

Zoning Definitions

Individual tax parcel zoning can be queried using the 'Zoning' option under the 'Query' menu in the Johnston County Internet Application. The County and each municipality maintain their own zoning codes. A general definition of each zoning is listed on this page. For additional information on Johnston County zoning, please refer to the Johnston County Land Development Code or contact the Johnston County Planning Department at (919) 989-5150. For additional information on municipality zoning, please contact the town directly.

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Zoning Codes

Johnston County - (919) 989-5150

AR: Agricultural and Residential. This includes houses, churches, etc. With a special use permit, uses can include kennels, day cares, community centers, etc.

RR: Resort/Residential. Campgrounds, stables, marinas, etc.

R-MHP: Residential-Mobile Home Parks.

OI: Office and Institutional. Hospitals, doctor's offices, banks, libraries, etc.

GB: General Business. Hotels, gas stations, lumber yards, auto repair, restaurants, etc.

CB: Community Business. Churches, restaurants, day care, convenience stores, etc.

NB: Neighborhood Business. Business uses limited to small scale churches, restaurants, day care, convenience stores, etc.

I-1: Light Industrial. Boat sales, cabinet shops, lumber yards, electronics manufacturing, pharmaceutical manufacturing, industrial supply sales and service, etc.

I-2: Heavy Industrial. Auto repair garages, junk yards, sawmills, concrete plants, milling operations, etc.

PUD: Planned Unit Development. Comprehensively planned communities where some light business is to be expected as part of the development where designated on the approved master plan.

IHI: Interstate Highway Interchange. Uses commonly found at the interchange of interstates. These

include restaurants, gas stations, grocery stores, hotels, offices, etc.

SUD: Special Use District. Each of the zoning districts above have an associated Special Use Districts which restrict uses based on specific development approvals. .

AHH: Airport Height Hazard District.

ESA: Environmentally Sensitive Area District. Limits residential development within the Floodplain.

WSPD: Water Supply Watershed Protection District. Limits built upon / impervious areas.

MTD: Municipal Transition District. Allows for greater residential densities on the fringe of the towns.

CLD: County Landfill.

Archer Lodge –(919-359-9727)

AR: Agricultural-Residential. The Agricultural-Residential District (AR) is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that are consonant with the suitability of land, availability of public services, accessibility to major activity centers, and transportation systems, and that are compatible with surrounding development, will occur at appropriate density to provide a healthful environment.

SFR-1: Single-Family Residential District. The Single-Family Residential District (SFR-1) is intended to encourage that single-family residential development will occur at lower densities to provide for a range of housing opportunities throughout the town. Further, it is the intention of the regulations of this district to ensure that residential development having access and connecting to public water and sanitary sewer systems will occur within a healthful environment.

SFR-2: Single-Family Residential District. The Single-Family Residential District (SFR-2) is intended to encourage that single-family residential development will occur at medium densities to provide for a range of housing opportunities throughout the town. Further, it is the intention of the regulations of this district to ensure that residential development having access and connecting to public water and sanitary sewer systems will occur within a healthful environment.

SFR-3: Single-Family Residential District. The Single-Family Residential District (SFR-3) is intended to encourage that single-family residential development will occur at medium densities to provide for a range of housing opportunities throughout the town. Further, it is the intention of the regulations of this district to ensure that residential development having access and connecting to public water and sanitary sewer systems will occur within a healthful environment.

R-MHP: Residential-Manufactured Home Park District. The Residential-Manufactured Home Park District (R-MHP) is intended to provide for affordable residential development that addresses

residential needs as well as to ensure that specific residential development of appropriate intensities consonant with the suitability of land and transportation systems, and that are compatible with surrounding development, will occur at sufficient density to provide a healthful environment.

OI: Office and Institutional District. The Office and Institutional District (OI) is intended to provide for office, institutional, educational, research, public service uses and their necessary support functions, while minimizing conflicts with adjoining land uses.

NB: Neighborhood Business District. The Neighborhood Business District (NB) is intended to provide for the development of commercial and service centers that serve the daily commercial needs, are accessible by residents from the immediate neighborhood, and are of such a nature so as to minimize conflicts with surrounding residential areas.

