Stations	Scientific Research and Development
Accessory Building		Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Landfill, Demolition-Less Than One Acre	Self-Service Storage Facilities
Communications Tower, 911 Communications Tower	Mobile Personal Storage Unit, Renovation, Temporary Use	Shooting Range, Indoor
Contractor Office, Construction Equipment Storage, Temporary Use	Mobile Personal Storage Unit, Vacate or Occupy Premise, Temporary Use	Sports and Recreation Instruction or Camp
Dumpsters, Commercial Waste Containers, Temporary Use	Moving Van, Truck or Trailer Rental	Storage Building Sales, with Display Area
Event, Tent or Temporary Structure, Temporary Use	Moving Van, Truck or Trailer Rental, Accessory to Self Service Storage	Temporary Amusement Enterprise, Temporary Use
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Temporary Construction Sign, Temporary Use
For Profit Temporary Sign, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use	Temporary Dwelling for Large Construction Projects, Temporary Use
Government Buildings, Storage Only	Recreational Trail, Greenway or Blueway, Connector	Towing Service, Accessory to Automobile Repair
Government Buildings, Storage Only, Outdoor Only	Recyclable Materials Drop Off	Trail Head, Accessory
Ice Production, Dispensing, Accessory to Convenience Store	Restaurant with Drive-Thru Facility	Trail Head, Primary Use Site
		Warehouse with Outside Storage
		Wireless Telecommunications Services, Co-location

**LI Conditional (C) Uses**

Airport, Commercial	Manufactured Home, Single Section	Trade and Vocational Schools
Airstrip, as Accessory Use	Nursery, Daycare Center	Trucking Company, Heavy Equipment
Animal Hospital	Public Service Facility	Dispatch Facility with Storage
Animal Shelter	Race Track, Animal, Automobile or Other	Truck Stop, Truck Terminal
Coliseum, Stadium	Recreational Facility, Outdoor	Veterinarian
Correctional Facility	Shooting Range with Outdoor Target Practice	Wireless Telecommunications Services
Kennel, Commercial	Single-Family Detached Residential	
Landfill, Demolition-One Acre or More		
Landfill, Sanitary		

**GENERAL INDUSTRIAL**

While this district permits both large and small scale industrial and office development, its primary purpose is to provide a location for large scale development. It is designed to permit a very wide variety of industrial uses which may occur both indoor and outdoor, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties.

**RATIONALE**

This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. Certain land uses will be permitted only upon issuance of a conditional use permit. General industrial districts are compatible neighbors with the light industrial and general commercial districts. Care should be taken to site this district on major roadways or near other forms of transportation, such as rail lines, airports, etc.

**USES IN THE GENERAL INDUSTRIAL ZONE**

**GI Permitted (P) Uses**

Asphalt or Concrete Plant	Gas Station	Repair Shop, Farm Machinery
Boat Works and Sales, with Sales Lot	Hatchery	Restaurant, Excluding Drive-Thru
Bottling Works	Machine Shop	Sawmill
Building and Contractor Supply	Manufacturing	Slaughter House, Meat Packing
Building and Contractor Supply with Outdoor Storage	Metal Works, Metal Processing, Fabrication	Taxi Service, Dispatch and Taxi Storage
Bulk Grain Storage	Moving Van, Truck or Trailer Rental	Tire Recapping
Cast Concrete Production, Distribution and Storage	Multimedia Production and Distribution Complex	Tour Bus Company, Travel Agency with Outdoor Bus Storage
Chemical Manufacturing	Nursery, Greenhouse	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Parts Sales
Contractor's storage yard	Office, Professional, 30,000 Square Feet or Less	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On Site
Convenience Store without Petroleum Sales	Office, Professional, 30,000 Square Feet or More	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Dairy Processing	Parking Lot, Parking Garage, Commercial or Private	Trucking Company, Heavy Equipment, Dispatch with On-Site Storage
Dry Cleaning, Laundry Plant	Printing and Reprographic Facilities	
Equipment Sales and Service	Public Use Facility	
Equipment Sales and Service with Outdoor Storage	Race Shop, Race Team Complex, Radio and Television Studios	
Farm Supply Sales with Outdoor Storage	Rail Storage Yard	
Foundry, Iron Works, Steel Mill	Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	
Freezer, Ice Plant		

