

Within the various zoning districts as indicated on the official zoning map, and subject to all requirements and conditions specified in this chapter, land, buildings, and structures shall only be used and buildings and structures shall only be erected which are intended or designed to be used for uses listed in the Table of Permitted Uses. In the appropriate columns of the following table, permitted uses in various districts are indicated by an "X." Special uses are indicated by an "S," and permitted uses that must be reviewed by a Project Review Committee are indicated by a "P."

(Ord. passed 5-21-84)

§ 155.124 OTHER USES NOT SPECIFICALLY LISTED.

The Zoning Enforcement Officer, in cases of questioned use, shall make a determination whether or not the particular use is permitted in that district. An aggrieved party may appeal such determination to the Board of Adjustment in the manner set forth in § 155.241.

(Ord. passed 5-21-84)

§ 155.125 TABLE OF USE DISTRICTS.

(A) *Types of uses by districts.*

- (1) X. Indicates permitted uses.
- (2) S. Indicates special use required.
- (3) P. Indicates permitted uses that must be approved by the Project Review Committee to insure compliance with the prescribed development standards.
- (4) P/C. Indicates permit required from Zoning Administrator; use must meet additional conditions

(B) *Table of use districts.*

USE DISTRICTS											
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I
<i>Agriculture</i>											
Agribusiness.	X										
Agricultural uses not on bona fide farms as defined by this chapter <i>See §155.130.1</i>	P/C	P/C	P/C	P/C	P/C						
Greenhouses, private (noncommercial).	X	S	S	S	S						
Kennels <i>See § 155.130.16</i>	P/C										
Pet Care(except veterinary) Services_ <i>See § 155.130.19</i>	S					P/C					
Pet shops without outside runs.					X	X					
Veterinary services without outside runs.	S	S				S	S	S			
Solar Energy Generating Facility. <i>See §155.130.29</i>									P/C		
<i>Education</i>											
Artist studio <i>See §155.130.3</i>	S	S					S				

School, Vocational or Professional	S	S				X		X			
Day care facilities. See § 155.130.13	P/C	P/C	S	S	S	P/C	P/C	P/C			
Research laboratories	S	S								X	
Libraries	X	X	S	S	S	X	X	X			
Public schools (K-12), colleges, universities, and private schools housing a curriculum approximately the same as ordinarily given in public school including Christian schools.	X	X	X	X	X						
Government											
Landfills, provided that all public health regulations are met.	S	S	S	S	S					X	X
Package treatment plants.	S	S	S	S	S	S	S	S		S	S
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I
Public buildings, (administrative and service offices).	X	X	X	X	X	X	X				
Public safety facilities.	X	X	X	X	X	X	X				
Public works and public utilities.	X	X	X	X	X	X	X				
Security training operations and services facility.	P									P	P
Health											
Hospital.						X		X			
Massage parlor.						S		S			
Medical laboratories.						X		X			
Medical offices and clinics (including dental).	S	S				X		X			
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I
Industrial											
Planned Industrial Development, See §155.130.27										P/C	P/C
Manufacturing A										X	
Manufacturing B										X	
Manufacturing C											X
Auction sales, except livestock.										X	
Auction sales, with livestock.									X		
Communication Tower and Accessory Facilities	S									X	X
Concrete and asphalt products plant.									X		X
Dairy products finished processing and distributing facilities (excluding dairy farming operations).										X	