CB: Community Business District. The Community Business District (CB) is intended to provide for the development of commercial and service centers that serve communities' commercial needs, are accessible by residents from the community and surrounding neighborhoods, and are of such a nature so as to minimize conflicts with surrounding residential areas.

Benson - (919) 894-4953

R-20/AR: Single-Family Residential-20/Agriculture This district is comprised of low density, single family dwellings, and other selected uses which are compatible with the open and rural character of the area. The established regulations for this district are designed to promote and encourage an environment for family life and agriculture. To encourage higher quality development and to ensure greater environmental protection, open space subdivisions are permitted

R-11: Single-Family Residential–11 Established to provide for orderly suburban residential development and redevelopment. Intended to maintain residential areas at relatively low densities characterized predominantly by owner-occupied, single-family detached units. The district requirements protect existing neighborhoods from undesirable uses and residential conversions. To encourage higher quality development and to ensure greater environmental protection, open space subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities

R-6: Single-Family Residential–6 Established to provide for orderly suburban residential development and redevelopment. Intended to protect, preserve and enhance existing residential areas of higher density which include multifamily dwellings mixed with other housing types. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

O-R: Office–Residential Intended to accommodate modest-scale professional occupations, along with single-family and multifamily residential units, to serve as a neighborhood activity center and

as a transition between residential and more intense commercial uses.

O-1: Office–Institutional Intended to permit offices, institutions and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and instructional user should be located along major roadways, adjacent to commercial uses to act as a buffer between such roadways and residential uses.

B-1: Central–Business Intended to foster a vibrant, safe, Town center by encouraging residential development while retaining and further developing a broad range of commercial, office, institutional, public, cultural, and entertainment uses and activities. The district is intended to define and promote the Town center as a desirable place to live, work and recreate

B-2: Neighborhood–Business Provides for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities

B-3: Highway–Business Provides locations of offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. Located on major and minor thoroughfares and, therefore, are accessible to and serve the entire community. Site design and buffering mitigate impacts of traffic, operations and scale on adjacent businesses and residential neighborhoods.

I-1: Industrial–Light Promotes the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities, and research facilities. The regulations of this district are intended to prohibit the use of land for industries, that by their nature, may create some nuisance to surrounding properties.

I-2: Industrial–Heavy Promotes the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Indented for heavy industries that, by their nature, may create some nuisance, and which are not properly associated with or are compatible with nearby residential or business districts, warehousing and wholesaling activities, and research facilities.

PD-R: Planned Development-Residential Intended to provide for master-planned residential communities containing a mix of housing types, including associated amenities with appropriate perimeter buffering and open space. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in the residential districts, or greater scrutiny by the Town due to their scale.

PD-C: Planned Development-Commercial Intended to enhance the design of a commercial development by allowing for additional flexibility not available in the nonresidential districts. The district allows for innovations and special features in site development, including the location and

type of structures, the conservation of natural features, the conservation of energy, and the efficient use of open space.

PD-I: Planned Development-Industrial Intended to provide a means of achieving unified industrial complexes of high quality to promote amenities beyond those expected under conventional techniques, to achieve greater flexibility in design, to encourage well-planned industrial developments that provide for community needs, to provide for appropriate use of land which is significantly unique in its physical characteristics, location or other circumstances to warrant special methods of development, and to allow the expansion of existing industrial areas while safeguarding and maintaining the integrity of surrounding uses, especially those of a residential nature.

PD-MU: Planned Development-Mixed Use Intended to provide for coordinated mixed use developments which include light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants, which provides for a variety of physically and functionally integrated land uses.

