

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-4, USE STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA**

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-4.A.2. Use Table, is amended by deleting the table in its entirety and substituting with the following:

| Table 30-4.A.2 Use Table                                  |   |                  |    |             |         |        |        |    |    |          |    |    |     |    |        |        |    |                     |    |    |                         |        |         |                           |
|---|---|------------------|----|-------------|---------|--------|--------|----|----|----------|----|----|-----|----|--------|--------|----|---------------------|----|----|-------------------------|--------|---------|---------------------------|
| P = Permitted Use S = Special Use                         |   |                  |    |             |         |        |        |    |    |          |    |    |     |    |        |        |    |                     |    |    |                         |        |         |                           |
| MP = Allowed Subject to a Planned Development Master Plan |   |                  |    |             |         |        |        |    |    |          |    |    |     |    |        |        |    |                     |    |    |                         |        |         |                           |
| "/" = Prohibited Use [1]                                  |   |                  |    |             |         |        |        |    |    |          |    |    |     |    |        |        |    |                     |    |    |                         |        |         |                           |
| USE CATEGORY  | USE TYPE                                    | ZONING DISTRICTS |    |             |         |        |        |    |    |          |    |    |     |    |        |        |    |                     |    |    | ADDITIONAL REQUIREMENTS |        |         |                           |
|   |   | SPECIAL          |    | RESIDENTIAL |         |        |        |    |    | BUSINESS |    |    |     |    |        |        |    | PLANNED DEVELOPMENT |    |    |                         |        |         |                           |
|   |   | CD               | AR | SF - 15     | SF - 10 | SF - 6 | MR - 5 | MH | OI | NC [3]   | LC | CC | MAC | MU | DT - 1 | DT - 2 | UC | BP 4                | LI | HI |                         | PD - R | PD - EC | PD - TN                   |
| AGRICULTURAL USE CLASSIFICATION                           |   |                  |    |             |         |        |        |    |    |          |    |    |     |    |        |        |    |                     |    |    |                         |        |         |                           |
| Agriculture   | Plant nursery                               | /                | P  | /           | /       | /      | /      | /  | /  | /        | /  | /  | /   | /  | /      | /      | /  | /                   | P  | P  | MP                      | /      | MP      | <a href="#">30-4.C.1.</a> |
|   | All other agriculture                       | P                | P  | /           | /       | /      | /      | /  | /  | /        | /  | /  | /   | /  | /      | /      | /  | /                   | /  | /  | MP                      | /      | MP      |                           |
|   | Urban Agriculture                           | /                | /  | /           | /       | /      | /      | /  | /  | P        | P  | P  | /   | /  | /      | /      | /  | /                   | P  | /  | /                       | /      | /       | <a href="#">30-4.C.1.</a> |
| Agricultural Support and Services                         | Equestrian facility                         | /                | P  | /           | /       | /      | /      | /  | /  | /        | /  | /  | /   | /  | /      | /      | /  | /                   | /  | /  | MP                      | /      | MP      | <a href="#">30-4.C.1.</a> |
|   | All other agricultural support and services | /                | P  | /           | /       | /      | /      | /  | /  | /        | /  | P  | /   | /  | /      | /      | /  | P                   | /  | /  | /                       | /      | /       | <a href="#">30-4.C.1.</a> |
| RESIDENTIAL USE CLASSIFICATION                            |   |                  |    |             |         |        |        |    |    |          |    |    |     |    |        |        |    |                     |    |    |                         |        |         |                           |
| Household Living [1]                                      | Cottage developments                        | /                | P  | P           | P       | P      | P      | /  | /  | /        | /  | /  | /   | /  | /      | P      | /  | /                   | /  | /  | /                       | /      | /       | <a href="#">30-4.C.2.</a> |
|   | Dwelling/Unit, live/work                    | /                | /  | /           | /       | /      | P      | /  | P  | P        | P  | P  | /   | P  | P      | P      | /  | /                   | /  | /  | MP                      | MP     | MP      | <a href="#">30-4.C.2.</a> |
|   | Dwelling, multi-family                      | /                | /  | /           | /       | /      | P      | /  | P  | P        | P  | P  | /   | P  | P      | P      | /  | /                   | /  | /  | MP                      | MP     | MP      | 30.5.H                    |
|   | Dwelling, single-family attached [3]        | /                | /  | /           | P       | P      | P      | /  | P  | P        | P  | P  | /   | P  | P      | P      | /  | /                   | /  | /  | MP                      | MP     | MP      | 30-5.H                    |
|   | Dwelling, single-family detached            | /                | P  | P           | P       | P      | P      | P  | P  | P        | /  | /  | /   | P  | /      | P      | /  | /                   | /  | /  | MP                      | /      | MP      | <a href="#">30-5.G</a>    |