**GI Permitted (P) Uses Continued**

Truck Stop, Truck Terminal	Warehouse, Volatile Materials	Wireless Telecommunications Services, Stealth
Warehouse, Enclosed	Welding Shop	Antennae, 65 Feet or Less

**GI Permitted Based on Standards (PBS) Uses**

Accessory Buildings	Government Buildings, Storage Only, Outdoor Only	Recyclable Materials Drop Off
Auction, Estate or Asset Liquidation, Temporary Use	Ice Production, Dispensing, Accessory to Convenience Store	Restaurant with Drive-Thru Facility
Communications Tower, 911 Communications Tower	Ice Production, Dispensing, Accessory to Gas Stations	Salvage Yard
Contractor Office, Construction Equipment Storage, Temporary Use	Landfill, Demolition-Less Than One Acre	Sports and Recreation Instruction or Camp
Dumpsters, Commercial Waste Containers, Temporary Use	Mobile Personal Storage Unit, Renovation, Temporary Use	Temporary Amusement Enterprise, Temporary Use
Ethanol Fuel Production Plant, Small Plant	Mobile Personal Storage Unit, Vacate or Occupy Premise, Temporary Use	Temporary Construction Sign, Temporary Use
Ethanol Fuel Production Plant, Medium Plant	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use	Temporary Dwelling for Large Construction Projects, Temporary Use
Event, Tent or Temporary Structure, Temporary Use	Public Use Facility	Towing Service, with Salvage
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial/ Mixed Use Projects, Temporary Use	Towing Service, Accessory to Salvage Yard
For Profit Temporary Sign, Temporary Use	Recreational Trail, Greenway or Blueway, Connector	Trail Head, Accessory
Government Buildings, Storage Only		Trail Head, Primary Use Site
		Warehouse with Outside Storage
		Wireless Telecommunications Services, Co-location

**GI Conditional (C) Uses**

Airport, Commercial	Landfill, Sanitary	Shooting Range with Outdoor Target Practice
Airstrip, as Accessory Use	Manufactured Home, Single Section	Single Family Detached Residential
Coliseum, Stadium	Nursery, Daycare	Trade and Vocational Schools
Correctional Facility	Public Service Facility	Wireless Telecommunications Services
Extraction of Earth Products	Race Track, Animal, Automobile or Other	
Landfill, Demolition-One Acre or More	Recreational Facility, Outdoor	

**Section 3-8. TABLE OF PERMITTED USES**

The following Table of Permitted Uses lists each of Cabarrus County's zoning districts across the top of the page with uses listed vertically to the side. Uses are grouped together within the following seven categories arranged as follows:

Agricultural Uses

Residential Uses

Accessory Uses

Commercial, Retail and Professional Office Uses

Institutional, Civic and Public Uses

Industrial Uses

Temporary Uses

Transportation Related Uses

**Section 3-8 TABLE OF PERMITTED USES**

<b>PERMITTED USE TABLE</b>										
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>										
	<b>AO</b>	<b>CR</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>OI</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
<b>RESIDENTIAL USES</b>										
Family Care Home	P	P	P	P	P		P			
Group Care Facility	P	P	P	P	P	P	P			
Manufactured Home, Single Section or Mobile Home, Multi-Section	Permitted in Residential Districts, Manufactured Home Overlay District Required – see Chapter 4									
Manufactured Home Park (8-4, 14)	Permitted in Residential Districts, Manufactured Home Park Overlay District Required – see Chapter 4									
NOTE: All manufactured homes subject to installation requirements outlined in Chapter 4										
Multifamily Residential (7-3, 33)						PBS		PBS		
Semi-Attached House			P	P	P					
Single Family Detached Residential	P	P	P	P	P					
Single Family Detached Residential (8-4, 29)								C	C	C
Manufactured Home, Single Section (8-4, 29)								C	C	C
Townhouses (7-3, 61)					PBS	PBS		PBS		