Clayton - (919) 553-5002

R-E : Residential-Estate. The R-E district is comprised of low density, single-family dwellings, and other selected uses which are compatible with the open and rural character of the area. The established regulations for this district are designed to promote and encourage an environment for family life and agriculture. To encourage higher quality development and to ensure greater environmental protection, open space subdivisions are permitted

R-10: Single-Family Residential-10. The R-10 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at relatively low densities characterized predominantly by owner-occupied, single-family detached units. The district requirements protect existing neighborhoods from undesirable or incompatible uses. To encourage higher quality development and to ensure greater environmental protection, open space subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

R-8: Single-Family Residential-8. The R-8 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at suburban densities characterized predominantly by owner-occupied, single-family detached units. To encourage higher quality development and to ensure greater environmental protection, open space subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

R-6: Single-Family Residential-6. The R-6 district is established to provide for orderly suburban residential development and redevelopment. Intended to protect, preserve and enhance existing residential areas of higher density which include multi-family dwellings mixed with other housing types. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

O-R: Office-Residential. The O-R district is intended to accommodate modest-scale professional occupations, along with single-family and multi-family residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses.

O-I: Office-Institutional. The O-I district is intended to permit offices, institutions and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and instructional uses should be located along major roadways, adjacent to commercial uses to act as a buffer between such roadways and residential uses.

B-1: Central-Business. The B-1 district is intended to foster a vibrant, safe, town center by encouraging residential development while retaining and further developing a broad range of commercial, office, institutional, public, cultural and entertainment uses and activities. The district is intended to define and promote the town center as a desirable place to live, work and recreate.

B-2: Neighborhood-Business. The B-2 district provides opportunities for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities.

B-3: Highway-Business. The B-3 district provides locations of offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. Located on major and minor thoroughfares and, therefore, are accessible to and serve the entire community. Site design and buffering mitigate impacts of traffic, operations and scale on adjacent businesses and residential neighborhoods.

I-1: Industrial-Light. The I-1 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities, and research facilities. The regulations of this district are intended to prohibit the use of land for industries that by their nature may create some nuisance to surrounding properties.

I-2: Industrial-Heavy. The I-2 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Intended for heavy industries that, by their nature, may create some nuisance, and which are not properly associated with or are compatible with nearby residential or business districts, warehousing and wholesaling activities, and research facilities.

PF: Public Facilities. The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature. (Ord. 2015-09-03, passed 09-28-

15)

PD-R: Planned Development-Residential. The PD-R district provides opportunities for master-planned residential communities containing a mix of housing types, including associated amenities with appropriate perimeter buffering and open space. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in a residential district or greater scrutiny by the town due to their scale.

PD-C: Planned Development-Commercial. The PD-C district is intended to enhance the design of a commercial development by allowing for additional flexibility not available in the nonresidential districts. The district allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, the conservation of energy, and the efficient use of open space.

PD-I: Planned Development-Industrial. The PD-I district is intended to provide a means of achieving unified industrial complexes of high quality to promote amenities beyond those expected under conventional techniques, to achieve greater flexibility in design, to encourage well-planned industrial developments that provide for community needs, to provide for appropriate use of land which is significantly unique in its physical characteristics, location or other circumstances to warrant special methods of development, and to allow the expansion of existing industrial areas while safeguarding and maintaining the integrity of surrounding uses, especially those of a residential nature.

PD-MU: Planned Development-Mixed Use. The PD-MU district is intended to provide coordinated mixed use developments which include light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants, which provides for a variety of physically and functionally integrated land uses. p>

Four Oaks - (919) 963-3112

R8-5S: Medium – Density Single Family Residential District – The purpose of this district is to provide for single-family dwellings on 8,500 square foot lots. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of single-family dwellings and would be detrimental to the quiet residential nature of the areas included within this district. All residences shall meet criteria in Article II General provisions, Section 211. & Amendment 2 & 3.

R6-: High Density Residential District – The purpose of this district is to provide a location for single family on compact lots, duplex and multifamily dwellings. Multifamily developments are special uses in this district. All residences shall meet criteria in Article II, General Provisions, Section 211 & Amend 2& 3.

B-2H: Highway Business District – The purpose of this district is to provide area for those retail

trade and service uses which are properly located on major thoroughfares.

R-6MH: Manufactured Home Residential District – The purpose of this district is to provide areas for manufactured homes on individual lots, as well as other single-family residential uses.