**Table 30-4.A.2 Use Table**  
**P = Permitted Use S = Special Use**  
**MP = Allowed Subject to a Planned Development Master Plan**  
**"/" = Prohibited Use [1]**

| USE CATEGORY            | USE TYPE  | ZONING DISTRICTS |     |             |         |        |        |    |    |          |    |    |     |    |       |       |    |      |                     |    | ADDIT<br>REQUIRE |       |                           |                           |
|-------------------------|---|------------------|-----|-------------|---------|--------|--------|----|----|----------|----|----|-----|----|-------|-------|----|------|---------------------|----|------------------|-------|---------------------------|---------------------------|
|                         |   | SPECIAL          |     | RESIDENTIAL |         |        |        |    |    | BUSINESS |    |    |     |    |       |       |    |      | PLANNED DEVELOPMENT |    |                  |       |                           |                           |
|                         |   | CD               | AR  | SF - 15     | SF - 10 | SF - 6 | MR - 5 | MH | OI | NC [3]   | LC | CC | MAC | MU | DT -1 | DT -2 | UC | BP * | LI                  | HI |                  | PD -R | PD- EC                    | PD- TN                    |
|                         | Vocational or trade school                                | /                | /   | /           | /       | /      | /      | /  | /  | P        | P  | P  | P   | P  | P     | P     | P  | P    | P                   | P  | MP               | MP    | MP                        | <a href="#">30-4.C.3.</a> |
| Governmental facilities | Government maintenance, storage, or distribution facility | /                | S   | /           | /       | S      | S      | /  | /  | /        | P  | P  | /   | /  | P     | /     | P  | P    | P                   | /  | MP               | /     |                           |                           |
|                         | Government office   | /                | /   | /           | /       | /      | /      | /  | P  | P        | P  | P  | P   | P  | P     | P     | P  | P    | /                   | MP | MP               | MP    |                           |                           |
|                         | Post office   | /                | /   | /           | /       | /      | P      | /  | P  | P        | P  | P  | P   | P  | P     | P     | /  | P    | /                   | MP | MP               | MP    |                           |                           |
| Health Care Facilities  | Blood/tissue collection facility                          | /                | /   | /           | /       | /      | /      | /  | /  | /        | /  | P  | P   | /  | P     | P     | /  | /    | P                   | /  | MP               | MP    |                           |                           |
|                         | Drug or alcohol treatment facility                        | /                | /   | /           | /       | /      | /      | /  | /  | /        | P  | P  | P   | S  | /     | S     | /  | /    | P                   | /  | MP               | MP    | MP                        | <a href="#">30-4.C.3.</a> |
|                         | Hospital  | /                | /   | /           | /       | /      | /      | /  | P  | /        | /  | P  | P   | P  | P     | /     | /  | P    | /                   | MP | /                |       | <a href="#">30-4.C.3.</a> |                           |
|                         | Medical or dental clinic [3]                              | /                | /   | /           | /       | /      | /      | /  | P  | P        | P  | P  | P   | P  | P     | P     | /  | P    | /                   | MP | MP               | MP    |                           |                           |
|                         | Medical or dental lab                                     | /                | /   | /           | /       | /      | /      | /  | P  | /        | P  | /  | P   | P  | P     | /     | P  | P    | /                   | MP | /                |       | (Reserve                  |                           |
|                         | Medical treatment facility                                | /                | /   | /           | /       | /      | /      | /  | P  | P        | P  | P  | P   | P  | P     | /     | /  | P    | /                   | MP | /                |       | <a href="#">30-4.C.3.</a> |                           |
|                         | Outpatient facility                                       | /                | /   | /           | /       | /      | /      | /  | P  | P        | P  | P  | P   | P  | P     | /     | /  | P    | /                   | MP | /                |       |                           |                           |
| Institutions            | Assisted living facility                                  | /                | /   | S           | S       | S      | S      | /  | P  | P        | P  | P  | P   | P  | P     | /     | /  | /    | /                   | MP | MP               | MP    |                           |                           |
|                         | Auditorium  | /                | /   | /           | /       | /      | /      | /  | P  | P        | P  | P  | P   | P  | P     | P     | /  | /    | /                   | MP | MP               | MP    | <a href="#">30-4.C.3.</a> |                           |
|                         | Club or lodge   | /                | /   | /           | /       | /      | /      | /  | P  | P        | P  | P  | /   | P  | P     | P     | /  | /    | /                   | MP | MP               | MP    |                           |                           |
|                         | Convention center   | /                | /   | /           | /       | /      | /      | /  | P  | /        | /  | P  | /   | P  | P     | P     | /  | /    | /                   | MP | /                |       | <a href="#">30-4.C.3.</a> |                           |
|                         | Community Reintegration Center                            | /                | /   | /           | /       | /      | /      | /  | /  | /        | /  | S  | /   | S  | /     | /     | /  | /    | /                   | MP | /                | MP    | <a href="#">30-4.C.3.</a> |                           |
|                         | Nursing home  | /                | /   | /           | /       | S      | S      | /  | P  | P        | P  | P  | P   | P  | P     | /     | /  | /    | /                   | MP | MP               | MP    |                           |                           |
|                         | Psychiatric treatment facility                            | /                | /   | /           | /       | /      | /      | /  | P  | /        | P  | P  | P   | /  | /     | P     | /  | /    | /                   | MP | /                |       |                           |                           |
|                         | Religious institution                                     | /                | P/S | P/S         | P/S     | P/S    | P      | P  | P  | P        | P  | P  | P   | P  | P     | P     | /  | P    | P                   | MP | MP               | MP    | <a href="#">30-4.C.3.</a> |                           |
| Parks and Open Areas    | Arboretum or botanical garden                             | P                | P   | P           | P       | P      | P      | /  | P  | P        | P  | P  | P   | P  | P     | /     | /  | /    | /                   | MP | MP               | MP    |                           |                           |
|                         | Cemetery  | /                | P   | P           | P       | P      | P      | /  | P  | P        | P  | P  | /   | P  | /     | /     | /  | /    | /                   | /  | /                | /     | <a href="#">30-4.C.3.</a> |                           |
|                         | Columbaria, mausoleum                                     | P                | P   | P           | P       | P      | P      | /  | P  | P        | P  | P  | /   | P  | P     | /     | P  | /    | /                   | /  | /                | /     |                           |                           |
|                         | Community garden  | P                | P   | P           | P       | P      | P      | P  | P  | P        | P  | P  | P   | /  | P     | /     | /  | /    | /                   | MP | MP               | MP    |                           |                           |
|                         | Golf course, public                                       | /                | P   | P           | P       | P      | P      | /  | P  | /        | P  | P  | /   | P  | /     | /     | /  | /    | /                   | MP | MP               | MP    |                           |                           |



