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ZONING

In preparation of the 2011 Rutherford County Schedule of Values, copies of all pertinent zoning and land use ordinances for each municipality were obtained, where applicable, within Rutherford County. These documents were used in determining highest and best use and subsequent market values for each land valuation model.

See next pages for the zoning regulations for Forest City, Lake Lure, and Spindale. The zoning regulations listed were acquired in 2010 and are subject to change.

TOWN OF FOREST CITY ZONING

Article IV. ESTABLISHMENT OF ZONING DISTRICTS

Section 4.1 Primary Zoning Districts Established: Purposes Set Forth

For the purposes of this Ordinance, the Town of Forest City, North Carolina, is hereby divided into the following primary use districts:

Section 4.1.1 R-20 Low Density Residential/Agricultural District

The R-20 Low Density Residential District is established as a district in which the principal use of the land is for low density residential or agricultural uses and to provide and protect low density residential areas for those desiring that type of development. The R-20 district also permits associated public and private facilities typically associated with such districts.

Section 4.1.2 R-15 Low Density Residential District

The R- 15 Low Density Residential District is established as a district in which the principal use of the land is for low density single family residential purposes. This district is further intended to protect existing single family neighborhoods in Forest City from incompatible land uses. It is also the intent of this district to allow for certain types of non-residential community facilities that would not be detrimental to the residential character of the district.

Section 4.1.3 R-8 Medium Density Residential District

The R-8 Medium Density Residential District is established as a district in which the principal use of land is for medium density single and multi-family residential purposes. This district thus allows for a variety of residential uses in areas where the traffic circulation pattern would accommodate medium density residential development. It is also the intent of this district to allow for certain type of nonresidential community facilities that would not be detrimental to the residential character of the district.

Section 4.1.4 R-8S Medium Density Residential District

The R-8S Medium Density Residential District is established as a district similar to the R-8 district except that residential uses are limited to single- family dwellings.

Section 4.1.5 R-6 High Density Residential District

The R-6 High Density Residential District is established as a district in which the principal use of land is for high density residential purposes. This district thus

allows the highest residential density in the town in a variety of residential uses in areas where traffic circulation patterns can accommodate such densities. It is also the intent of this district to allow for certain types of nonresidential community facilities and services that would not be detrimental to the residential character of the district.

Section 4.1.6 R-6S High Density Residential District

The R-6S High Density Residential District is established as a district similar to the R-6 district except that residential uses are limited to single-family dwellings.

Section 4.1.7 Office and Institutional District (01)

The Office and Institutional District is a district in which the principal use of land is for residences, general business offices and professional offices, and institutional types such as hospitals and medical clinics which do not materially detract from nearby residential areas.

Section 4.1.8 C-1 Central Business District

The C-1 Central Business District is established as a district intended to protect and promote the continued vitality of the downtown commercial area of Forest City. This district is intended to allow for a wide variety of commercial and service oriented uses and to discourage any land uses that would be detrimental to the continuation of this district as the primary shopping and service area of the town.

Section 4.1.9 C-2 General Business District

The C-2 General Business District is established as a district intended to provide for a wide variety of general and commercial uses at convenient locations throughout the town in areas where traffic patterns can accommodate traffic generated by such uses. It is the intent of this district to discourage extensive strip commercial development along major highways within the town.

Section 4.1.10 C-3 Highway Business District

The C-3 Highway Business District is established as a district intended to provide for a wide variety of general and commercial uses that usually cater to the motoring public and require major highway frontage. This district is thus intended to provide for controlled commercial development along major highways within the town.

Section 4.1.11 M-1 Industrial District

The M-1 Industrial District is established as a district intended to provide for manufacturing and warehousing and similar uses. It is not the intent of this district to allow such uses in areas where they would be incompatible with surrounding land uses.

Section 4.1.12M-2 Light Industrial District

The M-2 Light Industrial District is established as a district intended to provide for manufacturing and warehousing and similar uses but which are less intensive and which have fewer heavy processes and less outside storage than the M- 1 District.