R-A: Residential-Agricultural – The purpose of this district is to retain the open characteristics and agricultural of the land. All residence shall meet criteria in Article II, General Provisions, Section 2.11. & Amendment 2 & 3

B-1C: Central Business District – The purpose of this district is to provide for those uses most appropriately located in the central commercial area of Four Oaks.

I-1L: Light Industrial District – The purpose of this district is to provide areas in which the principal use of land is for industries which can be operated in a relatively clean and quiet manner.

I-2H: Heavy Industrial District – The purpose of this district is to provide areas for industrial activity which by its nature, may tend to create effects which would make it incompatible with other land uses.

R8.5M: Medium Density Modular Homes – The purpose of this district is to provide locations for modular homes. All residences shall meet criteria in Article II. General Provisions, Section 2.11. & Amendment 2 & 3.

TND – Traditional Neighborhood Development Special use District- The purpose of this district is to provide flexibility to planned residential developments with predominately single family uses and a mix of complementary non- residential uses with reduced setbacks and features such as sidewalks and street trees.

MC – Major Commercial – The purpose of this district is to provide for large shopping centers and big box retail development.

Kenly - (919) 284-2116

RA-20: Residential-Agriculture

R-15: Single Family Residential

R-10: Medium Density-Single Family Residential

R-10MF: Multi-Family Residential

R-10MH: Mobile Home Residential

B-1C: Central Business

B-2H: Highway Business

B-3N: Neighborhood Business

B-4F: Freeway Interchange

I-1L: Light Industrial

I-2H: Heavy Industrial

Micro - (919) 284-2572

Micro's zoning districts are currently not available on MapClick. Please ignore any zonings that appear within the municipal city limits or ETJ here. We will post this information as soon as it is received from Micro officials.

Pine Level - (919) 965-2284

HB:Highway Business District. The purpose of this district is primarily intended to accommodate retail service and distributive uses with high visibility and good road access, or which cater to passing motorists

RA:Residential-Agricultural. Provides areas for low-density residential development and agriculture in areas inside the Town of Pine Level.

RS: Residential Subdivision. Provides for existing residential subdivisions and the establishment of new subdivisions inside the Town of Pine Level.

RH: Single and Multi-Family Residential. Provides for a compatible mixture of single-family dwellings, and multi-family buildings and complexes inside the Town of Pine Level.

RH-SUD: Single and Multi-Family Residential Special Use District.

RMH: Mobile Home Residential. Provides areas for the location of mobile homes inside the Town of Pine Level.

C: Commercial. Provides areas for offices, services, and businesses inside the Town of Pine Level.

LI: Light Industrial. Provides locations for manufacturing, wholesaling, and warehousing uses which can be conducted without producing harmful effects on the citizens of the Pine Level area inside the Town of Pine Level.

LI-SUD: Light Industrial Special Use District.

Princeton - (919) 936-8171

R-1: Residential-Agriculture.

R-2: Residential Agricultural Watershed.

R-3: Single-Family Residential Watershed.

R-4: Residential.

R-5: Residential Watershed.

R-6: Mobile Home Park Watershed.

R-7: Single-Family Residential.

C-1: Highway-Commercial.

C-2: Highway-Commercial Watershed.

C-3: Downtown Commercial Watershed.

I-1: Light Industrial.

I-2: Light Industrial Watershed.

Selma - (919) 965-9841

R-10: Medium Density Residential. Provides for the development of residential neighborhoods at medium densities where public services are available.

R-8: High Density Residential. Provides for the development of a compatible combination of single-family and multifamily dwellings in areas which have public services and are suitable for high density development.

R-20: Low Density Residential. Provides for the development of a compatible combination of single-family and multifamily dwellings in areas which have public services and are suitable for low density development.

MHP: Mobile Home Residential. Provides for the development of mobile homes on individual lots and of mobile home parks in appropriate locations.

TR: Transitional Residential. Provides for the conversion of older homes from residential to office and very light commercial uses in order to encourage historic preservation and orderly transition in areas whose character is gradually changing from residential to commercial.

