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## **ARTICLE IV. ZONING & OVERLAY DISTRICTS**

### **SECTION 1.0 ESTABLISHMENT OF DISTRICTS**

In order to implement the intent of this Ordinance, there are hereby created 11 classes of districts with the designations of general purposes and regulations as stated below:

IND -	Industrial District
LI -	Light Industrial District
COMM -	Commercial/Business District
O&I -	Office and Institutional District
RA-20M -	Residential/Agricultural District
RA-20R -	Residential/Agricultural District
RA-30 -	Residential/Agricultural District
RA-40 -	Residential/Agricultural District
CONS -	Conservation District
HCO -	Highway Corridor Overlay District
MCO -	Military Corridor Overlay District

The boundaries of these districts are hereby established as shown on the "Official Zoning Map".

### **SECTION 2.0 ZONING MAP**

The map herein referred to, which is identified by the title, Official Zoning Map of Harnett County, North Carolina, shall be known as the zoning map. The map shall bear the adoption date of this Ordinance and the date of any subsequent map amendments. It shall be kept filed at the County Department of GIS & Land Records and shall bear the adoption date of this Ordinance and the date of any subsequent map amendments.

#### **2.1 Interpretation of District Boundaries**

When uncertainty exists with respect to the boundaries of any district as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries along street, highway, or alley center lines or right-of-way lines shall be construed as following such lines.
- B. Boundaries along railroad tracks shall be construed as being midway between the main railroad tracks.
- C. Boundaries along plotted property lines and municipal boundary lines shall be construed as following such lines.
- D. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in event of change in the shoreline, shall be construed as moving with the actual shoreline.
- E. In the absence of established features, or lines, or specified distances on the zoning map, district Boundary locations shall be determined by scaling the distance on the map.
- F. Where physical conditions existing on the ground are at variance with those shown on the zoning map, or in other circumstances not covered herein, the Board of Adjustment shall interpret district boundary locations.

- G. Where a district zoning boundary divides a lot, the Board of Adjustment may, as a special exception, permit the extension of either district into portions of the lot not to exceed 50 feet beyond the district boundary line.

### **SECTION 3.0 INDUSTRIAL DISTRICT – IND**

The purpose of this district, Industrial (IND), is to promote and protect both existing industrial activities and potential sites which are considered suitable for industrial use, to prohibit uses of land which would substantially interfere with the continuation of uses permitted in the district, and to promote the operation of well-planned and maintained industrial facilities.

### **SECTION 4.0 LIGHT INDUSTRIAL – LI**

The purpose of the Light Industrial District (LI) is to function as a transitional use between the more intense general manufacturing and industrial uses and other less intense uses.

### **SECTION 5.0 COMMERCIAL – COMM**

It is the purpose of the Commercial/Business District (COMM) to accommodate the widest variety of commercial, wholesale, and retail businesses in areas that are best located and suited for such uses.

### **SECTION 6.0 OFFICE & INSTITUTIONAL – O&I**

#### **6.1 Purpose**

The purpose and intent of the Office/Institutional District (O&I) is to establish procedural and substantive standards for the Planning Board's review and approval of development on large tracts of land where the predominant use is to be college, university, hospital, clinics, public cultural facilities, offices for business and professional use, light manufacturing, and related functions.

The objective of this Section and the O&I District is to allow for growth and development while protecting the larger community, nearby neighborhoods, and the environment from impacts accompanying major new development. A key feature of this district is the preparation of a development plan that would allow the property owner, immediate neighbors, and the larger community to understand specifically what levels of development are being proposed, and what impacts would likely accompany the development, so that mitigation measures can be designed and implemented.

#### **6.2 Overview of Development Review Procedures**

- A. Procedures in this zoning district are designed to facilitate:
  - 1. Articulation of development plans that involve multiple buildings in multiple locations over an extended time period on a given tract of land, as defined in a development plan; and
  - 2. Identification of total infrastructure needs for such proposed development as specified in a development plan and cumulative impacts resulting from full development as specified in a development plan.
- B. To this end, owners of property zoned O&I are required to prepare a development plan, as described in Section “Development Review Requirements” of Article III “Development & Subdivision Review, Permitting, & Approval Requirements”, for review and approval by the Planning Board. For buildings that are included in an approved development plan, site development permits for individual buildings are to be issued by the Administrator, following a determination by the Administrator that such individual building plans are generally consistent with the Planning Board approved development plan.

- C. For development proposed within an O&I Zoning District that is not included in a Planning Board approved development plan, but is a minor change according to the provisions of this Section, the Administrator may approve a change to the development plan and issue a site development permit.
- D. For development proposed within an O&I Zoning District that is not included in a Planning Board approved development plan and that cannot be considered a minor change to the plan according to the provisions of this “O&I” Section, in such development situations the applicant shall apply to the Planning Board for an amendment to the development plan.

**SECTION 7.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20M**

The RA-20M Residential/Agricultural District (RA-20M) is established primarily to support agricultural and residential development. Inclusive in such higher density residential developments may consist of single family dwellings, multifamily dwellings, duplexes, and manufactured home parks.

**SECTION 8.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20R**

The RA-20R Residential/Agricultural District (RA-20R) is established primarily to support agricultural and residential development. Inclusive in such higher density residential developments may consist of single family dwellings, multifamily dwellings, and duplexes.

**SECTION 9.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-30**

The RA-30 Residential/Agricultural District (RA-30) is established as primarily a single family residential and agricultural district, but includes occasional two-family and multifamily structures.

**SECTION 10.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-40**

The RA-40 Residential/Agricultural District (RA-40) is established exclusively as a single-family residential and agricultural district.

**SECTION 11.0 CONSERVATION – CONS**

**11.1 Purpose**

The purpose of the Conservation District is to encourage the preservation of and continued use of the land for conservation purposes in its natural state, and to prohibit intrusive development of the land in areas with alluvial soils, perennial streams, or that are subject to flooding or considered wetlands.

**11.2 District Dimensions**

<b>WATER BODY:</b>	<b>DISTRICT SHALL BE MEASURED ON EACH SIDE FROM:</b>
Cape Fear River	500 ft. from water’s edge at normal flow
Black River	300 ft. from center of river, north of intersection with SR 1552
Black River	200 ft. from center of river, south of intersection with SR 1552
Other Major Creeks	200 ft. from each side of main channel

Lots in subdivisions established prior to the date of adoption of zoning at the same location (July 18, 1988, June 5, 2000, June 18, 2007, or June 15, 2009) will be exempt from the no building requirements of the Conservation District, but shall adhere to the use and setback requirements of the RA-30 Zoning District, and all provisions of this Zoning Ordinance applicable to said District.