Section 4.1.13 PRD Planned Adaptive Re-Use District

The intent of this district is to provide options for the redevelopment of architecturally or locally significant structures such as textile mills, industrial buildings, schools, and other relatively large buildings that have ceased to be utilized for their originally intended use, as well as the housing stock that has historically supported the manufacturing community (mill villages). The degree of intensity of development in this district will be governed by the development's geographic location and relationship to surrounding land uses. Based on the impact on surrounding land uses, and the flexible nature of this district, all requests for rezoning to a PRD shall be as Conditional Use Zoning Districts only.

Section 4.2 Special Use Districts Established; Purposes Set Forth

There is also established a Special Use District (SUD) which corresponds to each of the districts authorized by this Ordinance as follows:

- 1
- R-20- SUD
- R-15- SUD
- R-8 - SUD
- R-8S - SUD
- R-6 - SUD
- R-6S - SUD
- 0-1 - SUD
- C-1 - SUD
- C-2 - SUD
- C-3 - SUD
- M-1 - SUD
- M-2 - SUD

It is recognized that certain types of zoning districts would be inappropriate at certain locations in the absence of special conditions. Where the applicant for rezoning desires property to be rezoned to such a district in such situations, the Special Use District is a means by which such special conditions can be imposed in the furtherance of the purpose of this Ordinance. The Special Use District classification will be considered for rezoning only upon request of a property owner. If for any reason any condition imposed pursuant to these regulations is found to be illegal or if the applicant should fail to accept any condition, it is the intent of this Ordinance that the authorization of such Special Use Permit shall be null and void and of no effect and that proceedings shall be instituted to rezone the property to its previous zoning classification.

Within a SUD, only those uses authorized as permitted or Special uses in the zoning district with which the SUD corresponds shall be permitted, and all other requirements of the corresponding district shall be met as minimum standards. In addition, within a SUD no use shall be permitted except pursuant to a Special Use Permit authorized by the Board of Commissioners, which shall specify the use or uses authorized. Such permit may further specify the location of 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 Special Use Permit, the Board of Commissioners 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.

Section 4.3 Overlay Districts Established; Purposes Set Forth

The primary and conditional Zoning Districts established in this Article may also be zoned in one or more Overlay Districts as designated herein and as shown on the Official Zoning Map. In such case, the land is subject to not only the requirements of the underlying primary or conditional Zoning District, but also the additional requirements of the Overlay District.

Section 4.3.1 Roadway Protection Overlay District

The purpose of the Roadway Protection Overlay District is to provide for the protection and preservation of roadway corridors to avoid undue congestion and significant deterioration of service levels and to protect and enhance the roadway appearance.

Section 4.4 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, Forest City, 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 and set out herein. The Zoning Map is posted at the Forest City Town Hall and is available for inspection by the public.

Section 4.5 Rules Governing 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:

- A. Where district boundaries are indicated as approximately following the center lines of streets or highways, street or railroad right-of-way lines or such lines extended, such center lines, street or railroad right-of-way lines shall be construed to be such boundaries.
- B. Where district boundaries are so indicated that they approximately follow platted lot lines, such lot lines shall be construed to be said boundaries.
- C. Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, highways, or railroads, or right-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by use of the scale shown on said Zoning Map.
- D. 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.

- E. Boundaries indicated as approximately following Town limit lines shall be construed to follow such Town limit lines.
- F. Where district boundaries are indicated as following topographic contours, drainage divides or specific measured distances such features shall be construed to be such boundaries.
- G. Boundaries indicated as approximately following the centerlines of streams, rivers canals, lakes or other bodies of water shall be construed to follow such centerlines.
- H. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- I. 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.

Section 4.6 Determining Permitted and Conditional Uses, Principal Uses and Mixed Uses