**Table 30-4.A.2 Use Table**  
**P = Permitted Use S = Special Use**  
**MP = Allowed Subject to a Planned Development Master Plan**  
**"/" = Prohibited Use [1]**

| USE CATEGORY                       | USE TYPE                                       | ZONING DISTRICTS |    |               |               |              |              |    |    |           |    |    |     |    |          |          |    |         |    |                     |          | ADDIT<br>REQUIRE |           |           |
|------------------------------------|--|------------------|----|---------------|---------------|--------------|--------------|----|----|-----------|----|----|-----|----|----------|----------|----|---------|----|---------------------|----------|------------------|-----------|-----------|
|                                    |  | SPECIAL          |    | RESIDENTIAL   |               |              |              |    |    | BUSINESS  |    |    |     |    |          |          |    |         |    | PLANNED DEVELOPMENT |          |                  |           |           |
|                                    |  | CD               | AR | SF<br>-<br>15 | SF<br>-<br>10 | SF<br>-<br>6 | MR<br>-<br>5 | MH | OI | NC<br>[3] | LC | CC | MAC | MU | DT<br>-1 | DT<br>-2 | UC | BP<br>4 | LI | HI                  | PD<br>-R |                  | PD-<br>EC | PD-<br>TN |
| Eating Establishments              | Dinner theater                                 | /                | /  | /             | /             | /            | /            | /  | P  | P         | P  | P  | P   | P  | P        | /        | /  | /       | /  | /                   | MP       | MP               | MP        |           |
|                                    | Restaurant, with indoor or outdoor seating [4] | /                | /  | /             | /             | /            | P            | /  | P  | P         | P  | P  | P   | P  | P        | P        | P  | /       | /  | /                   | MP       | MP               | MP        | 30-4.C.4. |
|                                    | Restaurant, with drive-through service [4]     | /                | /  | /             | /             | /            | /            | /  | /  | /         | P  | P  | /   | /  | /        | /        | /  | P       | /  | /                   | /        | MP               | /         | 30-4.C.4. |
|                                    | Specialty eating establishment [4]             | /                | /  | /             | /             | /            | P            | /  | P  | P         | P  | P  | P   | P  | P        | P        | P  | P       | /  | /                   | MP       | MP               | MP        | 30-4.C.4. |
|                                    | Food truck court                               | /                | /  | /             | /             | /            | /            | /  | /  | P         | P  | P  | P   | P  | P        | P        | /  | /       | P  | P                   | /        | /                | /         | 30-4.B.5. |
| Offices                            | Business services                              | /                | /  | /             | /             | /            | /            | /  | P  | P         | P  | P  | P   | P  | P        | /        | P  | /       | /  | MP                  | MP       | MP               | 30-4.C.4. |           |
|                                    | Corporate headquarters                         | /                | /  | /             | /             | /            | /            | /  | /  | P         | P  | /  | P   | P  | P        | /        | P  | P       | P  | /                   | MP       | MP               |           |           |
|                                    | Financial services                             | /                | /  | /             | /             | /            | /            | /  | P  | P         | P  | P  | /   | P  | P        | P        | P  | /       | /  | MP                  | MP       | MP               |           |           |
|                                    | Professional services                          | /                | /  | /             | /             | /            | /            | /  | P  | P         | P  | P  | P   | P  | P        | /        | P  | /       | /  | MP                  | MP       | MP               |           |           |
|                                    | Radio and television broadcasting studio       | /                | /  | /             | /             | /            | /            | /  | P  | /         | P  | P  | /   | P  | P        | P        | /  | P       | /  | /                   | MP       | /                |           |           |
|                                    | Sales (including real estate)                  | /                | /  | /             | /             | /            | /            | /  | P  | P         | P  | P  | /   | P  | P        | P        | /  | /       | /  | /                   | MP       | MP               |           | MP        |
| Parking, Commercial                | Parking lot                                    | /                | /  | /             | /             | /            | /            | /  | P  | /         | P  | P  | P   | P  | P        | P        | /  | P       | /  | /                   | MP       | /                | 30-4.C.4. |           |
|                                    | Parking structure                              | /                | /  | /             | /             | /            | /            | /  | P  | /         | P  | P  | P   | P  | P        | P        | P  | P       | /  | MP                  | MP       | MP               | 30-4.C.4. |           |
|                                    | Parking Tractor Trailers etc.                  | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | P       | P  | /                   | /        | /                | 30-4.C.4. |           |
| Recreation/ Entertainment, Indoor  | Commercial recreation, indoor                  | /                | /  | /             | /             | /            | /            | /  | /  | P         | P  | P  | /   | P  | P        | P        | /  | /       | /  | MP                  | MP       | MP               |           |           |
|                                    | Theater  | /                | /  | /             | /             | /            | /            | /  | /  | P         | P  | P  | /   | P  | P        | P        | /  | /       | /  | MP                  | MP       | MP               |           |           |
| Recreation/ Entertainment, Outdoor | Arena, amphitheater, or stadium                | /                | /  | /             | /             | /            | /            | /  | /  | S         | P  | S  | S   | P  | P        | P        | P  | /       | /  | /                   | MP       | /                | 30-4.C.4. |           |
|                                    | Golf course, private                           | /                | P  | P             | P             | P            | P            | /  | P  | /         | P  | P  | /   | P  | /        | /        | /  | /       | /  | MP                  | MP       | MP               |           |           |
|                                    | Athletic field and clubhouse                   | P                | P  | S             | S             | S            | P            | P  | P  | P         | P  | P  | /   | P  | /        | P        | /  | P       | /  | MP                  | MP       | MP               |           |           |
|                                    | Golf driving range                             | /                | /  | /             | /             | /            | /            | /  | P  | /         | P  | P  | /   | /  | /        | /        | /  | /       | /  | MP                  | MP       | MP               |           |           |
|                                    | Swimming pool, private                         | /                | P  | P             | P             | P            | P            | P  | P  | P         | P  | P  | P   | P  | /        | P        | /  | /       | /  | MP                  | MP       | MP               | 30-4.C.4. |           |
|                                    | Swimming pool, non-profit                      | /                | P  | P             | P             | P            | P            | P  | P  | P         | P  | P  | P   | P  | /        | P        | /  | P       | /  | MP                  | MP       | MP               | 30-4.C.4. |           |