CB: Central Business. Provides for continued existence and enforcement of compact pedestrian-oriented development that will result in the most intensive, vital and attractive use of the town's central business district. This district also allows for a limited number of dwelling units as assessor uses to principal commercial uses.

GB: General Business. Established primarily for those commercial centers town-wide or regional commercial needs, require large areas for display of goods and are not oriented to the pedestrian shopper.

IB: Interstate Business. Provides. Established to provide for the orderly development of land for appropriate commercial and lodging areas that serve the needs of the traveling public on the Interstate HWY 95 particularly at interchanges with major arteries leading to the town

NB: Neighborhood Business. Provides locations for small neighborhood-serving businesses and for I.

I-1: Light Industrial. Provides locations for those industrial uses which are likely to be compatible with most other types of uses in the town planning area.

I-2: Heavy Industrial. Provides locations for those industrial uses which will not produce harmful effects on the planning area if properly located, but which are likely, because of their characteristics, to be incompatible with other types of uses if improperly located adjacent to them.

SUD: Special Use District. For the districts enumerated in this section, there are hereby established parallel special use districts, designated by adding "S" to the general use district, pursuant to G.S. Section 160A 382. The city council may establish by ordinance various SUDs upon request or on behalf of all owners.

Smithfield- (919)934-2116

R-20A Residential-Agricultural District: The purpose of this district is to provide for areas where 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 them undesirable for farms and future residential development.

R-10 Single-Family Residential District. : The purpose of this district is to provide areas for conventional single-family neighborhoods. The regulations of this district are intended to discourage any use which, because of its character, would substantially interfere with the development of residences and which would be detrimental to the quiet residential nature of the areas included within this district. .

R-8 Single, Two, and Multi-Family Residential District:. The purpose of this district is to provide areas where a mixture of housing types are allowed, some as permitted and others as conditional uses, with proper review, site planning, and design controls. Planned unit developments are

allowed in R-8 districts:.

R-6 High Density Single, Two, and Multi-Family Residential District:. The purpose of this district is to provide for older areas which have developed with a mixture of housing types at fairly high densities. Except in unusual circumstances, it will not be used in new areas, and additional property will not be considered for rezoning to this district.

R-MH Manufactured Home Residential District:. The purpose of this district is to provide areas in which the principal uses of land are single-family dwellings, two-family dwellings, and manufactured homes on individual lots. Multi-family dwellings and manufactured home parks are conditional uses in this district. .

PUD Planned Unit Development District:. A special district where multiple residential and commercial uses may be proposed and density and lot dimensions may be different from that stated above in trade-off for significant dedication of open space, alternative housing types, and affordable development. .

RHO Rowhouse Overlay District:. A district established to provide development standards for high density single-family residential areas which are in addition to those provided by the underlying zoning districts established by the Unified Development Ordinance. .

O/I Office/Institutional District:. A district designed for office/institutional uses at low to moderate densities and multi-family housing. This district should be used as a transitional zone between areas of conflicting land uses.

B-1 Central Business District. : The purpose of this district is to provide for those uses which can provide and contribute to a strong retail and service core for downtown Smithfield. .

B-2 General Business District:. The purpose of this district is to provide for those business areas adjacent to the downtown core as well as other intensive and extensive business areas in Smithfield. .

B-3 Highway Entranceway Business District:. The purpose of this district is to allow commercial uses with proper regulations and safeguards to promote the safe and efficient movement of traffic, and the orderly development of land along major arteries leading into Town, while enhancing and preserving the environmental and aesthetic qualities of these areas. The proper location, and development of the uses along these corridors will contribute to and enhance trade, tourism, capital investment, and the general welfare. .

LI Light Industrial District:. The purpose of this district is to accommodate commercial warehousing and light industrial uses which will be compatible with the Smithfield area and will not cause adverse effects for the area or adjacent uses.

HI Heavy Industrial District:. The purpose of this district is to accommodate commercial, warehousing, and heavy industrial uses which will be compatible with the Smithfield area and will not cause adverse effects for the area or adjacent uses. .