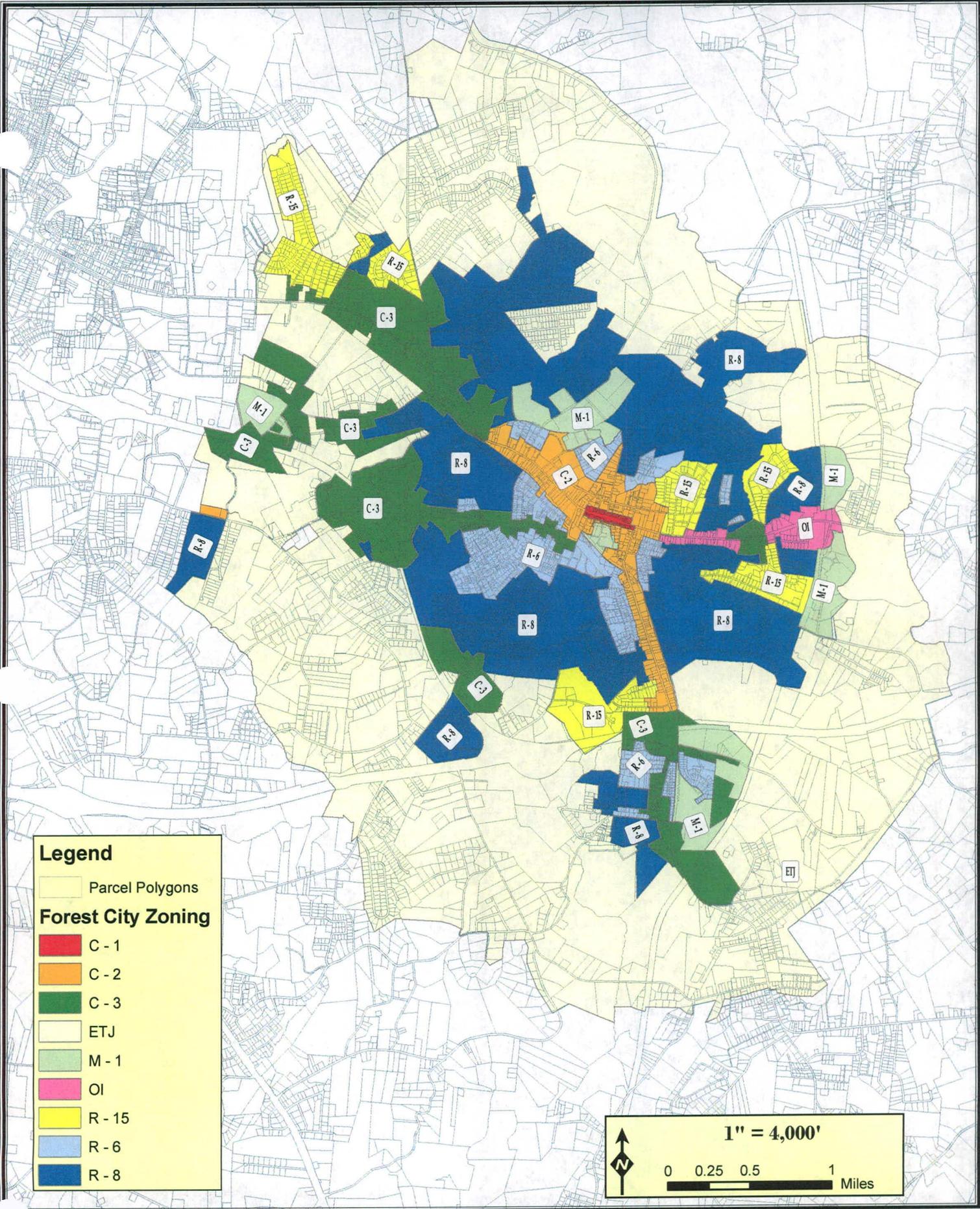
The listings of Permitted and Conditional Uses in the various Districts in this Ordinance are considered to be specific in regard to the types of uses intended for each of the various Districts. In determining proposed uses, the Zoning Administrator shall classify the form and function of the use. When a proposed use is not specifically listed in the Table of Permitted and Conditional Uses, the Zoning Administrator shall determine if the use is the same as, or manifestly similar to, a listed use in form and function. If the Zoning Administrator finds that the proposed use is the same as, or manifestly similar to, a listed use, he shall classify the proposed use as the listed use. If the Zoning Administrator finds that a proposed use is not the same as, or is not manifestly similar to, a listed use, he shall classify the proposed use as not permitted. In such case, the Zoning Administrator shall maintain a written record of such determinations.