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**MP = Allowed Subject to a Planned Development Master Plan**  
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| USE CATEGORY            | USE TYPE  | ZONING DISTRICTS |    |             |         |        |        |    |    |          |    |    |     |    |       |       |    |      |    |                     |       | ADDIT<br>REQUIRE |           |           |           |
|-------------------------|---|------------------|----|-------------|---------|--------|--------|----|----|----------|----|----|-----|----|-------|-------|----|------|----|---------------------|-------|------------------|-----------|-----------|-----------|
|                         |   | SPECIAL          |    | RESIDENTIAL |         |        |        |    |    | BUSINESS |    |    |     |    |       |       |    |      |    | PLANNED DEVELOPMENT |       |                  |           |           |           |
|                         |   | CD               | AR | SF - 15     | SF - 10 | SF - 6 | MR - 5 | MH | OI | NC [3]   | LC | CC | MAC | MU | DT -1 | DT -2 | UC | BP * | LI | HI                  | PD -R |                  | PD- EC    | PD- TN    |           |
|                         | Tennis court  | /                | P  | P           | P       | P      | P      | P  | P  | P        | P  | P  | P   | /  | /     | /     | P  | /    | /  | MP                  | MP    | MP               | 30-4.C.4. |           |           |
|                         | Other commercial recreation, outdoor                      | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | /   | P  | P     | P     | /  | /    | P  | P                   | MP    | MP               | MP        |           |           |
| Retail Sales & Services | Bar, nightclub, or cocktail lounge                        | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | /   | P  | P     | P     | /  | /    | P  | /                   | MP    | MP               | MP        | 30-4.C.4. |           |
|                         | Entertainment establishment                               | /                | /  | /           | /       | /      | /      | /  | /  | P        | P  | P  | /   | P  | P     | P     | /  | /    | /  | MP                  | MP    | MP               |           |           |           |
|                         | Gasoline sales  | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | /   | /  | /     | P     | /  | /    | /  | MP                  | MP    | MP               | 30-4.C.4. |           |           |
|                         | Crematory   | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | /   | /  | /     | /     | /  | P    | P  | /                   | /     | /                |           |           |           |
|                         | Financial institution, without drive-through service [4]  | /                | /  | /           | /       | /      | P      | /  | P  | P        | P  | P  | P   | P  | P     | P     | P  | /    | /  | MP                  | MP    | MP               |           |           |           |
|                         | Financial institution, with drive-through service [4]     | /                | /  | /           | /       | /      | /      | /  | P  | /        | P  | P  | /   | P  | /     | P     | P  | /    | /  | /                   | MP    | /                |           | 30-4.C.4. |           |
|                         | Funeral home  | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | /   | /  | P     | P     | /  | /    | /  | /                   | MP    | /                |           |           |           |
|                         | Laundromat  | /                | /  | /           | /       | /      | P      | P  | /  | P        | P  | P  | /   | P  | P     | P     | P  | /    | /  | /                   | MP    | MP               | MP        |           |           |
|                         | Personal services establishment                           | /                | /  | /           | /       | /      | P      | /  | P  | P        | P  | P  | P   | P  | P     | P     | P  | /    | P  | /                   | MP    | MP               | MP        | 30-4.C.4. |           |
|                         | Tattoo parlor/body piercing establishment                 | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | /   | P  | P     | P     | /  | /    | P  | /                   | MP    | /                |           |           |           |
|                         | Repair establishment                                      | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | P   | /  | P     | P     | P  | /    | /  | P                   | /     | MP               | MP        | MP        | 30-4.C.4. |
|                         | Convenience store, without gas sales                      | /                | /  | /           | /       | /      | P      | /  | /  | /        | P  | P  | P   | /  | P     | P     | P  | /    | /  | /                   | MP    | MP               | MP        |           |           |
|                         | Convenience store, with gas sales [4]                     | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | P   | /  | /     | /     | P  | /    | /  | MP                  | MP    | MP               | 30-4.C.4. |           |           |
|                         | Drug store or pharmacy, without drive-through service [4] | /                | /  | /           | /       | /      | P      | /  | /  | /        | P  | P  | P   | P  | P     | P     | P  | /    | P  | /                   | MP    | MP               | MP        |           |           |
|                         | Drug store or pharmacy, with drive-through service        | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | P   | P  | P     | /     | P  | P    | /  | /                   | MP    | /                |           | 30-4.C.4. |           |
|                         | Flea market   | /                | /  | /           | /       | /      | /      | /  | /  | /        | /  | S  | S   | /  | /     | /     | /  | /    | P  | /                   | /     | /                | /         | 30-4.C.4. |           |
| Grocery store           | /   | /                | /  | /           | /       | /      | /      | /  | /  | P        | P  | P  | /   | P  | P     | P     | /  | /    | /  | MP                  | MP    | MP               | 30-4.C.4. |           |           |
| Liquor store            | /   | /                | /  | /           | /       | /      | /      | /  | /  | /        | P  | P  | /   | P  | P     | P     | /  | /    | /  | MP                  | MP    | MP               |           |           |           |

