AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 30-4.A., USE TABLE, OF ARTICLE 30-4, USE STANDARDS, 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 same in its entirety and substituting with the following:

			MP	= Al	lowe		= Pen		d Us Plan	se S :	Spe Dev	ecial elop		nt Ma	ister	Plan							
										Z	NINC	IG D	ISTRI	CTS									
USE CATEGORY	USETYPE	SPE	CIAL		RES	IDEN	ITIAL						BU	JSINI	ESS						LANN		ADDITIONAL REQUIREMENTS
		CD	AR	SF- 15	SF- 10	SF-	MR- 5	МН	OI	NC [3]	LC	СС	MU	DT-	DT- 2	UC	BP <sup>4</sup>	ш	н	PD- R	PD- EC	PD- TN	REQUIREMENTS
						AGE	RICUL	TUR	AL U	SE CI	ASSI	FICA	TION							_	_		•
	Plant nursery	1	Р	/	1	1	/	/	1	1	1	1	1	1	/	1	1	Р	Р	MP	/	MP	30-4.C.1.a
Agriculture	All other agriculture	Р	Р	1	1	/	/	1	/	/	1	/	/	/	/	1	1	/	/	MP	/	MP	
	Urban Agriculture	/	/	/	1	/	/	1	1	P	Р	Р	/	/	/	1	1	Р	/	/	/	/	30-4.C.1.c
Agricultural	Equestrian facility	/	P	1	1	1	/	/	1	/	1	1	/	/	/	1	/	/	/	MP	/	MP	30-4.C.1.b.1
Support and Services	All other agricultural support and services	/	Р	/	/	/	/	/	/	/	/	P	/	/	/	/	/	Р	/	/	/	/	30-4.C.1.b.2
						RE	SIDE	NTIA	LUS	E CL/	SSIF	ICAT	ION										
	Cottage developments	/	P	Р	Р	P	P	/	/	/	/	/	/	/	Р	/	1	/	/	/	/	/	30-4.C.2.a.5
	Dwelling/Unit, live/work	/	/	/	/	1	P	1	Р	P	Р	Р	Р	P	Р	/	/	/	/	MP	MP	MP	30-4.C.2.a.1
	Dwelling, multi- family	/	/	/	/	1	P	1	P	P	P	P	P	P	P	/	1	/	/	MP	MP	MP	30.5.H
	Dwelling, single- family attached [3]	/	/	/	P	P	P	/	Р	P	Р	Р	Р	P	Р	/	1	/	/	MP	MP	MP	30-5.H
	Dwelling, single- family detached	/	P	Р	Р	P	P	Р	Р	Р	1	/	Р	1	Р	/	1	/	/	MP	/	MP	30-5.G
Household Living [1]	Dwelling, multi-unit single-family, detached on one lot	/	/	/	/	/	Р	/	P	P	/	/	/	/	/	/	/	/	/	/	/	/	30-5.P
	Dwelling, two- to four-family	/	/	s	P	P	P	/	P	P	P	/	P	/	Р	/	1	/	/	MP	/	MP	30-4.C.2.a.2
	Dwelling, upper story	/	/	/	/	P	Р	/	Р	P	Р	Р	P	P	Р	/	/	/	/	MP	MP	MP	
	Manufactured home, Class A [2]	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.a.3
	Manufactured home park (Class A or B homes)	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.a.4

#### 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 developments may 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 <u>developable area</u> 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 recreational 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 feet 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 internal 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