In determining what is a principal use, the principal use shall be considered as the primary purpose or function that a lot or structure services or is proposed to serve. An accessory use shall be considered a structure or use that:

- 1) Is clearly incidental to and customarily found in connection with a principal building or use;
- 2) Is subordinate to and serves a principal building or a principal use;
- 3) Is subordinate in area, extent, or purpose to the principal building or principal use served;

- 4) Contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and

- 5) Is located on the same lot and zones the same as the principal building or use served. Two or more principal uses may, in some cases, be permitted to occupy the same land or building as long as each use is a permitted use.



Town of Forest City Zoning

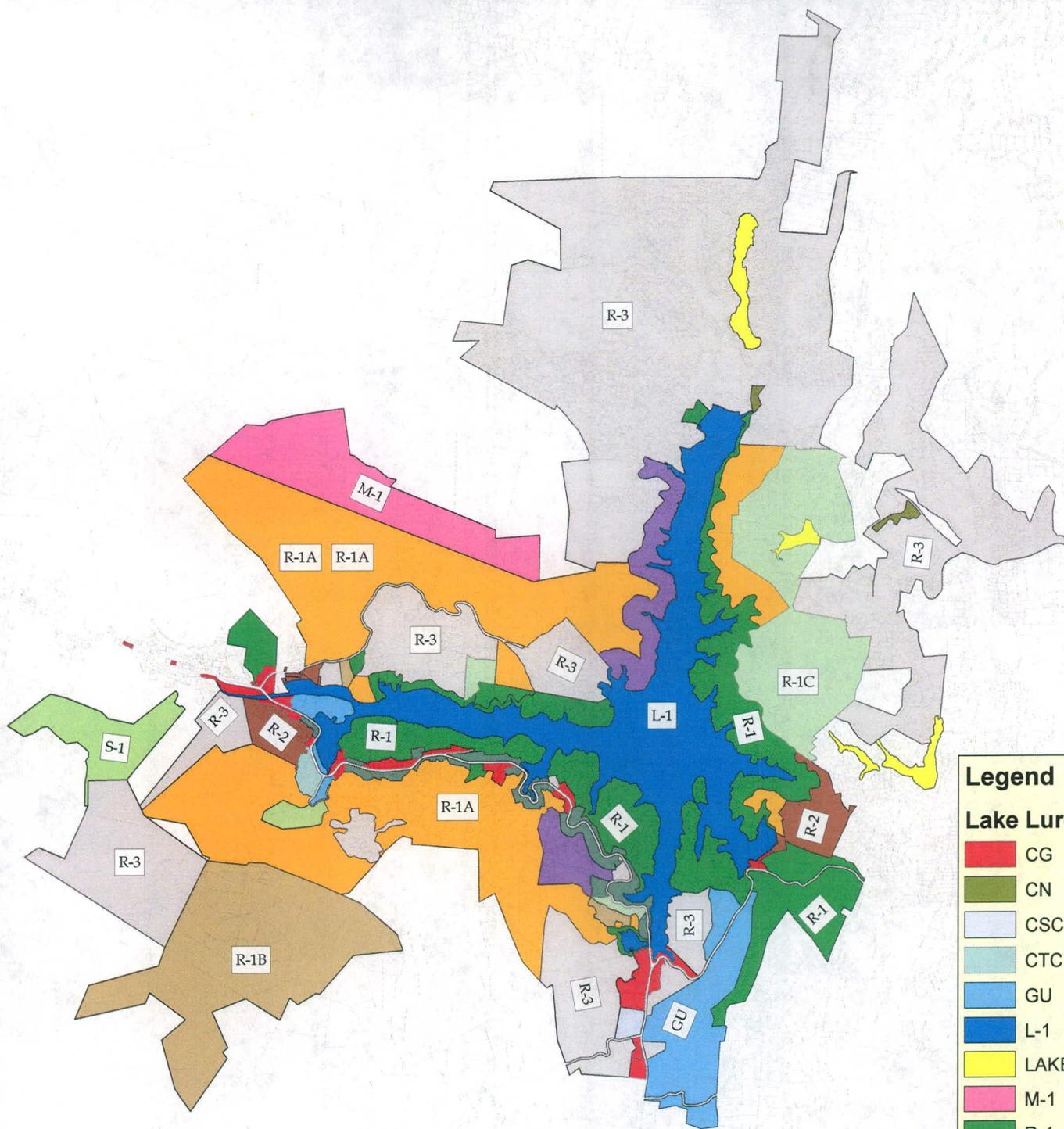
TOWN OF LAKE LURE ZONING REGULATIONS

§ 92.040 BUILDING SITE--MINIMUM DIMENSIONAL REQUIREMENTS

Zoning Classification	Lot Area (a)	Lot Width at Building Site (b)	Setbacks			Rear Yard Open Space - % of Lot (e)
			Front Yard *	Side Yard	Rear Yard (d)	
R-1	10,000 sf	100 ft	(c)	12 ft	15 ft	30%
R-1A	2 acres	100 ft	(c)	12 ft	15 ft	30%
R-1B	1 acre	100 ft	(c)	12 ft	15 ft	30%
R-1D (Amended 11-26-96)	.5 acre	100 ft	(c)	12 ft	15 ft	30%
R-1C	.5 acre	60 ft	(c)	12 ft	15 ft	20%
R-2/R-3 Single Fam.	14,000 sf	60 ft	(c)	7 ft	10 ft	20%
Two Family	18,000 sf	70 ft		8 ft	10 ft	20%
Three Fam.	24,000 sf	85 ft		10 ft	12 ft	20%
Four Family	29,000 sf	100 ft		12 ft	12 ft	25%
R-4 (f)	10,000 sf		(c)	12 ft	15 ft	
C-1	.5 acre		35 ft (c)	12 ft	15 ft	
CN (Amended 2-9-99)	10,890 sf	50 ft	10 ft (c)	10 ft	15 ft	none
CTC (Amended 2-9-99)	10,000 sf	50 ft	0 ft (c)	0 ft or 10 ft	15 ft	none
CG (Amended 2-9-99)	21,780 sf	100 ft	10 ft (c)	12 ft	15 ft	none
S-1	25 Acres	100	35 (c)	35	35	None