**Table 30-4.A.2 Use Table**  
**P = Permitted Use S = Special Use**  
**MP = Allowed Subject to a Planned Development Master Plan**  
**"/" = Prohibited Use [1]**

| USE CATEGORY                      | USE TYPE   | ZONING DISTRICTS |    |             |       |      |      |    |    |          |    |    |     |    |      |      |    |      |                     |    |      |       | ADDITIONAL REQUIREMENTS |           |           |
|-----------------------------------|--|------------------|----|-------------|-------|------|------|----|----|----------|----|----|-----|----|------|------|----|------|---------------------|----|------|-------|-------------------------|-----------|-----------|
|                                   |  | SPECIAL          |    | RESIDENTIAL |       |      |      |    |    | BUSINESS |    |    |     |    |      |      |    |      | PLANNED DEVELOPMENT |    |      |       |                         |           |           |
|                                   |  | CD               | AR | SF-15       | SF-10 | SF-6 | MR-5 | MH | OI | NC [3]   | LC | CC | MAC | MU | DT-1 | DT-2 | UC | BP 4 | LI                  | HI | PD-R | PD-EC |                         | PD-TN     |           |
|                                   | Retail sales establishment, large [4]                        | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | P  | P   | /  | P    | P    | P  | /    | /                   | /  | /    | /     | MP                      | /         | 30-4.C.4. |
|                                   | Electronic gaming operation                                  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | P                   | /  | /    | /     | MP                      | /         | 30-4.C.4. |
|                                   | Other retail sales establishments [3], [4]                   | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | P   | /  | P    | P    | P  | /    | P                   | /  | /    | MP    | MP                      | MP        |           |
|                                   | Brewpub  | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | P   | /  | P    | P    | P  | /    | /                   | /  | /    |       |                         |           | 30-4.C.4. |
| Self-Service Storage              | Mini-warehouse (with external access)                        | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | P  | /    | /    | /  | /    | P                   | P  | /    | MP    | /                       | 30-4.C.4. |           |
|                                   | Mini-warehouse (internal access only)                        | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | P  | P    | P    | /  | /    | P                   | P  | /    | MP    | /                       |           |           |
| Vehicle Sales and Services, Heavy | Aircraft parts, sales, and maintenance                       | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | P                   | P  | /    | MP    | /                       |           |           |
|                                   | Automotive painting/body shop                                | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | S  | /   | /  | /    | S    | /  | /    | P                   | P  | /    | /     | /                       | 30-4.C.4. |           |
|                                   | Automotive wrecker service                                   | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | S  | /   | /  | /    | /    | /  | /    | P                   | P  | /    | /     | /                       | 30-4.C.4. |           |
|                                   | Transmission shop  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | S  | /   | /  | /    | P    | P  | /    | P                   | P  | /    | MP    | /                       | 30-4.C.4. |           |
|                                   | Boat and marine rental and sales                             | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | P  | P   | /  | /    | /    | /  | /    | P                   | P  | /    | MP    | /                       |           |           |
|                                   | Truck stop   | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | P  | /   | /  | /    | /    | /  | /    | P                   | P  | /    | /     | /                       |           |           |
| Vehicle Sales and Services, Light | Automotive parts and installation                            | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | S   | /  | S    | S    | /  | /    | P                   | /  | /    | /     | /                       | 30-4.C.4. |           |
|                                   | Automobile repair and servicing (without painting/body-work) | /                | /  | /           | /     | /    | /    | /  | /  | /        | S  | P  | S   | S  | /    | S    | /  | /    | P                   | P  | /    | MP    | /                       | 30-4.C.4. |           |
|                                   | Automobile sales or rentals                                  | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | /  | P    | P    | P  | /    | P                   | /  | /    | MP    | /                       | 30-4.C.4. |           |
|                                   | Car wash or auto-detailing                                   | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | S   | /  | /    | /    | /  | /    | P                   | /  | MP   | MP    | MP                      | 30-4.C.4. |           |
|                                   | Taxicab service  | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | /  | /    | P    | /  | /    | /                   | /  | /    | MP    | /                       |           |           |
|                                   | Tire/muffler sales and mounting                              | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | /  | /    | P    | /  | /    | P                   | P  | /    | MP    | /                       | 30-4.C.4. |           |