# P = Permitted Use S = Special Use MP = Allowed Subject to a Planned Development Master Plan " P - Drobibited Hea [4]

							"/	" = P	rohil	oited	Use	[1]											
										Z	ONIN	IG D	ISTRI	CTS						_			
USE CATEGORY	USETYPE	SPE	CIAL		RES	IDEN	ITIAL						BL	JSINI	ESS						LANN ELOPI		ADDITIONAL REQUIREMENTS
		CD	AR	SF- 15	SF- 10	SF- 6	MR- 5	МН	OI	NC [3]	LC	СС	MU	DT- 1	DT- 2	UC	BP <sup>4</sup>		н	PD- R	PD- EC	PD- TN	NEGOTKEWEY13
	Dormitory	/	/	/	/	/	Р	/	P	/	P	/	P	Р	Р	P	/	/	/	MP	MP	MP	30-4.C.2.b.1
	Therapeutic home	/	P	P	Р	Р	P	P	P	Р	1	1	P	1	Р	1	/	/	/	MP	MP	MP	30-4.C.2.b.5
	Fraternity or sorority house	/	/	/	/	/	7	7	P	/	Р	/	P	/	Р	Р	/	/	/	MP	MP	MP	
	Group home, Large	/	/	/	/	S	/	/	s	S	s	s	S	S	S	1	1	/	/	MP	/	MP	30-4.C.2.b.2
Group Living	Group home, Small	/	/	P	P	P	P	P	P	Р	P	P	P	P	P	/	/	/	/	MP		MP	30-4.C.2.b.3
	Rooming or boarding house	/	/	/	/	P	P	/	Р	P	Р	P	Р	P	Р	/	/	/	/	MP	MP	MP	30-4.C.2.b.4
	Transitional housing								S	S	S	S	S	S	S	1	1						30-4.C.2.b.6
				P	UBL	CAN	ID IN	STIT	JTIO	NAL	USE	CLAS	SSIFIC	CATIC	ON								
	Community center	/	P	P	P	Р	P	P	P	Р	P	P	P	Р	P	P	/	/	/	MP	MP	MP	
	Cultural facility	/	/	/	1	P	P	1	Р	Р	Р	Р	P	P	Р	Р	1	/	/	MP	MP	MP	
Community Services	Day Resource Center	/	/	/	/	/	/	/	/	/	/	s	s	/	s	/	/	s	Р	/	/	/	30-4.C.3.d.3
Services	Library	/	/	P	P	P	P	/	P	Р	P	P	P	P	Р	P	/	/	/	MP	MP	MP	
	Museum	1	/	1	/	/	1	1	P	Р	P	Р	Р	Р	Р	P	1	/	/	MP	MP	MP	
	Youth club facility	/	/	/	1	P	P	1	1	/	Р	Р	Р	Р	Р	Р	1	/	/	MP	/	MP	
Day Care	Adult day care center	/	/	P	P	P	P	1	P	P	Р	P	P	P	P	/	/	/	/	MP	MP	MP	
Day Care	Child care center	/	/	P	P	P	P	1	P	P	Р	P	P	P	P	Р	P	/	/	MP	MP	MP	30-4.C.3.a
	College or university	/	/	1	1	/	/	1	Р	Р	Р	Р	Р	Р	Р	Р	1	1	1	MP	MP	MP	
	School, elementary	/	Р	P	P	P	P	1	Р	Р	Р	Р	Р	Р	Р	1	1	/	/	MP	MP	MP	30-4.C.3.b
Educational	School, middle	/	P	P	P	P	P	1	Р	Р	Р	Р	Р	Р	Р	1	1	/	/	MP	MP	MP	30-4.C.3.b
Facilities	School, high	/	P	P	P	P	P	1	P	P	P	P	P	Р	Р	1	1	/	1	MP	MP	MP	30-4.C.3.b
	Vocational or trade school	/	/	/	/	/	/	/	/	P	Р	P	P	P	P	Р	Р	P	Р	MP	MP	MP	30-4.C.3.b
Governmental facilities	Government maintenance, storage, or distribution facility	/	s	/	/	s	s	/	Z	/	P	Р	1	Р	/	Р	Р	Р	Р	/	MP	/	
	Government office	/	/	1	1	1	1	1	Р	P	Р	Р	P	Р	Р	Р	Р	Р	1	MP	MP	MP	
	Post office	/	/	/	1	/	P	/	Р	Р	Р	Р	Р	Р	Р	Р	/	Р	/	MP	MP	MP	

Permit process.