Maximum building height in any district shall be not more than 35 feet as measured from the average finished grade at building foundation line. The average finished grade is determined by adding the elevation of the highest corner of the proposed structure to the elevation of the lowest corner of the proposed structure and divide by 2. (Amended 11-26-96)

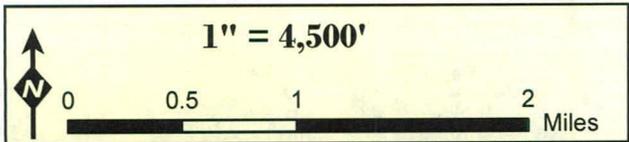
- (a) Plus 2000 square feet of lot area for each additional dwelling unit in excess of 4.
- (b) For any residential lot, lot width at street line shall be not less than 35 feet. For any commercial lot, lot width at street line shall be not less than 100 feet. Lot width at street line for the R-4 district shall be not less than 50 feet. Any lot abutting Lake Lure shall have a frontage along the lake of not less than 100 feet.
- (c) For primary streets, the front yard setback shall be 50 feet from the centerline, but not closer than 10 feet from any right-of-way line where such line exists. For secondary streets, the front yard setback shall be 40 feet from the centerline, but not closer than 10 feet from any right-of-way line where such line exists. In all commercial districts, setbacks shall be measured from the right-of-way line, or where no right-of-way exists, from a point 15 feet from the centerline of the street. In most situations, the front yard lies between the building and the street. However, for lots which abut a lake, the lake side is also considered a front yard. In any zoning district, minimum setback from the lake is 35 feet measured from the shoreline. See page 7 for setback from streets with no dedicated right-of-way.
- (d) From the rear property line to the nearest building on that lot.
- (e) Excluding any space occupied by accessory building which may be located between principal building and rear lot line. (Amended 1-25-94, 12-12-95)
- (f) Maximum building size for office: 3,000 sf (heated area). *See definition of Building Setback Line for setback from streets with no right-of-way.