**Table 30-4.A.2 Use Table**  
**P = Permitted Use S = Special Use**  
**MP = Allowed Subject to a Planned Development Master Plan**  
**"/" = Prohibited Use [1]**

| USE CATEGORY                             | USE TYPE   | ZONING DISTRICTS |    |               |               |              |              |    |    |           |    |    |     |    |          |          |    |         |    |                        |          | ADDIT<br>REQUIRE |                           |                           |
|--|--|------------------|----|---------------|---------------|--------------|--------------|----|----|-----------|----|----|-----|----|----------|----------|----|---------|----|------------------------|----------|------------------|---------------------------|---------------------------|
|  |  | SPECIAL          |    | RESIDENTIAL   |               |              |              |    |    | BUSINESS  |    |    |     |    |          |          |    |         |    | PLANNED<br>DEVELOPMENT |          |                  |                           |                           |
|  |  | CD               | AR | SF<br>-<br>15 | SF<br>-<br>10 | SF<br>-<br>6 | MR<br>-<br>5 | MH | OI | NC<br>[3] | LC | CC | MAC | MU | DT<br>-1 | DT<br>-2 | UC | BP<br>* | LI | HI                     | PD<br>-R |                  | PD-<br>EC                 | PD-<br>TN                 |
| Visitor<br>Accommodations                | Bed and breakfast inn  | /                | /  | S             | S             | S            | S            | /  | P  | P         | P  | P  | P   | P  | P        | P        | /  | /       | /  | /                      | MP       | MP               | MP                        | <a href="#">30-4.C.4.</a> |
|  | Hotel or motel [4]   | /                | /  | /             | /             | /            | /            | /  | P  | /         | P  | P  | P   | P  | P        | P        | /  | P       | /  | /                      | /        | MP               | /                         | <a href="#">30-4.C.4.</a> |
|  | Hotel or motel, extended stay [4]  | /                | /  | /             | /             | /            | /            | /  | P  | /         | P  | P  | P   | P  | P        | P        | /  | P       | /  | /                      | /        | MP               | /                         | <a href="#">30-4.C.4.</a> |
|  | Tourist Home   | /                | /  | /             | /             | /            | P            | /  | /  | P         | P  | P  | P   | P  | P        | P        | /  | /       | /  | /                      | MP       | MP               | MP                        | <a href="#">30-4.C.4.</a> |
| <b>INDUSTRIAL USE CLASSIFICATION [1]</b> |  |                  |    |               |               |              |              |    |    |           |    |    |     |    |          |          |    |         |    |                        |          |                  |                           |                           |
| Extractive<br>Industry                   | All uses   | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | /       | S  | P                      | /        | /                | /                         | <a href="#">30-4.C.5.</a> |
| Industrial<br>Services                   | Building, heating, plumbing, or electrical contractor with outside storage | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | S  | /   | /  | /        | /        | /  | /       | P  | P                      | /        | MP               | /                         |                           |
|  | Electric motor repair  | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | P  | /   | /  | /        | /        | /  | /       | P  | P                      | /        | MP               | /                         | <a href="#">30-4.C.5.</a> |
|  | Fuel oil/bottled gas distributor   | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | /       | P  | P                      | /        | /                | /                         |                           |
|  | General industrial service   | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | P       | P  | P                      | /        | MP               | /                         |                           |
|  | Heavy equipment sales, rental, or storage                                  | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | P       | P  | /                      | MP       | /                | <a href="#">30-4.C.5.</a> |                           |
|  | Heavy equipment servicing and repair                                       | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | P       | P  | P                      | /        | /                | /                         |                           |
|  | Laundry, dry cleaning, and carpet cleaning plants                          | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | P  | /   | /  | /        | /        | /  | /       | P  | P                      | /        | /                | /                         | <a href="#">30-4.C.5.</a> |
|  | Machine shop   | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | /       | P  | P                      | /        | MP               | /                         | <a href="#">30-4.C.5.</a> |
|  | Office-warehouse   | /                | /  | /             | /             | /            | /            | /  | /  | /         | P  | P  | /   | P  | P        | P        | /  | P       | P  | P                      | /        | MP               | MP                        |                           |
|  | Repair of scientific or professional instruments                           | /                | /  | /             | /             | /            | /            | /  | /  | /         | P  | P  | /   | P  | /        | P        | /  | P       | P  | P                      | /        | MP               | /                         | <a href="#">30-4.C.5.</a> |
|  | Research and development   | /                | /  | /             | /             | /            | /            | /  | P  | P         | P  | P  | P   | P  | P        | P        | /  | P       | P  | P                      | /        | MP               | /                         |                           |
| Tool repair                              | /  | /                | /  | /             | /             | /            | /            | /  | /  | /         | P  | /  | P   | /  | P        | /        | P  | P       | P  | /                      | /        | /                | <a href="#">30-4.C.5.</a> |                           |
| Manufacturing<br>and<br>Production       | Manufacturing, heavy   | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | P       | /  | P                      | /        | MP               | /                         |                           |
|  | Manufacturing, high impact/hazardous                                       | /                | /  | /             | /             | /            | /            | /  | /  | /         | /  | /  | /   | /  | /        | /        | /  | /       | P  | /                      | MP       | /                | <a href="#">30-4.C.5.</a> |                           |