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

## P = Permitted Use S = Special Use MP = Allowed Subject to a Planned Development Master Plan "/" = Prohibited Use [1]

										Z	ONII	IG D	STRI	CTS									
USE CATEGORY	USETYPE	SPE	CIAL		RES	IDEN	MAL		Г				BL	JSINE	ESS						LANNI		ADDITIONAL
		CD	AR	SF- 15	SF- 10	SF-	MR-	МН	OI	NC [3]	LC	СС	MU	DT-	DT- 2	UC	BP <sup>4</sup>	Ш	н	PD-	PD- EC	PD- TN	REQUIREMENTS
	Blood/tissue collection facility	/	/	/	/	/	/	/	/	/	/	Р	/	Р	Р	/	/	P	/	/	MP	MP	
	Drug or alcohol treatment facility	/	/	/	/	/	/	/	/	/	Р	Р	S	/	s	/	/	P	/	MP	MP	MP	30-4.C.3.c.3
	Hospital	/	/	/	1	/	/	/	P	/	/	P	Р	Р	P	1	/	Р	/	/	MP	/	30-4.C.3.c.1
Health Care Facilities	Medical or dental clinic [3]	/	/	/	/	/	/	/	P	Р	Р	P	Р	P	P	Р	1	P	/	MP	MP	MP	
	Medical or dental	/	/	/	/	/	/	/	P	/	Р	/	P	P	P	/	P	P	/	/	MP	/	(Reserved)
	Medical treatment facility	/	/	/	/	/	/	/	P	Р	Р	P	Р	Р	P	/	/	P	/	/	MP	/	30-4.C.3.c.2
	Outpatient facility	/	/	/	/	/	/	/	P	Р	Р	P	Р	Р	P	/	1	Р	/	/	MP	/	
	Assisted living facility	/	/	s	s	s	s	7	Р	Р	Р	P	Р	Р	P	/	7	/	/	MP	MP	MP	
	Auditorium	/	/	/	1	/	/	/	P	Р	Р	P	Р	Р	P	Р	1	/	/	MP	MP	MP	30-4.C.3.d.1
	Club or lodge	/	1	/	1	/	1	/	P	P	Р	P	Р	Р	P	P	1	1	1	MP	MP	MP	
	Convention center	/	/	/	/	1	1	1	P	/	/	Р	Р	Р	Р	Р	1	/	1	1	MP	/	30-4.C.3.d.1
Institutions	Community Reintegration Center	/	/	/	/	/	/	/	/	/	/	s	s	/	/	/	/	/	/	MP	/	MP	30-4.C.3.d.2
	Nursing home	/	7	/	7	s	s	1	Р	Р	Р	Р	Р	Р	Р	7	7	1	1	MP	MP	MP	
	Psychiatric treatment facility	/	/	/	/	/	/	1	P	1	P	P	1	1	P	/	/	/	/	/	MP	/	
	Religious institution	/	P/S	P/S	P/S	P/S	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	1	Р	Р	MP	MP	MP	30-4.C.3.g
	Arboretum or botanical garden	P	P	P	P	P	Р	/	P	P	Р	P	Р	P	P	/	/	/	/	MP	MP	MP	
	Cemetery	/	Р	P	P	P	P	1	P	Р	P	Р	Р	1	/	1	1	1	1	1	/	/	30-4.C.3.e.1
	Columbaria, mausoleum	Р	P	P	P	Р	Р	/	P	Р	Р	P	Р	Р	Р	/	P	/	/	/	/	/	
Parks and Open	Community garden	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	1	Р	Р	1	1	1	MP	MP	MP	
Areas	Golf course, public	/	Р	P	Р	P	Р	1	P	1	Р	P	Р	1	1	1	1	1	1	MP	MP	MP	
	Greenway	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	MP	MP	MP	
	Park, public or private	Р	P	P	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	P	P	MP	MP	МР	
	Public square or plaza	/	/	P	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	/	P	P	P	MP	MP	MP	
	Correctional facility	/	S	/	1	1	/	/	1	/	/	1	1	S	/	1	1	S	Р	1	/	/	30-4.C.3.f.1
Public Safety	Fire or EMS facility	/	S	S	S	S	S	S	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	MP	MP	MP	
Public Safety Police substa	Police substation	/	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	MP	MP	MP	
	Police station	/	P	S	S	S	Р	S	P	Р	Р	P	Р	Р	P	1	1	Р	Р	MP	MP	MP	