Legend

Lake Lure Zoning

- CG
- CN
- CSC
- CTC
- GU
- L-1
- LAKE
- M-1
- R-1
- R-1A
- R-1B
- R-1C
- R-1D
- R-2
- R-3
- R-4
- S-1
- Parcel Polygons



Town of Lake Lure Zoning

TOWN OF SPINDALE ZONING REGULATIONS

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
Residential 20 ^{1,2}	Dwellings, single—family detached dwellings, two—family dwellings, multi—family ft.	20,000 sq. ft. for the first dwelling unit, plus 5,000 sq. for each additional	140'	100'
	Golf courses, swim clubs, and similar recreational uses (not including shooting galleries, carnivals, miniature golf courses, theaters, or other recreational uses conducted for profit)			
	The following uses require	20,000 sq. ft.	140'	140'
	(1) Schools			
	(2) Churches			
	(3) Hospitals (except animal hospitals)			
	(4) Kindergartens and day nurseries provided not less than 200 square feet of usable outdoor play area is provided for each child, and provided further that such aggregate play space is surrounded by a sturdy fence at least four feet in height			
	home occupations			
	Signs, advertising, only as permitted in S 154.56			

1. Minimum yard requirements for Residential 20 District (in feet)

Front — 35
Rear - 30
Side — 15

2. Maximum building height for Residential 20 District: 35 feet

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
Residential 10 ^{1,2}	Any use permitted in Residential 20 Districts with the exception that dwellings, two—family, and dwellings, multi—family shall not be permitted	10,000 sq. ft.	100'	80'
	1. Minimum yard requirements for Residential — 10 District (in feet);	Front 30 Rear — 30 Side (each side) — 10		
	2. Maximum height for Residential — 10 District: 35 feet			
Residential 6 ^{3,4}	Any use permitted In Residential 10 Districts, plus the following; dwelling , two-family dwelling multi-family, boarding houses, mobile home parks, tourist homes	6,000 sq. ft. plus 2,000 sq. ft. for each additional dwelling unit in excess of one for any use permitted in Residential 6 District with the exception of mobile home parks. See SS 154.75 through 154.77 tot mobile home park regulations.	90'	60'
	3. Minimum yard requirements for Residential — 6 District (In feet):	Front — 25 Rear — 20 Side — 8		
	4. Maximum building height for Residential — 6 District; 35 feet			

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
General Commercial ^{1,2}	Any use permitted in the Central Commercial District	10,000' sq. ft. for all uses Permitted in General Commercial Districts	80' for all uses permitted in General Commercial Districts	100' for all uses permitted in General Commercial Districts
	Bakeries			
	Dairy product sales			
	Service stations			
	Auto sales and service			
	Auto dealers			
	Farm implement sales and service			
	Auto car wash			
	Animal hospitals			
	Drive—in banks			
	Drive—in restaurants			
	Tire sales			
	Furniture showrooms			
	Miniature golf courses			
	Bowling alleys or other recreational uses conducted for a profit			
	Vending companies			

1. Minimum yard requirements for General Commercial District (in feet):
 Front: 40 feet from the front property line
 Rear: 20 foot buffer of blind fence must separate from residential district which abuts
 Side: (each aide) - 10.
2. Maximum building height for General Commercial District: 35 feet

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
General Commercial (Cont'd)	Social halls			
	Lodges			
	Fraternal organizations			
	Clubs and similar activities			
	Alcoholic beverages store			
	Greenhouses and nurseries			
	Mobile home sales			
	Plumbing and heating supplies			
	Institutional type uses such H as hospitals, medical offices, and clinics			
	Signs advertising, only as permitted in S 154.56			

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
Central Commercial ^{1, 2, 3}	Retail stores	None required in Central Commercial District	None required in Central Commercial District	None required in Central Commercial District
	Banks and financial Institutions			
	Shoe shops			
	Barber shops			
	Beauty shops			
	Florists			
	Restaurants			
	Taverns			
	Confectioner tea			
	Offices			
	Motels—hotels			
	Theaters			
	Assembly halls			
	Newsstands			
	Commercial parking lots			
	Public garages			

1. Minimum yard requirements (In feet)

Front — none

Rear — not required, except that where the rear of the lot abuts a residential district there shall be a 15-foot rear yard

Side — not required, except that where the lot abuts a residential district on its side yard there shall be a side yard of not less than 8 feet