Building Contractors, General See §155.130.7						P/C				P/C	
Building Contractors, Heavy See §155.130.7										P/C	P/C
Fruit and Vegetable Market						X	X	X		X	
Group developments (subject to §§155.170-155.172).										P	P
Machine and welding shops.						X				X	X
Meat packing and poultry processing plants.									X		
Mining and dredging of sand (see § 155.034 for Development Standards).	S										S
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I
Mining and quarry operations see §155.130.17											S
Sawmills, planing mills, pallet and basket factories.											X
Trucking operations, commercial and industrial.								S		X	X
Waste sites (hazardous), provided they are licensed by the State Department of Human Resources, Division of Health Services.									X		
Warehousing establishments, except for the storage of dangerous or offensive items such as uncured hides and explosives.										X	X
Warehousing, self storage						X		X		X	
Wrecking yards or junk yards and similar types of used materials industries See §155.130.25									P/C		
Recreation											
Drag racing course.	S					S					
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I
Go-cart track.	S					S					
Motor cross course (including bicycles without motors).	S					S					
Miniature golf courses.	S					S					
Private airports.	S	S									X
Rural Resort and Retreat	S	S				X					
Private recreational facilities, including parks, playgrounds, golf courses (but excluding miniature golf), swimming pools, fishing lakes, clubs, and lodges, and other similar uses that cater exclusively to members or their guests).	S	S	S	S	S	X		X			

Public recreational facilities, including parks, playgrounds, community centers, clubs, and lodges, golf courses, swimming pools, fishing lakes, family camp grounds, and similar recreational uses.	S	S	S	S	S						
Religion											
Burial grounds not associated with any church shall be set back at least 20 feet from any property line.	X	X	X	X	X						
Churches and customary related uses excluding cemeteries.	X	X	X	X	X	X		X			
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I
Churches and their customary related uses including cemeteries, See §155.130.12	P/C	P/C	P/C	P/C	P/C						
Retail trade and services											
Automatic Teller Machine						X	X	X			
Amusement, Commercial, Indoor						X		X		X	
Amusement, Commercial, Outdoor See §155.130.2						P/C		P/C		P/C	
Banking and Financial Services						X	X	X			
Broadcast Studio						X				X	
Car Wash, Automatic See §155.130.9						P/C		P/C		P/C	
Car Wash, Industrial See §155.130.10										P/C	P/C
Car Wash, Full Service						X		X		X	
Car Wash, Self Service See §155.130.11						P/C		P/C		P/C	
Convenience Store						X	X	X		X	
Retail, General						X	X	X			
Restaurant, with drive through service						X	X	X			
Restaurant, without drive through service						X	X	X			
Retail, nonstore						X		X			
Retail store, large						X		X			
Retail store, medium and small						X		X			
Riding Stables	S	S				X					
Shopping Center, small						X		X			
Shopping Center, large								X			
Shopping Center, medium								X			
Services A, Business						X	X	X			
Services B, Business See §155.130.21						P/C				P/C	

Shooting Range, Indoor						X				X	
Shooting Range, Outdoor	S					S					S
Wholesale Trade, A						X				X	
Wholesale Trade, B	S					X				X	
Adult establishment. See §155.130.4						P/C				P/C	P/C
Assembly halls, armories, and the like (public assembly facilities).						X					
Auto parking lots.						X		X			
Motor Vehicle Sales, Rental and Leasing See §155.130.5						P/C		P/C			
Automobile paint and body shops See §155.130.6						P/C					
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I
Motor Vehicle Repair and Maintenance						X		X			
Backyard workshops as accessory use to a dwelling unit in a commercial district.						X		X			
Bicycle, motorcycles, lawn mowers, and power saw sales and service.						X	X	X			
Billiard and pool halls.						X		X			
Building supplies stores See §155.130.8						P/C		P/C		P/C	
Cabinet, woodworking, and upholstery shops.						X	X				
Dry cleaning and laundry pick-up stations and dry cleaning plants, housing not more than 1,000 square feet.						X	X	X		X	
Exterminators.						X		X			
Farm machinery, sales, and service (equipment may be stored in flood plain).						X		X		X	
Feed and seed stores.						X	X	X		X	
Flea market.						S					
Floral shops, but no commercial greenhouses.						X		X			
Funeral homes and mortuaries.						X		X			
Greenhouses, commercial See §155.130.14	S	S				P/C	P/C	P/C		P/C	
Group development, commercial (subject to §§155.170-155.172).						P		P			
Pawn shops.						X		X			
Launderettes and laundromats.						X		X			
Locksmiths and gunsmiths.						X		X			