**Section 3-8 TABLE OF PERMITTED USES**

<b>PERMITTED USE TABLE</b>										
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>										
	<b>AO</b>	<b>CR</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>OI</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
<b>AGRICULTURAL USES</b>										
Agriculture, Including Livestock (7-3,2A)	P	P	PBS	PBS						
Agriculture, Female Chickens, Limited Number, Less Than 5 Acres (7-3, 2B)			PBS	PBS						
Agriculture Excluding Livestock	P	P	P	P	P					
Agritourism, Accessory to Agriculture	P	P	P	P	P					
Barn, Greenhouse, as Primary Structure (7-3, 7)	PBS	PBS	PBS	PBS						
Bulk Grain Storage	P								P	P
Dairy Processing	P	P							P	P
Hatchery	P								P	P
Livestock Sales	P	P								
Nursery, Greenhouse	P	P	P	P			P	P	P	P
Scientific Research and Development, Accessory to Agriculture (7-3, 51)	PBS	PBS	PBS	PBS	PBS					

**Section 3-8 TABLE OF PERMITTED USES**

<b>PERMITTED USE TABLE</b>										
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>										
	<b>AO</b>	<b>CR</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>OI</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
<b>ACCESSORY USES</b>										
Accessory Dwelling Unit (7-3,1)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	
Accessory Building, Lot Less Than 2 Acres (7-3, 1)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Accessory Building, Lot 2 Acres or Greater (7-3, 1)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Airstrip (8-4, 3)	C							C	C	C
Automated Teller Machine (7-3, 6, b)			PBS	PBS	PBS	PBS	PBS	PBS		
Community Garden, as Accessory Use (7-3, 13)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Ethanol Fuel Production, Residential District, Private Use Only (7-3, 20)	PBS	PBS	PBS	PBS						
Home Occupation, General (7-3, 27)	PBS	PBS	PBS	PBS	PBS		PBS			
Home Occupation, Rural (7-3, 28)	PBS	PBS	PBS	PBS						
Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	PBS
Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)	PBS	PBS	PBS					PBS	PBS	PBS
Kennel, Private (7-3, 31)	PBS	PBS								
Moving Van, Truck or Trailer Rental, Accessory to Self Storage (7-3, 34, 53)							PBS	PBS	PBS	
Swimming Pool, Accessory to Single Family Residential (7-3,1)	PBS	PBS	PBS	PBS	PBS					
Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)	PBS							PBS	PBS	
Towing Service, Accessory to Salvage Yard (7-3, 59, a-c)										PBS
Trail Head, Accessory (7-3, 62)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Wind Energy Facility, Accessory Use, On Site Use Only (7-3, 65)	PBS	PBS	PBS	PBS						