2. Maximum building height 50 feet

3. Note; see off—street loading area requirements, SS 154.45 and 154.46

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
Central Commercial (Cont'd)	Public utility storage and service yards (provided a blind fence surrounds such yards)			
	Freezer lockers			
	Dry cleaning and pressing plants	none	none	none
	Coin—operated laundries Funeral homes and mortuaries U)			
	General business offices and professional offices			
	Libraries			
	Dance and music schools and similar businesses offering instructions			
	Warehouses for the storage of goods, auto parts sales, agricultural merchandise, and commodities			
	Agricultural supplies sales except farm implement sales and livestock			
	Taxicab stands Repair shops for appliances			
	Office and household equipment Bicycle sales Jewelry sales Shoe sales			
	Signs, advertising, only as permitted in S 154.56			

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
Central Commercial (Cont d)	Newspaper offices or printing plants	None required for any use in Central Commercial District	None required for any use in Central Commercial District	None required for any use in Central Commercial District
	Public buildings			
	Upholstery shops			
	Photographic studios			
	Pool rooms			
	Fire and police stations			
	Municipal offices			
	Bus Station 11			

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>AREA</u>	<u>MINIMUM LOT SIZE</u>	
			<u>DEPTH</u>	<u>WIDTH</u>
Heavy Commercial - Industrial District ^{1,2}	(Volatile uses and volatile industries are prohibited; junk yards are prohibited)	10,000 sq. ft. for any use permitted in Heavy Commercial Industrial District	100' for any use permitted in Heavy Commercial Industrial District	100' for any use permitted in Heavy Commercial District
	Manufacturing, processing, wholesale, warehouse, transfer, and research businesses Industrial			
	Signs, advertising, only as permitted in S 154.56 Industrial supplies			
	Drive-in theaters (provided the lot is at least four acres in size, and the picture area screen is not visible from a major highway)			
	Welding and machine shops Textile industries Furniture industries Electronics industry			
	Electrical appliance manufacturing and repair shops Food processing Bottling plants	10,000 sq. ft.	100'	100'

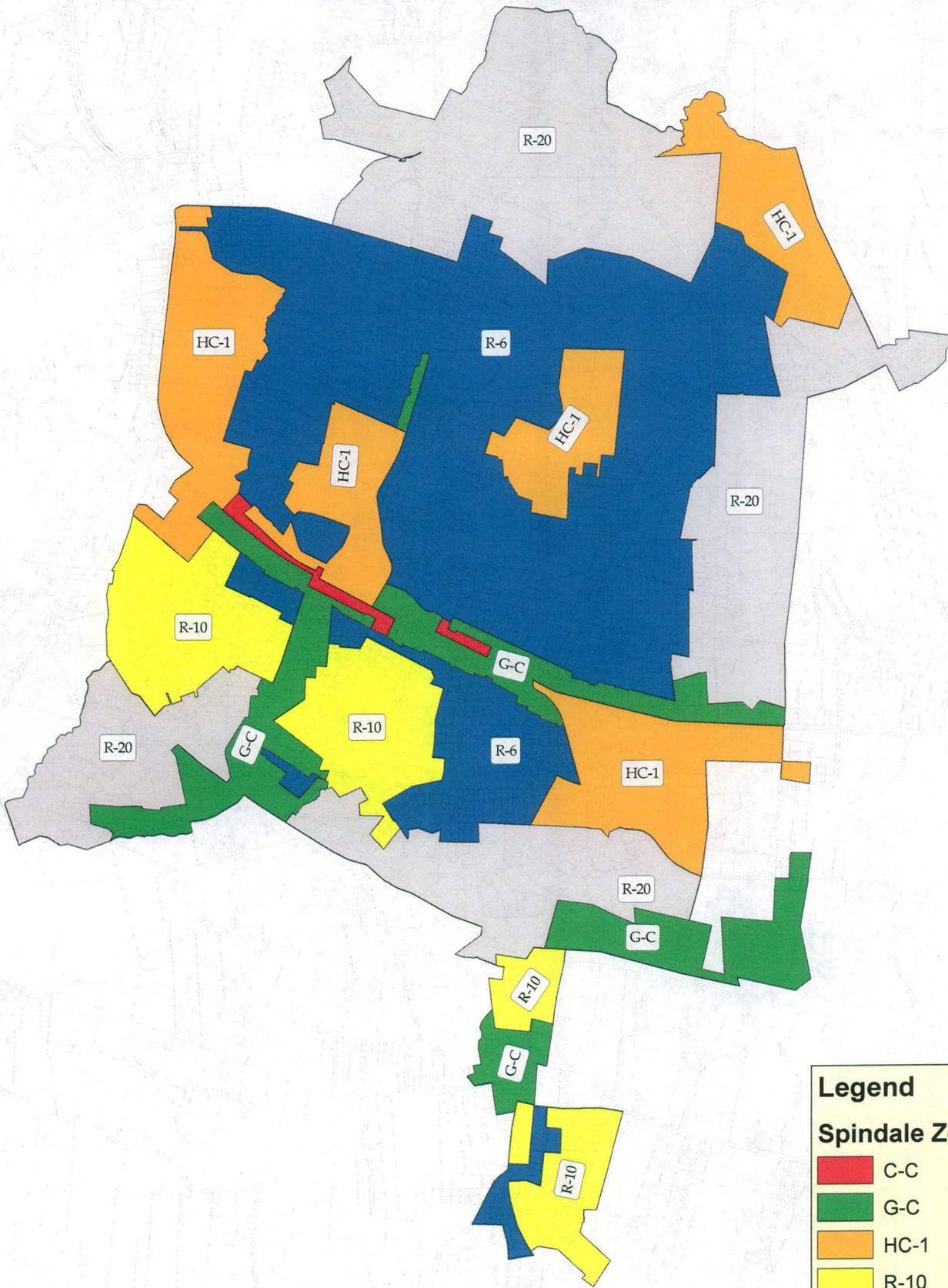
1. Minimum yard requirements (in feet):
 Front - 30
 Rear - 7-1/2; except that the rear yard shall be 30 feet everywhere the rear yard is not an adjoining line
 Side - 7-1/2
2. Maximum building height: 40 feet