### NOTES:

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		_		_	_	_	-/	" = P	rohil	orted	Use	[1]	_	_		_	_			_	_		
										Z	ONIN	IG D	ISTR	ICTS									
USE CATEGORY	USETYPE	SPE	CIAL		RES	IDEN	MAL						ВЦ	JSINI	ESS						LANN ELOPI		ADDITIONAL REQUIREMENTS
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	Airport	/	/	/	/	/	/	1	/	/	/	1	/	/	/	1	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	s	/	s	s	s	s	s	s	P	/	/	/	МР	/	30-4.C.3.h.1
	Passenger terminal, surface transportation	/	/	/	/	/	1	/	P	/	P	P	P	P	P	/	P	P	P	MP	MP	MP	
	Small Wireless Facilities	/	P	P	P	P	P	P	P	P	Р	P	P	P	P	P	Р	P	Р	MP	MP	MP	30-4.C.3.i.7
Transportation/ Communication	Telecommunications antenna, collocation on existing tower	P	P	P	Р	P	P	P	P	P	Р	P	P	P	P	Р	Р	Р	Р	MP	MP	MP	30-4.C.3.i.1
	Telecommunications antenna, placement on existing building	P	P	Р	Р	P	P	P	P	Р	Р	Р	P	Р	Р	Р	Р	Р	P	MP	MP	MP	30-4.C.3.i.1
	Telecommunications tower, freestanding	/	P	P	P	P	P	/	P	P	P	P	P	/	/	Р	P	P	P	MP	MP	MP	30-4.C.3.i.1
	Utility, major	/	S	S	S	S	S	1	S	S	S	P	S	S	/	1	Р	Р	P	/	MP	/	30-4.C.3.j.2
	Utility, minor	1	P	P	Р	P	P	P	Р	P	/	P	P	P	P	P	Р	P	P	MP	MP	MP	
						COM	IMER	CIAL	USE	CLAS	SSIFI	CATI	ON [	1]									
Adult Entertainment	Adult entertainment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	Р	Р	7	/	/	30-4.C.4.a
	Animal grooming	/	/	/	/	/	/	/	/	Р	Р	Р	Р	Р	Р	1	1	/	/	MP	MP	MP	l
	Animal shelter	/	S	/	/	/	/	/	/	/	/	S	/	/	/	/	/	Р	Р	/	/	/	l
Animal Care	Kennel, indoor	/	S	/	/	/	/	/	S	S	S	Р	S	/	S	/	1	Р	/	/	MP	/	30-4.C.4.b
	Kennel, outdoor	/	S	/	/	/	/	/	/	/	S	S	/	/	/	1	/	Р	/	/	MP	/	l
	Veterinary clinic	/	S	/	/	/	/	/	Р	P	Р	Р	P	P	P	/	/	/	/	/	MP	/	
Conference and Training Centers	Conference or training center	/	1	/	/	/	/	/	P	Р	Р	P	P	P	Р	/	Р	/	/	MP	MP	MP	30-4.C.4.d
	Dinner theater	/	/	1	1	1	/	1	Р	Р	Р	Р	P	P	P	1	1	1	1	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.e.1
Eating Establishments	Restaurant, with drive-through service [4]	/	/	/	/	/	/	/	/	/	Р	Р	7	/	/	/	Р	/	/	/	MP	/	30-4.C.4.e.2
	Specialty eating establishment [4]	/	/	/	/	/	P	/	P	Р	Р	P	P	P	Р	Р	Р	/	/	MP	MP	MP	30-4.C.4.e
	Food truck court	/	/	1	1	1	/	1	1	P	Р	Р	Р	Р	Р	1	1	Р	Р	/	/	/	30-4.B.5.e
NOTES:																							

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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 30-9, Definitions.

Manufactured Home Overlay district.

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USE CATEGORY	USE TYPE	SPE	CIAL		RES	IDEN	MAL						BL	JSINI	ESS						LANN ELOPI		ADDITIONAL REQUIREMENTS
		CD	AR	SF- 15	SF- 10	SF- 6	MR- 5	МН	OI	NC [3]	LC	СС	MU	DT-	DT- 2	UC	BP <sup>4</sup>	ш	н	PD- R	PD- EC	PD- TN	REQUIREMENTS
	Business services	/	/	/	7	/	1	/	Р	Р	Р	Р	Р	Р	Р	/	Р	/	/	MP	MP	MP	
	Corporate headquarters	/	/	/	/	/	/	/	/	/	Р	Р	Р	Р	P	/	Р	Р	Р	/	MP	MP	]
	Financial services	/	/	/	7	/	7	/	Р	Р	Р	Р	Р	Р	Р	Р	Р	7	/	MP	MP	MP	1
Offices	Professional services	/	/	/	/	/	/	/	Р	Р	Р	Р	Р	Р	Р	/	Р	1	/	MP	MP	MP	30-4.C.4.f
	Radio and television broadcasting studio	/	/	/	/	/	/	/	P	/	P	P	P	P	Р	/	P	/	/	/	MP	/	
	Sales (including real estate)	/	/	/	/	/	/	1	P	Р	P	P	Р	Р	Р	/	/	/	/	MP	MP	MP	
	Parking lot	/	/	/	1	/	/	/	Р	/	Р	Р	Р	Р	P	Р	/	Р	/	/	MP	/	30-4.C.4.g.1
Parking,	Parking structure	/	/	/	1	1	/	1	P	1	Р	P	Р	Р	P	Р	P	Р	/	MP	MP	MP	30-4.C.4.g.2
Commercial	Parking Tractor Trailers etc.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Р	Р	/	/	/	30-4.C.4.g.3
Recreation/ Entertainment,	Commercial recreation, indoor	/	/	/	/	/	/	/	/	Р	P	P	Р	Р	Р	/	/	/	/	MP	MP	MP	
Indoor	Theater	/	/	/	/	/	/	/	1	Р	Р	P	Ρ	Р	P	/	1	/	1	MP	MP	MP	
	Arena, amphitheater, or stadium	/	/	/	/	/	/	/	/	/	s	P	s	Р	P	Р	Р	/	/	/	MP	/	30-4.C.4.h.1
	Golf course, private	/	P	P	P	Р	P	/	Р	/	P	Р	Р	/	/	/	1	/	1	MP	MP	MP	
	Athletic field and clubhouse	P	P	s	s	s	Р	Р	P	Р	P	P	Р	/	Р	/	P	/	/	MP	MP	MP	
Recreation/ Entertainment.	Golf driving range	/	/	/	1	1	/	1	Р	1	Р	Р	1	1	/	/	/	/	/	MP	MP	MP	
Outdoor	Swimming pool, private	/	P	Р	P	Р	Р	Р	P	Р	P	P	Р	1	Р	/	/	/	/	MP	MP	MP	30-4.C.4.h.2
	Swimming pool, non-profit	/	Р	Р	Р	Р	P	Р	P	Р	Р	P	Р	1	Р	/	P	/	/	MP	MP	MP	30-4.C.4.h.2
	Tennis court	1	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Ρ	1	/	/	Р	1	/	MP	MP	MP	30-4.C.4.h.3
	Other commercial recreation, outdoor	/	/	/	/	/	1	/	/	/	P	Р	Р	Р	P	/	/	Р	Р	MP	MP	MP	