Miniature golf courses. (See also <i>Recreation</i> .)						X		X				
Motels, hotels, tourist cottages.						X		X				
Office supplies and equipment, sales and service.						X		X				
Optical goods stores and opticians.						X		X				
Pet shops without outside runs.						X		X				
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I	
Professional Offices						X	X	X		X		
Taxicab stands.						X		X				
Theaters, indoor.						X		X				
Theaters, drive-in_See § 155.130.22						P/C						
Trucking operations, private See § 155.130.23						P/C						
Residential												
Group Home, A	X	X	X	X	X							
Group Home, B	X	X	X	X	X							
Congregate Care Facility See § 155.130.18	P/C	P/C				P/C						
Habilitation Facility A See § 155.130.15	P/C	P/C	S	S	S	P/C		P/C				
Habilitation Facility B See § 155.130.15	S	S	S	S	S	P/C		P/C				
Nursing Care Institution See § 155.130.18	P/C	P/C				P/C		P/C				
Progressive Care Community See § 155.130.20	P/C	P/C	P/C			P/C		P/C				
Backyard workshops for building tradesmen and small appliances repair shops, but excluding open storage.	X	S										
Backyard workshops in any residential district with a lot of 20,000 square feet or more.	X	S	S	S	S							
Dwelling units, single-family.	X	X	X	X	X							
Dwelling units, two-family.	S	S		P	P							
Dwelling units, multi-family.			P	P								
Dwelling units as accessory uses, attached or detached. See 155.130.26	X	X										
Use	R-A	R-20	R-12	R-8	R-M	H-B	N-B	C-S	S-P	G-I	H-I	
Group development, residential, subject to §§155.170-155.172 .			P	P	P							
Hotels.						X		X				
Class A manufactured homes on individual lots:	X	X			X							
Class B manufactured homes on	X				X							

individual lots:											
Class C manufactured homes on individual lots:	S				X						
Class D manufactured homes on individual lots: Class D manufactured homes shall not be permitted in Davie County											
Manufactured home due to hardship.	S	S	S	S	S						
Manufactured home parks.					S						
Temporary manufactured home (for the construction or reconstruction of a site built single family dwelling).	X	X									
Others											
Airports.	S	S								S	S
Accessory uses and structures.	X	X	X	X	X	X	X	X		X	X
Temporary, seasonal uses and structures. See 155.130.28						P/C	P/C	P/C		P/C	P/C
Modular classrooms, modular offices, and construction trailers (see §155.032).	X	X	X	X	X	X		X		X	X
Signs, billboards (§ 155.102).										X	X
Signs, commercial (§ 155.102).						X	X	X			
Signs, general (§§ 155.092 and 155.093).	X	X	X	X	X	X	X	X			
Signs, industrial (§ 155.102).										X	X
Signs, residential (§ 155.101).	X	X	X	X	X						
Temporary sawmills See §155.130.24	S	S	S	S	S						
Temporary Use, Borrow Pits (see 155.130.30)	P/C									P/C	P/C

(Ord. passed 5-21-84; Am. Ord. passed 11-20-89; Am. Ord. passed 7-1-96; Am. Ord. passed 12-16-96; Am. Ord. passed 11-16-98; Am. Ord. passed 2-16-04; Am. Ord. passed 5-16-05; Am. Ord. passed 3-20-06; Am. Ord. passed 5-1-06; Am. Ord. passed 6-5-06; Am. Ord. passed 11-1-10; Am. Ord. passed 8-1-11; Am. Ord. 11-7-11; Am. Ord. passed 11-4-13; Am. Ord. 2-6-17; Am. Ord. 11-2-20; Am. Ord. passed 2-1-21; Am. Ord. passed 5-3-21)

§ 155.130 CONDITIONS

These conditions apply only to uses “Permitted with Conditions” or by “Special Use Permit” in the applicable zoning district as shown in §155.125 Table of Uses.

§155.130.1 Agricultural uses not on a bona fide farm

- (a) Provided all agricultural buildings, (private stables, cattle barns, and the like) shall be located at least 100 feet from any property line.