

ARTICLE 2. ESTABLISHMENT OF ZONING DISTRICTS

2.1 Base Zoning Districts Established: Purposes Set Forth

For the purposes of this Ordinance, the City of Archdale, North Carolina, and the area comprising its extraterritorial zoning jurisdiction (ETJ), is hereby divided into the following base zoning districts:

2.1.1 R-40 Residential District

The R-40 Residential District is established for low density residential and rural agricultural purposes with some limited public, semi-public, and passive recreational uses permitted when they are compatible with low density residential development. As municipal services become available to such areas it is anticipated that the R-40 District will be considered for rezoning to other districts.

2.1.2 R-15 Residential District

The R-15 Residential District is established for moderately low residential uses with some limited public, semi-public, and passive recreational uses permitted when they are compatible with moderately low density residential developments.

2.1.3 R-12.5 Residential District

The R-12.5 Residential District is established for medium density residential development with some limited public, semi-public, and passive recreational uses permitted when they are compatible with medium density residential developments.

2.1.4 R-10 Residential District

The R-10 Residential District is established for medium to high density residential development with some limited public, semi-public, and passive recreational uses permitted when they are compatible with medium density to high density residential developments.

2.1.5 Group Residential District (GRD)

The intent of the Group Residential District (GRD) is to ensure that group developments are zoned and planned so as to provide adequate open space, access, and circulation within the development and sufficient buffers to ensure compatibility with surrounding land uses. Limited public and semi-public uses are permitted when they are compatible with these uses. Amendments to the Official Zoning Map to apply the GRD district to additional parcels beyond

those to which it has been applied as of October 31, 2023, shall be prohibited, and no application for a Zoning Map Amendment to the GRD district shall be accepted after that date.

2.1.6 Residential Attached Housing District (R-AH)

The Residential Attached Housing District (R-AH) is established for medium to high density development with some limited public, semi-public, and passive recreational uses permitted when they are compatible with medium to high density residential developments.

2.1.7 Downtown Residential District (DR)

The Downtown Residential District (DR) is intended to encourage the development and redevelopment of a mixture of residential housing types at an urban density in areas proximate to the Downtown District. The form and density of residential development in the Downtown Residential District is intended to help build and sustain a critical mass of residents living in a walkable environment that is connected to Downtown Archdale in order to enhance the viability of a diverse array of commercial and civic uses in the downtown area.

2.1.8 Office and Institutional District (OI)

The Office and Institutional District (OI) is established to provide for business and professional office service occupations and light commercial uses. Because the office and institutional uses are subject to the public view, developers and operators of offices and businesses should provide an appropriate appearance, parking, and design of entrances and exits to offices and businesses in a manner to minimize the traffic congestion.

2.1.9 Highway Business District (HB)

The Highway Business District (HB) is established for the retailing of goods and services that cater primarily to the passing motorists. Uses in this district are highly intensive in nature, require high visibility, and have significant front setbacks. Developments in this district are located along major thoroughfares and are within a close proximity to the interstate highway.

2.1.10 B-1 Business District

The B-1 Business District is established to provide for retailing goods and services to the passing motorists and residents living in the area. Because the business uses are subject to the public view, developers and operators of businesses should provide an appropriate appearance, parking, and design of entrances and exits to businesses in a manner to minimize traffic congestion. The regulations of this district are designed to permit a concentrated development

of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets.

2.1.11 B-2 Neighborhood Business District

The B-2 Neighborhood Business District is established to provide for a compact neighborhood shopping district which provides convenience goods such as groceries and drugs and some types of personal services to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance. Parking and design of entrances and exits to businesses must be established in a manner to minimize traffic congestion.

2.1.12 Downtown District (DT)

The Downtown District is intended to support the development and redevelopment of property for commercial and residential use in a dense, walkable, urban area that serves as the focal point of the City of Archdale. The Downtown District supports a wide range of commercial and civic uses that enhance the active nature of a downtown area, while prohibiting large scale and auto-oriented retail and service uses that would detract from the intent of the district. Urban design consistent with a traditional downtown area is required to ensure that new development and redevelopment is consistent with the City's plans and investments to realize the creation and sustainment of Downtown Archdale.

2.1.13 Commerce Park District (CP)

The Commerce Park District (CP) is intended to support the development of a cohesive regional center of employment, industry, and commerce in the vicinity of the I-85 / I-74 interchange. Primary uses in the Commerce Park District are intended to focus on office, research and development, logistics, and high-tech / low impact manufacturing uses. Supporting the employment generating uses in the district are a range of commercial establishments that serve the needs of employees and visitors. Residential use in the district is intended to be higher density multi-family housing that is integrated into the overall design of the Commerce Park. Walkability between employment, commercial, and residential uses is critical, as is adherence to high-quality design of buildings, sites, and public spaces / infrastructure.

2.1.14 M-1 Heavy Manufacturing District

The M-1 Heavy Manufacturing District is established for those areas of the community where the principal use of land is for manufacturing, industrial, and warehousing uses. These uses, by their nature, may create some nuisances that are not properly associated with residential,

institutional, commercial, and/or service establishments. These uses normally seek outlying locations on large tracts of land where the operations involved do not detract from the development potential of nearby undeveloped properties.

2.1.15 M-2 Light Industrial District

The M-2 Light Manufacturing District is established for industry assembly, fabrication, and warehousing located on planned sites with access to major highways and streets and with adequate utility facilities. This district is intended to allow a lower density of manufacturing and warehousing operations which create a more desirable appearance and less environment pollution than a more dense manufacturing zone. These uses normally seek outlying locations on large tracts of land where the operations involved do not detract from the development potential of nearby development property. The purpose of these regulations is to control building and traffic congestion and to provide an appropriate community appearance.