### NOTES:

[5] In MR-5 districts, permitted uses shall be established only on <u>parcels</u> <u>abutting</u> and accessed by an Arterial, Collector, or Major Street, as defined in Article 30-9, Definitions.

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

	1	ZONING DISTRICTS																					
		SDECIAL DESIDENTIAL BUSINESS PLANNED													1								
USE CATEGORY	USE TYPE	SPE	CIAL		RES	IDEN	ITIAL						BL	JSINI	ESS						LANN ELOP!		ADDITIONAL
		Н	Г	SF-	SF-	SE-	MR-		Н	NC	Г			DT-	DT-	П			П	PD-	PD-	PD-	REQUIREMENT
		CD	AR	15	10	6	5	MH	OI	[3]	LC	CC	MU	1	2	UC	BP <sup>4</sup>	ш	н	R	EC	TN	l
Retail Sales & Services	Bar, nightclub, or cocktail lounge	/	/	/	/	/	/	/	/	/	Р	Р	Р	Р	Р	/	/	Р	/	МР	MP	МР	30-4.C.4.i.1
	Entertainment establishment	/	/	/	/	/	/	/	/	P	Р	P	Р	Р	P	Р	/	/	/	MP	MP	MP	
	Gasoline sales	/	/	/	/	/	/	/	1	/	Р	Р	1	1	Р	/	/	/	/	MP	MP	MP	30-4.C.4.i.7
	Crematory	/	/	/	/	/	/	/	1	/	P	P	/	/	/	/	/	Р	Р	/	/	/	
	Financial institution, without drive- through service [4]	/	/	/	/	/	P	/	P	Р	Р	Р	Р	Р	P	Р	P	/	/	МР	MP	MP	
	Financial institution, with drive-through service [4]	/	/	/	/	/	/	/	P	1	Р	P	Р	/	P	P	P	/	/	/	MP	/	30-4.C.4.i.5
	Funeral home	/	/	/	/	/	/	1	1	/	Р	P	1	Р	P	/	/	/	1	1	MP	/	
	Laundromat	/	/	/	/	/	P	Р	/	Р	Р	P	Р	Р	P	Р	1	/	/	MP	MP	MP	
	Personal services establishment	/	/	/	/	/	P	/	Р	P	Р	P	P	P	P	P	/	Р	/	MP	MP	MP	30-4.C.4.i.9
	Tattoo parlor/body piercing establishment	/	/	/	/	/	/	/	/	/	Р	P	P	Р	P	/	/	Р	/	/	МР	/	
	Repair establishment	/	/	/	/	/	/	/	/	P	Р	P	P	P	P	/	/	Р	/	MP	MP	MP	30-4.C.4.i.10
	Convenience store, without gas sales	/	/	/	/	/	P	7	/	P	Р	P	Р	P	P	/	/	/	/	MP	MP	MP	
	Convenience store, with gas sales [4]	/	/	/	/	/	/	7	/	P	Р	P	1	/	P	/	P	/	/	MP	MP	MP	30-4.C.4.i.3
	Drug store or pharmacy, without drive-through service [4]	/	/	/	/	/	Р	1	/	Р	Р	P	P	Р	Р	/	Р	/	/	MP	MP	MP	
	Drug store or pharmacy, with drive-through service	/	/	/	/	/	/	1	/	P	P	P	P	/	P	/	P	Р	/	/	MP	/	30-4.C.4.i.4
	Flea market	/	1	/	/	1	/	1	1	7	s	S	1	1	/	/	1	Р	1	/	/	/	30-4.C.4.i.6
	Grocery store	1	1	/	1	/	/	1	1	P	Р	Р	Р	Р	Р	1	1	1	1	MP	MP	MP	30-4.C.4.i.8
	Liquor store	/	/	/	/	/	/	/	1	1	Р	Р	Р	Р	Р	/	/	7	/	MP	MP	MP	
	Retail sales establishment, large [4]	/	/	/	/	/	/	/	/	/	Р	Р	Р	Р	Р	/	1	1	/	/	МР	/	30-4.C.4.i.11
	Electronic gaming operation	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	/	P	/	/	/	MP	30-4.C.4.i.13