**Section 3-8 TABLE OF PERMITTED USES**

<b>PERMITTED USE TABLE</b>										
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>										
	<b>AO</b>	<b>CR</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>OI</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
<b>COMMERCIAL, RETAIL AND OFFICE USES</b>										
Adult Use (8-4, 1)								C		
Amusement, Outdoor (8-4, 4)								C		
Animal Hospital (8-4, 39)	C	C					C	C	C	
Arcade, Game Room							P	P		
Auction House (7-3, 3)	PBS	PBS						P		
Automobile Parts, Tires, Accessories							P	P	P	
Automobile Rental (7-3, 4)							PBS	P	P	
Automobile Sales, New and Used (7-3, 5)							PBS	P		
Bank, Financial Institution, Automated Teller Machine (7-3, 6)			PBS	PBS	PBS	PBS	PBS	PBS		
Banquet Hall						P	P	P		
Barber, Beauty, Tanning, Nail or Skin Care Salon					P	P	P	P		
Bed and Breakfast (7-3, 8)	PBS	PBS	PBS	PBS	PBS		PBS			
Boat Works and Sales, with Sales Lot								P	P	P
Building and Contractor Supply								P	P	P
Building and Contractor Supply with Outdoor Storage									P	P
Car Wash, Detail Service							P	P		
Catering Service (7-3, 9)						PBS	P	P	P	
Contractor or Trade Shops (7-3, 17)	PBS						PBS			
Contractor's Storage Yard								P	P	P
Convenience Store with Petroleum Sales (7-3, 14)	PBS	PBS	PBS				P	P	P	
Convenience Store without Petroleum Sales (7-3, 15)	PBS	PBS	PBS	PBS	PBS		P	P	P	P
Country Club with Golf Course (7-3, 16)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Day Camp, Summer Camp, Civic Group Camp Facility (8-4, 10)	C	C								
Day Camp, Summer Camp, Civic Group Camp Facility (7-3, 18)							PBS	PBS		
Drive-In Theater								P		
Drug Store					P		P	P		
Dry Cleaning, Laundry Plant								P	P	P
Dry Cleaning Pick Up Station					P		P	P		
Duplex, Commercial Use, Individual Lots (7-3, 19)						PBS	PBS	PBS		
Equipment Sales and Service							P	P	P	P
Equipment Sales with Outdoor Storage Area								P	P	P
Farmer's Market						P	P	P		
Farm Supply Sales							P	P		
Farm Supply Sales with Outdoor Storage Area								P	P	P
Flea Market, Indoor Vendors Only							P	P		
Funeral Home						P	P	P		
Gas Station (7-3,23)	PBS	PBS	PBS					P	P	P
Golf Course, Public or Private (7-3, 24)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Gunsmith							P	P		
Health Club or Fitness Center							P	P		
Hotels, Motels and Inns							P	P		
Kennel, Commercial (8-4, 37)	C	C					C	C	C	
Laundromat					P		P	P		
Locksmith							P	P		
Manufactured Home Retail Sales							P	P		
Motorcycle Sales, New and Used (7-3, 5)							PBS	P		
Movie Theater					P		P	P		
Moving Van, Truck or Trailer Rental (7-3, 34)							PBS	PBS	PBS	P
Nursery, Daycare Center (7-3, 35)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Nursery, Daycare Center (8-4, 16)									C	C
Office Professional, 5,000 Square Feet or Less (7-3, 36)					PBS					

**Section 3-8 TABLE OF PERMITTED USES**

<b>PERMITTED USE TABLE</b>										
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>										
	<b>AO</b>	<b>CR</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>OI</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
<b>COMMERCIAL, RETAIL AND OFFICE USES (Continued)</b>										
Office professional, 30,000 Square Feet or Less						P	P	P	P	P
Office professional, 30,000 Square Feet or More								P	P	P
Parking Lot, Parking Garage, Commercial or Private						P	P	P	P	P
Pawn Shop (NCGS Chapter 91A)							P	P		
Pet Shop, Grooming, Enclosed Facility					P		P	P		
Photographic Studio							P	P		
Printing and Reprographic Facility						P	P	P	P	P
Race Shop, Race Team Complex (8-4, 19)	C									
Race Shop, Race Team Complex								P	P	P
Radio and Television Studio								P	P	P
Reception Facilities (8-4, 21)	C	C								
Recreational Facility, Indoor (7-3, 38)					PBS	PBS	PBS	P	P	
Recreational Facility, Outdoor (8-4, 22)	C	C	C	C	C	C	C	C	C	C
Recreational Therapy Facility, Rural Setting (8-4, 23)	C	C								
Recreational Vehicle Sales, With Outdoor Storage or Sales Lot								P	P	P
Recyclable Materials Drop Off (7-3, 40)	PBS					PBS	PBS	PBS	PBS	PBS
Repair Garage, Automobile (7-3, 42)	PBS						PBS	P	P	
Repair Shop, Farm Machinery (7-3, 43)	PBS								P	P
Repair Shop, Small Engine (7-3, 44)	PBS						PBS	P	P	
Restaurant, Excluding Drive-thru (7-3, 46)	PBS	PBS	PBS	PBS	PBS		P	P	P	P
Restaurant with Drive-Thru Facility (7-3, 47)							PBS	PBS	PBS	PBS
Restaurant with Drive-Thru Facility (8-4, 27)				C	C					
Retail Sales, Neighborhood Market 1,000 Square Feet or Less (7-3, 48)	PBS									
Retail Sales, Shopping Centers, 10,000 Square Feet and Less					P		P	P		
Retail Sales, Shopping Centers, 10,000 - 50,000 Square Feet							P	P		
Retail Sales, Shopping Centers, 50,000 - 100,000 Square Feet								P		
Retail Sales, Shopping Centers, 100,000 Square Feet or More (8-4, 28)								C		
Sawmill (7-3, 50)	PBS	PBS							P	P
Scientific Research and Development (7-3, 52)						PBS	PBS	PBS	PBS	
Self-Service Storage Facilities (7-3, 53)							PBS	PBS	PBS	
Shooting Range, Indoor (7-3, 54)							PBS	PBS	PBS	
Shooting Range, with Outdoor Target Practice (8-4, 30)	C	C							C	C
Signs, Off-Premise	See Chapter Eleven, Table Six for Regulations									
Signs, On-Premise										
Sports and Recreation Instruction or Camp (8-4, 31)	C	C								
Sports and Recreation Instruction or Camp (7-3, 55)							PBS	PBS	PBS	PBS
Stables, Commercial (7-3, 57)	P	PBS	PBS							
Storage Building Sales, with Display Area (7-3, 55)							PBS	PBS	PBS	
Swim Club, Tennis Club, Country Club (7-3, 58)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Tattoo Studio							P	P		
Taxidermy Studio, No Outdoor Processing							P	P	P	
Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 60)	PBS							PBS	P	P
Towing Service, with Salvage (7-3, 59)										PBS
Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks, Car Haulers Permitted On Site							P	P	P	P
Veterinarian (8-4, 37)	C	C					C	C	C	
Wireless Telecommunications Services (8-4, 36)	C	C	C	C	C	C	C	C	C	C
Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Services - Co-locations (7-3, 66)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS

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<b>INSTITUTIONAL, CIVIC AND PUBLIC USES</b>										
Animal Shelter (8-4, 37)	C	C					C	C	C	
Cemetery (7-3, 10)	PBS	PBS	PBS	PBS	PBS					
Civic Organization Facility (7-3,11)	PBS	PBS	PBS	PBS	PBS	P	P	P		
Coliseum, Stadium (8-4, 5)								C	C	C
College, University (8-4, 6)	C	C	C	C	C					
College, University						P	P	P		
Communications Tower, 911 Communications Tower (7-3, 12)	PBS						PBS	PBS	PBS	PBS
Communications Tower, 911 Communications Tower (8-4, 7)		C	C	C	C	C				
Convention Center Facility (8-4, 8)						C		C		
Correctional Facility (8-4, 9)	C								C	C
Elementary, Middle and High Schools (8-4,11)	C	C	C	C	C	C				
Government, Excluding Correctional Facilities	See Public Service Facility, Public Use Facility or Public Cultural Facility									
Government Buildings, Storage Only (7-3, 25)							PBS	PBS	PBS	PBS
Government Buildings, Storage Only with Outdoor Storage Area (7-3, 26)								PBS	PBS	PBS
Hospital, Ambulatory Surgical Care Facility						P	P	P		
Public Cultural Facility (7-3, 37)	PBS	PBS	PBS	PBS	PBS	P	P	P		
Public Service Facility (8-4, 17)	C	C	C	C	C	C	C	C	C	C
Public Use Facility (8-4, 18)	C	C	C	C	C					
Public Use Facility						P	P	P	P	P
Recreational Trail, Greenway or Blueway, Connector (7-3, 39)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Recreational Trail, Greenway or Blueway as Part of Public Use Facility	See Public Use Facility and Appendix C									
Religious Institution with Total Seating Capacity 351 or More (8-4, 24)	C	C	C	C	C	C				
Religious Institution with Total Seating Capacity 351 or More							P	P		
Religious Institution with Total Seating Capacity 350 or Less (7-3, 41)	PBS	PBS	PBS	PBS	PBS	PBS				
Religious Institution with Total Seating Capacity 350 or Less							P	P		
Religious Institution with School (8-4, 25)	C	C	C	C	C	C				
Rest Home, Convalescent Home with 10 Beds or Less (7-3, 45)	PBS	PBS	PBS	PBS	PBS	PBS				
Rest Home, Convalescent Home with More Than 10 Beds (8-4, 26)	C	C	C	C	C	C				
Trade and Vocational Schools (8-4, 33)	C					C	C	C	C	C
Trail Head, Primary Use Site (7-3, 63)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS

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<b>INDUSTRIAL</b>										
Asphalt or Concrete Plant										P
Bottling Works									P	P
Cast Concrete Production, Distribution, Storage									P	P
Chemical Manufacturing										P
Ethanol Fuel Production, Small Plant (7-3, 21)										PBS
Ethanol Fuel Production, Medium Plant (7-3, 22)										PBS
Extraction of Earth Products (8-4, 12)										C
Foundry, Ironworks and Steel Mills										P
Freezer, Ice Plant								P	P	P
Landfill, Demolition, Less Than One Acre (7-3, 32)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	PBS
Landfill, Demolition, One Acre or More (8-4, 13)	C								C	C
Landfill, Sanitary (8-4, 13)	C								C	C
Machine Shop								P	P	P
Manufacturing									P	P
Metal Works, Metal Processing, Fabrication									P	P
Multimedia Production and Distribution Complex (8-4, 15)	C	C								
Multimedia Production and Distribution Complex								P	P	P
Race Track, Animal, Automobile or Other (8-4, 20)									C	C
Salvage Yard (7-3, 49)										PBS
Slaughter House, Meat Packing (8-4, 32)	C	C								
Slaughter House, Meat Packing									P	P
Tire Recapping									P	P
Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot								P	P	P
Public Utilities	See Public Service Facility, (8-4, 17)									
Warehouse, Enclosed Storage								P	P	P
Warehouse with Outside Storage (7-3, 64)									PBS	PBS
Warehouse, Volatile Materials										P
Welding Shop								P	P	P

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<b>TEMPORARY USES</b>										
See Chapter 7 Section 7-3, #67 for Specific Standards Related to Temporary Uses and Zoning Districts Where Permitted										
Auction, Estate or Asset Liquidation	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Auction, Livestock	PBS	PBS	PBS	PBS						
Contractor Office, Construction Equipment Storage	PBS Accessory to Active Construction Project, Refer to Text									
Dumpsters, Commercial Waste Containers	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Events, Tent or Temporary Structure						PBS	PBS	PBS	PBS	PBS
FEMA Trailers, Natural Disaster or Significant Weather Event	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
For Profit Temporary Sign	PBS, Refer to Text									
Fireworks Stands							PBS	PBS		
Itinerant Merchants at Existing Business			PBS	PBS	PBS		PBS	PBS		
Mobile Personal Storage Unit, Vacate or Occupy Premise	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Mobile Personal Storage Unit, Renovation	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Promotional Activities Involving the Display of Goods or Merchandise	PBS, Existing Business, Refer to Text									
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects	PBS, Active Mixed Use/Commercial Use Project Sites, Refer to Text									
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects	PBS, Active Residential Projects, Refer to Text									
Real Estate Office in Model Home	PBS, Accessory to Construction of New Residential Project, Refer to Text									
Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins						PBS	PBS	PBS	PBS	
Similar and Compatible Uses Not Specified	PBS, As Determined by Administrator									
Special Events and Activities	PBS, Related to Special Events on Public Property, Refer To Text									
Temporary Agricultural Sign, Seasonal Sales On Site	PBS, Active Agriculture Sites, Refer to Text									
Temporary Amusement Enterprise						PBS	PBS	PBS	PBS	PBS
Temporary Construction Sign	PBS, Active Construction Sites, Refer to Text									
Temporary Dwelling for Large Construction Projects	PBS, Active Construction Sites, Refer to Text									
Temporary Residence in Mobile Home During Construction of New Home, Same Site	PBS	PBS	PBS	PBS	PBS					

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<b>TRANSPORTATION RELATED</b>										
Airport, Commercial (8-4, 2)								C	C	C
Airstrip (8-4,3)	See Accessory Use									
Tour Bus Company, Travel Agency with On Site Bus Storage								P	P	P
Rail Storage Yard									P	P
Taxi Service, Dispatch and Storage								P	P	P
Tour Bus Company, Travel Agency with On Site Bus Storage								P	P	P
Trucking Company, Heavy Equipment Company, Dispatch Facility With Storage (8-4, 36)								C	C	P
Truck Stop, Truck Terminal (8-4, 37)								C	C	P