AD Airport District: The purpose of this district is to ensure the appropriate location, design, construction, and maintenance of land uses compatible with air transportation facilities. .

OS Open Space District: Areas of special public interest that should be placed in a zone protected from any permanent development. .

EC Entry Corridor Overlay District: A district established to provide development standards for particular roadway corridor areas which are in addition to those provided by the other zoning districts established by the Unified Development Ordinance. .

WS-IV-CA Critical Area Overlay District: The regulations applicable in this district are established under Article 11 of this Ordinance. .

WS-IV-PA Protected Area Overlay District: The regulations applicable in this district are established under Article 11 of this Ordinance. .

Wilson's Mills - (919) 938-3885 ext# 25

RA-40: The Residential-Agricultural District (RA-40) is intended to provide for areas of low-density residential development, to encourage the continuance of agricultural use of the land and to encourage the continued use for farming in harmony with the suitability of the land accessibility to major activity centers and transportation systems.

R-30: The Low-Density Residential District (R-30) is intended to ensure the proper use of land and that residential areas are developed and maintained and any development that will occur is with appropriate density to provide a healthful environment with accessibility to major activity centers and transportation systems.

R-20: The Medium-Low Density Residential District (R-20) is intended to ensure the proper use of land and that residential areas are developed and maintained and any development that will occur is with appropriate density to provide a healthful environment with accessibility to major activity centers and transportation systems

R-10: The Medium-Density Residential District (R-10) is intended to ensure the proper use of land and that residential areas are developed and maintained and any development that will occur is with appropriate density to provide a healthful environment with accessibility to major activity centers and transportation systems

RMH : The Residential Manufactured Home Park District (RMH) is intended to provide affordable residential development that addresses specific residential needs, as well as to ensure that specific residential development of appropriate intensities in harmony with the suitability of land and transportation systems, and that are compatible with surrounding development, will occur at sufficiently density to provide a healthful environment

O&I: The Office and Institutional District (O&I) is intended to provide for office, institutional, educational, research, public service uses and their necessary support functions, while minimizing conflicts with adjoining land uses.

B-1: The General Business-1 Tier (B-1) District is established to accommodate the widest range of uses providing general goods and services to the community. This district is intended to promote high quality, accessible developments serving the needs of the community and surrounding residential areas.

B-2: The General Business-2 Tier (B-2) District is established to provide for a mix of office, retail and service establishments in one development. Due to the high visibility, typically large size and single ownership/management of shopping centers, the district encourages the coordinated planning and design of structures, pedestrian ways, parking/loading, landscaping/buffering, signage and lighting. This district is intended to promote high quality, unified and accessible developments serving the needs of the community and surrounding area.

CBD :The Community Business District (CBD) is intended to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. This district is intended to promote the development of small pedestrian-oriented establishments whose character and use is compatible with nearby residential neighborhoods.

I/W: The Industrial and Warehousing District (I/W) are intended to provide public and private uses of wholesale, distribution, warehousing, fabrication, processing, and industrial production nature which can be conducted without producing harmful effects on the citizens of the town.

DOD: The Downtown Overlay District (DOD) is hereby established to encourage the development of a mixed use, pedestrian-oriented downtown business district, with retail, financial, service, office, governmental, cultural and entertainment uses, along with residential options. Within this district, the applicant may use property in accordance with the table of permissible uses for the Downtown Overlay District.

GB_HCO: General Business District- Highway Corridor Overlay: Established to encourage business along and near the Highway 70 corridor.

WS-CO and WS-PO: The Water Supply Watershed Protection-Critical Area Overlay District is to provide in designated watershed areas a higher level of control from activities and situations that could degrade the quality of the water entering the Neuse River, as identified in the watershed protection management plan.

FL-O: Flood Protection Overlay District (FL-O)Lands within the special flood hazard areas on the official zoning map shall be subject to the flood damage prevention regulations of the town set forth in chapter.

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Johnston County Homepage (<http://www.johnstonnc.com/>)

Desktop View