[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 developments may require a Neighborhood Compatibility Permit (see Section 30-2.C.21).

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 recreational 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 feet 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 internal 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.

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<sup>[2]</sup> 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

#### 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]

										Z	ONIN	IG D	ISTRI	CTS									
USE CATEGORY	USETYPE	SPE	CIAL		RES	IDEN	MAL						ВЦ	JSINI	ESS						ANN!		ADDITIONAL REQUIREMENTS
		CD	AR	SF- 15	SF- 10	SF- 6	MR- 5	МН	OI	NC [3]	LC	СС	MU	DT- 1	DT- 2	UC	BP <sup>4</sup>	Ш	н	PD- R	PD- EC	PD- TN	REGUIREMENTS
	Other retail sales establishments [3], [4]	/	/	/	/	/	/	/	/	P	Р	P	Ρ	P	P	/	P	/	/	MP	MP	MP	
	Brewpub	/	/	/	/	1	/	/	1	P	P	P	P	P	P	1	1	/	/				30-4.C.4.i.2
Self-Service	Mini- warehouse (with external access)	/	/	/	/	/	/	/	/	/	P	P	P	/	/	/	/	P	P	/	MP	/	30-4.C.4.i
Storage	Mini-warehouse (internal access only)	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	Р	P	/	MP	/	30-4.c.4.j
	Aircraft parts, sales, and maintenance	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Р	P	/	MP	/	
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	s	/	/	s	/	/	Р	P	/	/	/	30-4.C.4.k.1
Vehicle Sales and Services, Heavy	Automotive wrecker service	/	/	/	/	/	/	/	/	1	/	S	/	/	/	/	/	Р	P	/	/	/	30-4.C.4.k.5
	Transmission shop	/	/	/	1	1	/	1	1	/	1	S	1	/	P	P	1	Р	P	1	MP	/	30-4.C.4.k.7
	Boat and marine rental and sales	/	/	/	/	/	/	/	/	/	Р	P	/	/	/	/	/	P	P	/	MP	/	
	Truck stop	/	/	/	/	1	/	/	1	1	1	P	/	/	/	1	1	Р	Р	/	/	/	
	Automotive parts and installation	/	/	/	/	/	/	/	/	1	Р	P	/	s	S	/	/	Р	/	/	/	/	30-4.C.4.k.2
Vehicle Sales and	Automobile repair and servicing (without painting/body- work)	/	/	/	/	1	/	/	/	/	S	P	5	/	S	/	/	Р	P	/	MP	/	30-4.C.4.k.3
Services, Light	Automobile sales or rentals	/	/	/	/	/	/	/	/	1	Р	Р	1	Р	Р	Р	/	Р	/	/	MP	/	30-4.C.4.k.4
	Car wash or auto- detailing	/	/	/	/	/	/	/	/	1	Р	P	/	/	/	/	/	Р	/	MP	MP	MP	30-4.C.4.k.6
	Taxicab service	/	/	/	1	1	/	/	/	1	P	Р	/	/	Р	/	1	/	1	1	MP	/	
	Tire/muffler sales and mounting	/	/	/	/	/	/	/	/	/	Р	P	/	/	Р	/	/	Р	P	/	MP	/	30-4.C.4.k.7
	Bed and breakfast inn	/	/	s	s	s	s	/	Р	Р	Р	P	Р	P	Р	/	/	/	/	MP	MP	MP	30-4.C.4.l.1
Visitor	Hotel or motel [4]	/	/	/	/	1	/	/	Р	/	Р	Р	Р	Р	Р	/	Р	/	/	/	MP	/	30-4.C.4.l.2
Accommodations	Hotel or motel, extended stay [4]	/	/	/	/	/	/	/	Р	/	Р	Р	Р	Р	Р	/	Р	/	/	/	MP	/	30-4.C.4.l.2
	Tourist Home	/	/	/	/	1	P	/	/	Р	P	P	P	Р	P	1	1	/	/	MP	MP	MP	30-4.C.4.l.3
	Len					IND	USTR	IAL	JSE (	LASS	SIFIC	ATIO	N [1										
Extractive Industry	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	Р	/	/	/	30-4.C.5.a

