

ZONING DISTRICTS

This is a general summary of the City of Conover, North Carolina's zoning districts. This summary is not intended to be a substitute for the zoning code. Any decision made on sale, purchase, development, etc., of any property affected by City of Conover zoning requires thorough research for which this document is inadequate.

Conventional Districts

B-1: Neighborhood shopping: Intended for businesses/services *“which are normally and necessarily located near residential areas and which cater to the everyday needs of a limited residential area.”* Uses include but are not limited to: grocery stores, drug stores, banks, barbershops, and restaurants. Also allows any P-1 district use.

B-2: Highway business: Intended for businesses/services which are *“necessarily located along major highways and which cater to the needs of the traveling public.”* Uses include but are not limited to: service stations, motels, hotels, dry cleaners, and auto sales (not including junked vehicles). Also allows any R-9 district use.

B-3: Central business: Intended for *“those uses which normally require a central location and which provide merchandise and services to be used by the entire city...”* Uses include but are not limited to: banks, bus stations, clothing stores, hardware stores, theaters, law offices, restaurants, and electronics stores & repair shops.

B-4: General business: Intended for those uses *“which do not necessarily require a central location...(and) would be considered inimical to the function of the central business district.”* Uses include but are not limited to: bottling works, blacksmith & welding shops, trucking terminals, warehouses, and wholesale businesses. Also allows any B-3 district use.

M-1: General manufacturing: Intended for uses which would be *“incompatible with general business areas..., (but not) inherently obnoxious to urban areas because of noise, smoke, light, dust, or the use of dangerous materials.”* Uses include but are not limited to: fuel storage, concrete or paving plants, warehouses, single family homes & manufactured homes, wood & wood products (including furniture) manufacturing, textiles manufacturing, food processing (excluding slaughterhouses), paint, plastic, and soap manufacturing. Also allows any B-1 district use.

EM-1: Exclusive manufacturing: Intended for the *“exclusive use of manufacturing type uses, (recognizing) the necessity of providing and maintaining areas which are protected from the intrusion of incompatible uses. It is not*

intended to permit in this district any use which is inherently obnoxious to urban areas because of noise, smoke, light, dust, or the use of dangerous materials.”

Uses include but are not limited to: manufacturing, processing, and wholesale of wood & wood products, furniture, household appliances, textiles, glass, bedding, carpet, clothing & textiles, plastics, and building materials.

P-1: Office & Institutional: Designed to accommodate professional & medical offices as well as civic uses. Also allows any R-9 district use.

R-20: Residential, low density & agricultural: District is *“designed to allow orderly conversion from rural to urban densities..., (and) to insure that residential development not having access to public water... and dependent upon septic tanks... will occur at a sufficiently low density.”* Allows single family residences, two family residences, manufactured homes and, with certain conditions, manufactured home parks. 20,000 sq. ft. minimum lot size.

R-9: Residential, single family & multi family high density: No single manufactured homes allowed, manufactured home parks allowed under certain conditions. One and two family residences allowed. More than two family residences allowed under certain conditions. 9000 sq. ft minimum lot size.

R-9A: Residential, single family high density: No manufactured homes or multifamily residences allowed. 9000 sq. ft. minimum lot size.

Traditional Neighborhood Development Districts

The City of Conover’s TND zoning districts were established to, in part, *“facilitate the adequate and economic provision of transportation, water, sewage, schools, parks, and other public requirements, to conserve the value of buildings, and encourage the most appropriate use of land throughout the city....”*

CC: Commercial corridor: Intended *“to provide for primarily auto-dependent uses in areas not amenable to easy pedestrian access... (and) because of scale and access requirements... cannot be compatibly integrated within the MX or NC districts.”* Uses include but are not limited to: indoor amusement facilities, offices, churches, civic & government uses, commercial uses, bars, nightclubs, vocational & technical schools, single & multi family homes, and, with certain conditions, service stations, car washes, auto sales, and mini-warehouse facilities.

COI: Campus, Office & Institutional: Intended *“to provide for office and institutional complexes which are already in place and for new ...complexes which, because of the scale of buildings or the nature of use, cannot be fully integrated into the fabric of the community.”* Uses include but are not limited to: all academic facilities (including daycare centers with certain conditions), churches, government complexes (excluding waste management & correctional facilities), health institutions, offices, and laboratories

MX: Mixed use (commercial & residential): Intended “*for a broad array of uses... in a pattern which integrates shops, restaurants, services, work places, civic, educational, and religious facilities, and higher density housing in a compact, pedestrian-oriented environment.*” Uses include but are not limited to: retail shops, offices, multifamily dwellings, restaurants, government and civic uses, and, with certain conditions, schools, parks, mini-warehouses, home occupations, and temporary outdoor sales of agricultural products (e.g., Christmas trees).

NC: Neighborhood center: Intended for “*the location of civic and residential buildings central to a neighborhood... within walking distance of dwellings.... A range of housing types is encouraged and designed in such a manner that buildings are centered on commons or greens as main features.*” Uses include but are not limited to: single and multi family homes, bed & breakfast inns, congregate housing, and civic uses, and, with certain conditions, schools, churches, cemeteries, parking lots, and government buildings.

NR: Neighborhood residential: Intended “*to provide town-scaled residential development within walking distance... of services. Streets shall be interconnected and a range of lot sizes encouraged.*” Uses include but are not limited to: single family homes, and, with certain conditions, parks, schools, churches, and civic facilities.

OS: Open Space: Intended “*to preserve open space due to its relationship of floodplain, drainage, natural features, steep slopes, and recreation, (and) shall consist of unbuildable sites, other sites that are environmentally sensitive, significant, (or) scenic....*” Uses include but are not limited to: parks, cemeteries, outdoor recreation, and stables.