**Table 30-4.A.2 Use Table**  
**P = Permitted Use S = Special Use**  
**MP = Allowed Subject to a Planned Development Master Plan**  
**"/" = Prohibited Use [1]**

| USE CATEGORY                   | USE TYPE  | ZONING DISTRICTS |    |             |       |      |      |    |    |          |    |    |     |    |      |      |    |      |    |                     |      | ADDITIONAL REQUIREMENTS |                           |                           |
|--------------------------------|---|------------------|----|-------------|-------|------|------|----|----|----------|----|----|-----|----|------|------|----|------|----|---------------------|------|-------------------------|---------------------------|---------------------------|
|                                |   | SPECIAL          |    | RESIDENTIAL |       |      |      |    |    | BUSINESS |    |    |     |    |      |      |    |      |    | PLANNED DEVELOPMENT |      |                         |                           |                           |
|                                |   | CD               | AR | SF-15       | SF-10 | SF-6 | MR-5 | MH | OI | NC [3]   | LC | CC | MAC | MU | DT-1 | DT-2 | UC | BP * | LI | HI                  | PD-R |                         | PD-EC                     | PD-TN                     |
|                                | Manufacturing, light  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | S  | /   | /  | /    | /    | /  | P    | P  | P                   | /    | MP                      | /                         |                           |
|                                | Research and Technology Production                              | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | /  | /    | P    | /  | /    | P  | P                   | /    | /                       | /                         |                           |
|                                | Microbrewery  | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | P  | /    | P    | /  | P    | /  | /                   | MP   | MP                      | MP                        | <a href="#">30-4.C.5.</a> |
|                                | <del>Microdistillery</del>                                      | /                | /  | /           | /     | /    | /    | /  | /  | /        | P  | P  | /   | P  | /    | P    | /  | P    | /  | /                   | MP   | MP                      | MP                        | <a href="#">30-4.C.5.</a> |
| Warehouse and Freight Movement | Cold storage plant  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | P    | P  | /                   | MP   | /                       |                           |                           |
|                                | Outdoor storage (as a principal use)                            | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | P    | P  | P                   | /    | MP                      | /                         | <a href="#">30-4.C.5.</a> |
|                                | Parcel services   | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | P  | /   | /  | P    | P    | /  | /    | P  | P                   | /    | MP                      | /                         | <a href="#">30-4.C.5.</a> |
|                                | Truck or freight terminal                                       | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | P    | P  | /                   | MP   | /                       |                           |                           |
|                                | Warehouse (distribution)  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | P    | P  | P                   | /    | MP                      | /                         |                           |
| Warehouse (storage)            | /   | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | P  | P    | P  | /                   | MP   | /                       |                           |                           |
| Waste-Related Services         | Energy recovery plant   | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | S    | S  | S                   | /    | /                       | /                         | <a href="#">30-4.C.5.</a> |
|                                | Hazardous waste collection sites                                | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | /  | S                   | /    | /                       | /                         |                           |
|                                | Incinerator   | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | S    | S  | P                   | /    | /                       | /                         |                           |
|                                | Land application of wastes                                      | /                | S  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | S  | S                   | /    | /                       | /                         |                           |
|                                | Landfill, land clearing and inert debris or construction debris | /                | S  | /           | /     | /    | /    | /  | S  | /        | /  | S  | /   | S  | /    | /    | /  | /    | S  | S                   | /    | /                       | /                         | <a href="#">30-4.C.5.</a> |
|                                | Landfill, sanitary  | /                | S  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | S  | S                   | /    | /                       | /                         | <a href="#">30-4.C.5.</a> |
|                                | Recycling center  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | S  | S                   | /    | /                       | /                         | <a href="#">30-4.C.5.</a> |
|                                | Recycling drop-off center                                       | /                | /  | /           | /     | S    | S    | S  | P  | P        | P  | P  | /   | P  | /    | P    | /  | /    | P  | P                   | MP   | MP                      | MP                        | <a href="#">30-4.C.5.</a> |
|                                | Salvage and junkyard  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | /  | S                   | /    | /                       | /                         | <a href="#">30-4.C.5.</a> |
|                                | Tire disposal or recycling                                      | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | /    | S  | S                   | /    | /                       | /                         |                           |
| Waste composting               | /   | S                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | S    | S  | /                   | /    | /                       | <a href="#">30-4.C.5.</a> |                           |
| Wholesale sales                | All uses  | /                | /  | /           | /     | /    | /    | /  | /  | /        | /  | /  | /   | /  | /    | /    | /  | P    | P  | /                   | /    | MP                      | /                         | <a href="#">30-4.C.5.</a> |