## NOTES:

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		⊢								- 2	ONIII	IG D				_				Р	LANN	FD	1
USE CATEGORY	USE TYPE	SPB	CIAL		RES	IDEN	ITIAL						BL	JSINI	ESS						ELOPI		ADDITIONAL REQUIREMENTS
		CD	AR	SF- 15	SF- 10	SF- 6	MR- 5	МН	OI	NC [3]	LC	СС	MU	DT- 1	DT- 2	UC	BP <sup>4</sup>	Ш	н	PD- R	PD- EC	PD- TN	REGUIREMENTS
	Building, heating, plumbing, or electrical contractor with outside storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	Р	Р	/	МР	/	
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	1	Р	P	/	MP	/	30-4.C.5.b.1
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Р	Р	/	/	/	
	General industrial service	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	Р	Р	/	MP	/	
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	Р	P	/	MP	/	30-4.C.5.b.2
Industrial Services	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Р	Р	Р	/	/	/	
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	Р	P	/	/	/	30-4.C.5.b.3
	Machine shop	/	/	/	1	1	/	/	1	/	1	1	1	1	/	1	1	Р	P	/	MP	/	30-4.C.5.b.1
	Office-warehouse	/	/	/	1	/	/	/	/	/	P	Р	Р	Р	Р	/	Р	Р	Р	/	MP	MP	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	1	Р	P	Р	/	P	/	Р	Р	P	/	MP	/	30-4.C.5.b.1
	Research and development	/	/	/	/	/	/	/	P	Р	Р	P	Р	Р	P	/	Р	Р	Р	/	MP	/	
	Tool repair	/	/	/	1	1	/	1	/	/	1	Р	Р	/	P	1	Р	Р	Р	/	/	/	30-4.C.5.b.1
	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	1	1	/	/	Р	/	Р	/	MP	/	
	Manufacturing, high impact/hazardous	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Р	/	MP	/	30-4.C.5.c.1
Manufacturing and	Manufacturing, light	/	/	/	1	1	/	/	1	1	1	S	/	1	/	1	Р	Р	Р	1	MP	/	
Production	Research and Technology Production	/	/	/	/	/	/	/	/	/	Р	P	/	/	P	/	/	Р	P	/	/	/	
	Microbrewery	/	/	/	1	1	/	/	1	1	Р	Р	Р	1	Р	1	Р	/	/	MP	MP	MP	30-4.C.5.c.2
	Microdistillery	1	1	1	1	1	/	1	1	1	P	Р	Р	1	P	1	Р	/	/	MP	MP	MP	30-4.C.5.c.2

#### NOTES:

Open Space/Parkland Dedication and Article 30-5.1 Commercial, Office and Mixed Use Design Standards.