2.2 Conditional Zoning Districts Established: Purposes Set Forth

Parallel Conditional Zoning Districts are hereby established to correspond to each Base Zoning District established in Section 2.1, excepting the GRD District. For the purposes of record-keeping and administering the Ordinance, each Conditional Zoning District shall be denoted by the prefix “CD” and assigned a unique case number.

2.2.1 Purpose and Intent

It is recognized that certain zoning districts would be inappropriate to establish in certain locations in the absence of site-specific conditions that ensure the compatible development and use of the property in the context of its location in the City and the surrounding uses and development pattern. Where the applicant for rezoning desires property to be rezoned to such a district in such situations, Conditional Zoning is the means by which such site-specific conditions can be imposed in the furtherance of the purpose of this Ordinance and the Comprehensive Plan.

Zoning map amendments to a Conditional Zoning District classification will be considered only upon request of a property owner. If for any reason any condition imposed pursuant to these regulations is found to be illegal or invalid, or if the applicant should fail to accept any written condition, it is the intent of this Ordinance that the authorization of such Conditional Zoning District shall be null and void and of no effect and that proceedings shall be instituted to rezone the property to its previous zoning classification.

2.2.2 Uses Permitted in a Conditional Zoning District

Within a Conditional Zoning District, only those uses authorized as permitted or special uses in the Base Zoning District with which the Conditional Zoning District corresponds shall be permitted, and all other requirements of the corresponding district shall be met as minimum standards. In addition, within a Conditional Zoning District, no use shall be permitted except pursuant to the written conditions adopted the City Council, which shall specify the use or uses authorized.

The inclusion of a use within a Conditional Zoning District which is permitted only as a Special Use in the zoning district which corresponds to the parallel Conditional Zoning District shall preclude any requirement for obtaining a Special Use Permit for any such use in a separate procedure.

2.2.3 Other Development Conditions

An associated site plan and/or written conditions may further specify the location on the property of the proposed use and uses, the number of dwelling units, the location and extent of supporting facilities such as parking lots, driveways, and access streets, the location and extent of buffer areas and other special purpose areas, the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may propose as conditions upon the request, but not to include conditions not generally a part of land development controls.

In granting a Conditional Zoning District map amendment, the City Council may impose such additional reasonable and appropriate safeguards upon such permit as it may deem necessary in order that the purpose and intent of this Ordinance are served, public welfare secured, and substantial justice done, provided that such conditions are in writing and agreed to by the applicant prior to adoption of the amendment.

2.3 Overlay Districts Established: Purposes Set Forth

The following Overlay Districts are established for the purpose of applying additional standards or modifying the generally applicable standards of a Base Zoning District to which it is applied. Overlay Districts shall be delineated on the Official Zoning Map in the same manner as the Base Zoning Districts. Where an addition or modification to a generally applicable standard is not established in the regulations for the Overlay District, the generally applicable standard shall apply.

2.3.1 Urban Residential Overlay District

The Urban Residential Overlay District is intended to foster investment and revitalization through infill development and redevelopment in the core / legacy residential areas of the City of Archdale by providing additional opportunities for property owners to increase the utilization of larger properties. This is primarily achieved by allowing smaller minimum lots sizes and more options for the types of residential uses that are permitted by-right in the area(s) to which the Urban Residential Overlay District is applied.

2.3.2 North Main Overlay District

The North Main Overlay District is intended to support the transformation of North Main Street from its legacy auto-oriented commercial strip development pattern into a walkable / mixed use environment that directly supports the modification of the function of North Main Street, the development of Downtown Archdale, and reinvestment in the adjacent residential neighborhoods. This is primarily achieved through the reorientation of development patterns to create a walkable and human scale environment that is designed to serve pedestrians over vehicular traffic, limitations on auto-oriented and large-scale development, and use limitations that create a mix of uses that support the desired vision for North Main Street.

2.4 District Boundaries Shown on Zoning Map

The boundaries of the districts are shown on the map accompanying this Ordinance and made a part hereof entitled "Official Zoning Map of the City of Archdale, North Carolina". The Zoning Map and all the notations, references, and amendments thereto, and other information shown thereon are hereby made a part of this Ordinance the same as if such information set forth on the map were all fully described as set out herein. The Official Zoning Map shall be maintained in paper form in the office of the City Clerk and is available for inspection by the public. The Clerk shall maintain an archive of all previous versions of the Official Zoning Map.

2.5 Rules Governing Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the official Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerlines of streets or highways, street or railroad right-of-way lines, or such lines extended, such centerlines or street or railway right-of-way lines shall be construed to be such boundaries.

2. Where district boundaries are so indicated that they approximately follow platted lot lines, such lot lines shall be construed to be said boundaries.
3. Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways, railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by use of the scale shown on the said Zoning Map.
4. Where any street or alley is hereafter officially closed, vacated, or abandoned, the zoning district adjoining each side of the street or alley shall be automatically extended to the center of the street or alley, and all lands which are included in the closed portion shall thereafter be subject to the regulations of the extended districts.
5. Boundaries indicated as approximately following City limit lines shall be construed to follow such City limit lines.
6. Where district boundaries are indicated as following topographic contours, drainage divides, or specific measured distances, such features shall be construed to be such boundaries.
7. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
8. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
9. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or if further uncertainty exists as to the location of boundaries or applicability of zoning districts, the Board of Adjustment shall interpret the intent of the Zoning Map as to the location of such boundaries and the applicability of such districts.