**Table 30-4.A.2 Use Table**  
**P = Permitted Use S = Special Use**  
**MP = Allowed Subject to a Planned Development Master Plan**  
**"/" = Prohibited Use [1]**

| USE CATEGORY | USE TYPE | ZONING DISTRICTS |    |               |               |          |          |    |    |           |    |    |     |    |          |          |    |                        |    |    |          | ADDIT<br>REQUIRE |
|--------------|----------|------------------|----|---------------|---------------|----------|----------|----|----|-----------|----|----|-----|----|----------|----------|----|------------------------|----|----|----------|------------------|
|              |          | SPECIAL          |    | RESIDENTIAL   |               |          |          |    |    | BUSINESS  |    |    |     |    |          |          |    | PLANNED<br>DEVELOPMENT |    |    |          |                  |
|              |          | CD               | AR | SF<br>-<br>15 | SF<br>-<br>10 | SF<br>-6 | MR<br>-5 | MH | OI | NC<br>[3] | LC | CC | MAC | MU | DT<br>-1 | DT<br>-2 | UC | BP<br>4                | LI | HI | PD<br>-R |                  |

**NOTES:**

[1] Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when located adjacent to or across a local street or alley from single-family residential development in accordance with Section Transitional Standards. Cottage development require a Neighborhood Compatibility Permit (see Section 30-2-C.21).

[2] Individual manufactured homes located outside of a manufactured home park may only be established on lots located within the Manufactured Home Overlay district.

[3] New construction for individual retail uses over 2,500 square feet in the NC zoning district must be approved through the Special Use Permit process.

[4] In the BP district not more than a cumulative total of 40% of the developable area or 30% of the total area, whichever is less, of each Business Park development shall be used for uses in the following use categories: visitor accommodation, eating establishment, and retail sales and services. Such uses as a park or recreation facility within the BP development shall not be counted toward this commercial use or supportive use limitation. Restaurants with drive-thru service and convenience Stores with gas sales and drive-thru service shall be limited to the periphery of the BP and within the greater of 1500 feet from an interstate centerline or 1250 from the nearest access road to that interstate. All other commercial uses shall be located on the periphery of the Business Park development or at a major in intersection. These use types in a BP Business Park district must meet the standards for commercial, office and mixed use in Table 30-5.C.3 Required Open Space/Parkland Dedication and Article 30-5.1 Commercial, Office and Mixed Use Design Standards.

[5] In MR-5 districts, permitted uses shall be established only on parcels abutting and accessed by an Arterial, Collector, or Major Street, as defined in Article 3 Definitions.

(Ord. No. S2011-008, §§ 7, 12.2a, 7-25-2011; Ord. No. S2011-013, §§ 1.5, 1.8, 2.2a, 8.3, 11-28-2011; Ord. No. S2011-014, § 3, 11-28-2011; Ord. No. S2012-001, § 5.1, 1-23-2012; Ord. No. S2012-011, § 1, 5-29-2012; Ord. No. S2012-024, §§ 5—7, 11-13-2012; Ord. No. S2012-025, § 16, 11-13-2012; Ord. No. S2013-002, § 11, 2-11-2013; Ord. No. S2014-002, § 2, 3a, 5b, 1-13-2014; Ord. No. S2014-012, § 2, 8-11-2014; Ord. S2014-015, §§ 2b, 4, 8-11-2014; Ord. S2016-007, § 2, 6-27-2016; Ord. S2017-004, § 1a-c, 6-26-2017; Ord. No. S2019-008, 1, 04/23/2019; Ord. No. S2019-009, § 1, 04/23/2019; Ord. No. Ord. No. S2020-011, § 2, 11/23/2020; Ord. No. S2021-004, § 3, 04/15/2021; Ord. No. S2021-042, § 1, 10/25/2021; Ord. No. S2021-043, § 1, 10/25/2021; Ord. No. S2021-044, § 1, 10/25/2021; Ord. No. S2022-003, § 1, 03/28/2022; Ord. No. S2022-023, § 1, 09/26/2022; Ord. No. S2023-001A, § 1, 01/26/2023; Ord. No. S2023-018, § 1, 03/23/2023; Ord. No. S2023-018D, § 1, 03/23/2023; Ord. No. S2022-023, § 1, 11/25/2024; Ord. No. S2025-008, § 1, 04/14/2025)

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 26th day of May, 2026.

CITY OF FAYETTEVILLE

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MITCH COLVIN, Mayor

ATTEST:

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JENNIFER AYRE, City Clerk