

# *ARTICLE IV*

## ESTABLISHMENT OF DISTRICTS

### Section 1. Zoning Districts.

For the purpose of this ordinance, the City of Reidsville and the extraterritorial area are hereby divided into the following districts:

RA-20	Residential Agricultural
CU RA-20	Residential Agricultural
R-20	Residential, Low Density
CU R-20	Residential, Low Density
RS-12	Residential, Low Density
CU RS-12	Residential, Medium Density
R-12	Residential, Medium Density
CU R-12	Residential, Medium Density
R-6	Residential, High Density
CU R-6	Residential, High Density
O & I	Office and Institutional
CU O & I	Office and Institutional
B-C	Business, Central
CU B-C	Business, Central
B-G	Business, General
CU B-G	Business, General
B-N	Business, Neighborhood
CU B-N	Business, Neighborhood
B-H	Business, Highway
CU B-H	Business, Highway
I-1	Light Industrial
CU I-1	Light Industrial
I-2	Heavy Industrial
CU I-2	Heavy Industrial
C	Conservation

## **Section 2. Description of Districts.**

### **RA-20 Residential-Agricultural District**

The RA-20 Residential-Agricultural District is established as a district in which the principal use of land is for low density residential and agricultural purposes. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses likely to render it undesirable for farms and future development, and to insure that residential development not having access to public water supplies and dependent upon septic tank systems for sewage disposal will occur at sufficiently low densities to insure a healthful environment.

### **CU RA-20**

Identical to the Residential-Agricultural-20 District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **R-20 Residential District**

This district is defined as low-density residential areas of mostly single family dwellings plus open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

### **CU R-20**

Identical to the R-20 Residential District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **RS-12 Residential District**

This district is defined as medium density residential areas of mostly single-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

### **CU RS-12**

Identical to the RS-12 Residential District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **R-12 Residential District**

This district is defined as medium density residential areas of mixed single and multi-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

### **CU R-12**

Identical to the R-12 Residential District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **R-6 Residential District**

This district is defined as medium to high density residential areas where single and multi-family dwellings are mingled with certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

### **CU R-6**

Identical to the R-6 Residential District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **O & I Office and Institutional District**

This district is established primarily for Office and Institutional uses which have only limited contact with the general public and which have no offensive noises, odors, smoke, fumes, or other objectionable conditions. As residences are permitted in this district and as this district is usually adjacent to residential districts, provisions are made for yards, off-street parking and off-street loading areas.

### **CU O & I**

Identical to the O & I Office and Institutional District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **B-C Business; Central, District**

The regulations for this district are designed to permit a concentrated development of retailing, government and business establishments in the central portion of Reidsville.

### **CU B-C**

Identical to the B-C Business District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **B-G Business; General, District**

The B-G Business District is established as a district in which the principal use of the land is to provide for retailing of goods and services adjacent to the CBD. Off-street parking is required for the uses in this district.

### **CU B-G**

Identical to the B-G Business District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **B-N Business; Neighborhood, District**

This district is defined as a compact neighborhood shopping district which provides convenience goods, such as groceries and drugs, and some types of personal service, to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance. The district is intended for concentrated business developments on sites less than four acres.

### **CU B-N**

Identical to the B-N Business District except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **B-H Business, Highway, District**

These districts are generally located on the major radial highways leading into and around the developed area and provide for retailing goods and services to the passing motorists and the local residences. Because these business areas are subject to the public view, which is a matter of important concern to the whole community, they should provide an appropriate appearance, ample parking, and be designed to minimize traffic congestion.

### **CU B-H**

Identical to the B-H district except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **I-1 Industrial District**

The I-1 Industrial District is established as a district in which the principal use of land is for industrial which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential, office and institutional, or business district. The regulations are designated to prohibit the use of land for heavy industry which should be properly segregated and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district.

### **CU I-1**

Identical to the I-1 district except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **I-2 Industrial District**

The I-2 Industrial District is established as a district in which the principal use of land is for heavy industries that by their nature may create some nuisance and which are not properly associated with nor compatible with uses in other zoning districts.

### **CU I-2**

Identical to the I-2 district except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this chapter.

### **C Conservation District**

The C Conservation District is established as a district in which to permit development that is compatible with the environmentally sensitive nature of the site and to preserve land in a natural state where such land is considered to be a vital link in the ground water replenishment cycle and where the destruction of natural vegetation would have a harmful affect on the stability of the soil and its resistance to erosion. This district is established to ensure the continued scenic, conservation and recreational value that this area provides to the community.

### **Section 3. Locations and Boundaries of Districts.**

The locations and boundaries of each of the zoning districts shall be shown on the map accompanying this ordinance and made a part hereof, entitled in "Official Zoning Map of the City of Reidsville, North Carolina,; and adopted by the City Council.

The official zoning map and all the notations, references, and amendments thereto and other information shown thereon are hereby made a part of this ordinance. The official zoning map shall be kept on file in the Department of Community Development, and shall be available for inspection by the public.

The official zoning map and any amendments shall be identified by the signature of the City Clerk and bear the seal of the City, under the following words: "This is to certify that this is the official zoning map referred to in the Zoning Ordinance of the City of Reidsville, North Carolina," together with the date of the adoption of this ordinance.

#### **Section 4. Rules Governing Boundaries**

When uncertainty exists with respect to the boundaries of Districts as shown on the official zoning map, the following Rules shall apply:

- 4.1 District boundary lines are intended to be along or parallel to property lines or lot lines of a platted addition and to the center lines of streets, alleys, railroads, easements, other rights-of-way, and creeks streams, or other water channels.
- 4.2 In the absence of specified distances on the map dimensions of distances shall be determined by the Director by the scale of the official zoning map.
- 4.3 The Board of Adjustment shall interpret the intent of the map as to the location of district boundaries upon appeal from decision of the Director.