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			MP	= Al	lowe		- Peri Ibjed							nt Ma	ster	Plan	1						
								" = P															
										Z	NINC	IG D	STRI	ICTS									
		Н		П					П											PI	LANN	FD	1
USE CATEGORY	USE TYPE	SPE	CIAL	ı	RES	IDEN	ITIAL		l				BL	JSINI	ESS						ELOP		ADDITIONAL
		Н	П	SF-	SF-	SF-	MR-		Н	NC	Г			DT-	DT-	Г		Г		PD-	PD-	PD-	REQUIREMENTS
		CD	AR	15	10	6	5	MH	OI	[3]	LC	CC	MU	1	2	UC	BP"	ш	HI	R	EC	TN	l
	Cold storage plant	/	/	/	/	7	/	/	1	/	7	1	/	7	/	/	/	Р	Р	/	MP	/	
	Outdoor storage (as			Ţ.		,			٠.	_	_		-	Ţ.		Ţ.				٠.			
	a principal use)																						
	Parcel services	/	/	/	/	/	/	/	1	/	/	Р	/	P	Р	/	/	Р	Р	/	MP	/	
Warehouse and	Truck or freight	,	,	,	,	,	,	,	,	,	,	,	,	,	,	,	,	Р	Р	,	МР	,	1
Freight Movement	terminal	′	′	′	′	′			′	_	_	′			′	′	′	Ľ.		-		′	
	Warehouse	1	1	1	1	1	1	1	1	/	1	7	1	1	1	1	Р	Р	Р	1	MP	1	30-4.C.5.d.2
	(distribution)	$\vdash$	$\vdash$	H	H	H	H	H	$\vdash$	H	H	-	$\vdash$	H	H	H	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	H	1
	(storage)	/	1	/	/	7	/	/	1	/	1	1	1	7	/	/	Р	Р	Р	/	MP	/	I
	Energy recovery	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	$\vdash$	<del>                                     </del>
	plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	s	s	s	/	/	/	I
	Hazardous waste	,	,	,	,	,	,	,	,	_	_	,	,	,	,	,	,	,	_	٠,	٠.		1
	collection sites	/	/		/	′	/		/		/	/			/	/	/	/	S	/	/	/	30-4.C.5.f.1
	Incinerator	/	/	/	1	1	/	/	1	/	/	1	/	1	/	./	S	S	Р	1	/	/	
	Land application of	,	s	,	,	,	,	,	,	,	,	,	,	,	,	,	,	s	s	,	,	,	1
	wastes	′	,	′	′	′	′		′		_	′	′		′	′	′		,	′		′	
	Landfill, land			l				l						l	l	l	l	l		l	ı	ı	
	clearing and inert debris or	1	s	1	1	7	1	7	s	7	7	s	s	7	1	1	7	s	s	1	1	1	30-4.C.5.e.2
Waste-Related Services	construction debris			l				l						l	l	l	l	l		l	ı	ı	
Services	Landfill, sanitary	1	s	7	1	7	1	7	7	7	7	7	7	7	7	1	1	s	s	1	1	7	30-4.C.5.e.3
	Recycling center	1	1	7	1	7	7	7	7	7	7	7	7	7	7	1	1	s	S	1	1	7	30-4.C.5.e.4
	Recycling drop-off						Ė		Ė	Ė	Ė							Н		<u> </u>			
	center	/	/	/	/	S	S	S	Р	Р	Р	Р	Р	/	Р	/	/	Р	Р	MP	MP	MP	30-4.C.5.e.5
	Salvage and	,	,	,	,	,	,	,	,	,	,	,	,	,	,	,	,	,	s	,	,	,	
	junkyard	′	′	′	′	′	′	′	′			′	′	′	′	′	′	′	,	′	′		30-4.C.5.e.6
	Tire disposal or	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	s	s	1	1	/	
	recycling	Ĺ.	Ĺ	Ė	Ė	<u> </u>	Ļ.	Ė	Ė	Ļ	Ė	Ĺ	Ė	Ė	Ĺ.	Ľ.	ļ.		L_	Ė	ļ.	Ľ.	
ud-lll	Waste composting	/	S	/	/	/	/	/	/	4	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.e.1
Wholesale sales	All uses	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	P	Р	/	/	MP	/	30-4.C.5.f
NOTES: [1] Some comme	rcial, mixed-use, and	d ind	lustri	ial u	ses	requ	iire a	dditi	onal	sep	arat	ion (	or bu	uffer	stan	dar	ds or	rma	y re	quire	spec	ial u	se permit
approval when lo	cated adjacent to or	acro	055 8	a loc	al st	reet	or a	lley f	irom	sing	le-fa	amily	y res	ider	itial (	deve	elopr	ment	in a	accor	dano		
	dards. Cottage deve																					. ittle:-	the
	ufactured homes lo me Overlay district.		u ou	LSIO	e or a	a ma	anuta	ctur	ed n	ome	par	K M	ay o	my t	e es	stabl	isne	a or	IOUS	IOC	ited (	within	ı ule
[3] New construct	ion for individual ret		ses	over	2,5	00 9	squa	re fe	et in	the	NC	zoni	ing c	distri	ct m	ust l	oe a	opro	ved	throu	ugh t	he S	pecial Use
Permit process.	iot not more than - :		uleši		م ارمق	£ 40	04 -4	tlee	desc	oler	able			200/		he t	otal			iake	une i-	loss	of oach
	district not more than a cumulative total of 40% of the <u>developable area</u> or 30% of the total area, whichever is less, of each is development shall be used for uses in the following use categories: visitor accommodation, eating establishment, and retail																						
sales and service	vices. Such uses as a park or recreational facility within the BP development shall not be counted toward this commercial use or e limitation. Restaurants with drive-thru service and Convenience Stores with gas sales and drive-thru service shall be limited to																						
	he BP and within the er commercial uses																						
	in a BP Business P																						
	land Dedication and																						
[5] In MR-5 district defined in Article	ts, permitted uses s	nall	be e	stab	olish	ed o	niy o	n pa	roel	s ab	uttin	g an	nd ac	cces	sed	by a	n Ar	teria	il, C	ollect	tor, or	r Maj	or Street, as
defined in Article	ou-e, Denrillions.																						

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

ayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish
ach intention.
ADOPTED this the 14th day of April 2025.
CITY OF FAYETTEVILLE
MITCH COLVIN, Mayor
TTEST:
AMELA I MEGII I. City Clerk