

CHAPTER 3

INTENT OF ZONING DISTRICTS

3.1 Zoning Districts Established

NCGS 153A-342 authorizes the County to establish general use zoning districts, as well as conditional zoning districts and overlay districts. For the purposes of this Ordinance, the County of Moore is divided into the following classes of zones:

General Use Zoning Districts			
RA	Rural Agricultural	GC-SL	Gated Community Seven Lakes
RA-20	Residential and Agricultural – 20	GC-WL	Gated Community Woodlake
RA-40	Residential and Agricultural – 40	PC	Public and Conservation
RA-2	Residential and Agricultural – 2	B-1	Neighborhood Business
RA-5	Residential and Agricultural – 5	B-2	Highway Commercial
RA-USB	Rural Agricultural Urban Service Boundary	VB	Village Business
RE	Rural Equestrian	I	Industrial
Conditional Zoning Districts			
CZ	Parallel Conditional Zoning	PUD-CZ	Planned Unit Development
MF-CZ	Multi-Family		
Overlay Zoning Districts			
HCOD	Highway Corridor Overlay Districts	FH	Flood Hazard Overlay District
WPO	Watershed Protection Overlay Districts		

3.2 Rural Agricultural (RA) District

A district intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that area consonant with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment. The RA District is also intended to accommodate rural commercial activities where the use of site specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.

3.3 Residential and Agricultural (RA-20) and (RA-40) Districts

Districts in which the principal use of the land is for single family dwellings, duplexes and agricultural use and discouraging any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets.

3.4 Residential and Agricultural (RA-2) and (RA-5) Districts

Districts in which the principal use of the land is for low-density residential and agricultural purposes and to discourage any use which would generate traffic on minor streets other than normal traffic to serve the residences and farms on those streets.

3.5 Rural Agricultural Urban Service Boundary (RA-USB) District

A district created to identify areas where Urban Services (sewer and water) could be provided over the next 10-15 years. Although the creation of this District implies no guarantee of services, it acknowledges areas undergoing growth pressures and affords slightly more protection from intrusive uses.

3.6 Rural Equestrian (RE) District

A district created to acknowledge what has become known as "Horse Country" in Moore County.

3.7 Gated Community Seven Lakes (GC-SL) and Woodlake (GC-WL) District

A district created to reflect existing unincorporated Gated Communities. Primarily governed by restrictive covenants, district regulations are designed to reflect deeded covenant restrictions.

3.8 Public and Conservation (P-C) District

A district in which the primary use of land is reserved for flood control, future thoroughfare rights-of-way, public recreation, community facility sites, forests and other similar open spaces which will encourage the continued use of land for conservation purposes.

3.9 Neighborhood Business (B-1) District

A district to provide for the development of commercial and service uses that serve community's commercial needs, are accessible by residents from surrounding neighborhoods, and are of such nature so as to minimize conflicts with surrounding residential areas.

3.10 Highway Commercial (B-2) District

A district to provide for the development of commercial and service centers that serve community, countywide, or regional commercial needs, are accessible by residents from surrounding neighborhoods, and are of such nature so as to minimize conflicts with surrounding residential areas.

3.11 Village Business (VB) District

A district created to acknowledge the developed business area surrounding the Gated Community of Seven Lakes.

3.12 Industrial (I) District

A district provide public and private uses of a production, warehousing, distribution, and industrial related services nature.

3.13 Parallel Conditional Zoning Districts

For the general use zoning districts described in this section there are established parallel Conditional Zoning Districts. Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses.

3.14 Multi-Family Conditional Zoning District

A district designed to accommodate a variety of attached single-family dwellings.

3.15 Planned Unit Development Conditional Zoning District

A district to provide for unified large scale residential, non-residential, and mixed-use developments that promote economical and efficient land use, improved level of amenities, creative design, and a better environment through the approval of a master plan that permits defined flexibility to accommodate land use adjustments in response to evolving market trends.

3.16 Highway Corridor Overlay District

The Highway Corridor Overlay District (HCOD) is intended to maintain or enhances the natural scenic beauty of designated corridors viewed by travelers. Three HCOD districts have been established. Wherever standards of the underlying zoning district differ from the watershed overlay standards, the more restrictive provisions shall apply.

- A. Rural Highway. The Rural HCOD overlays the zoning along portions of the following roadways as depicted on the official zoning map, not including any municipal zoning jurisdiction: US 1 Highway, US Highway 15/501, NC 22 Highway, NC Highway 211. Commercial, Industrial and Office Professional elements along these corridors shall be intermittent and clustering of these elements is encouraged at appropriate centralized locations.
- B. Urban Transition. The Urban HCOD overlays the zoning along portions of the following roadways as depicted on the official zoning map, not including any municipal zoning jurisdiction: US 1 Highway, US Highway 15/501, NC 211 Highway. There shall be a balance of residential, recreational, commercial, industrial and office professional uses. These highway sections are best suited for providing a balance of naturalized and manmade conditions.
- C. Urban/Village. The Urban/Village HCOD overlays the zoning along a portion of the following roadway as depicted on the official zoning map: N.C. 211 Highway. This district allows for denser land use patterns for commercial and residential development,

however, the visual aspects of the development along these corridors shall be defined by an emphasis on landscape elements.

3.17 Watershed Protection Overlay Districts

In accordance with NCGS Chapter 143 Chapter 21, three Watershed Protection Overlay Districts have been established to preserve the quality of the region's drinking water supplies. Wherever standards of the underlying zoning district differ from the watershed overlay standards, the more restrictive provisions shall apply.

3.18 Flood Hazard Overlay District

In accordance with NCGS Chapter 143 Chapter 21, this overlay district is established to minimize public and private losses due to flood conditions within flood prone areas.

3.19 District Boundaries Shown on Zoning Map

The boundaries of the districts are shown and made a part of the map accompanying this Ordinance, entitled "Zoning Map of Moore County, North Carolina." The Zoning Map and all the notations, references and amendments thereto, and other information shown thereon are hereby made part of this Ordinance the same as if such information set forth on the map were all fully described and set out herein. The Zoning Map, properly attested, is posted at the County Moore County Department of Planning in Carthage and is available for inspection by the public.

3.20 Interpretations of District Boundaries

Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

- A. Where such district boundaries are indicated as approximately following street, highway lines, or lot lines, such lines shall be construed to be such boundaries.
- B. Where a district boundary line divides a lot or tract in single ownership, the district requirements for the least restricted portion of such lot or tract shall be deemed to apply to the whole lot or tract. The term "least restricted" shall refer to zoning restrictions, not lot or tract size.