Schedule of Values

Rutherford County 2012

<u>DISTRICT</u>	<u>USES PERMITTED</u>	<u>MINIMUM LOT SIZE</u>		
		<u>AREA</u>	<u>DEPTH</u>	<u>WIDTH</u>
Heavy Commercial- Industrial Dis- trict ^{1,2}	Dairy products processing plant			
	Contractors plants and storage yards			
	Public works and public utility substations and storage yards			
	Grain milling plants			
	Farm machinery assembly and repairs			
	Machine tool manufacturing			
	Metal fabrication plants			
	Sheet metal and roofing shops			
	Tire recapping and retreading			
	Pharmaceutical manufacturing			
	Printing, publishing, graphic reproduction establishments			
	Hatcheries			
	Ice plants	10,000 sq. ft.	100'	100'
	Industrial equipment sales and repair			

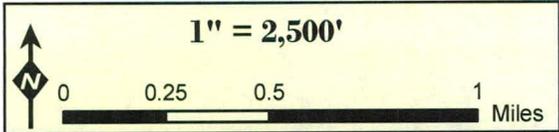
(*75 Code, S 19-36) (Ord., passed 3—9—70; Am. Ord., passed 8—18-75; Am. Res., passed 10—21—91) Penalty, see S 154.99



Legend

Spindale Zoning Parcels

- C-C
- G-C
- HC-1
- R-10
- R-20
- R-6
- Parcel Polygons



Town of Spindale Zoning

Town of Rutherfordton – Unified Development Ordinance

ARTICLE IX – ZONING DISTRICTS AND ZONING MAP

Part I. Zoning Districts

§ 135

Residential Districts Established

- (a) The following residential districts are hereby established: R-1 (Low Density Residential) and R-2 (General Residential). Each district is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, shelter from incompatible and disruptive activities that properly belong in nonresidential districts.
- (b) The R-1 low density residential district is established as a district in which the principal use of land is for single-family dwellings. It is the intention of this ordinance to discourage any use which would be detrimental to the low-density single-family residential nature of the areas included within this district.
- (c) The R-2 general residential district is established as a district in which the principal use of land is for residential purposes. Greater coverages of lot area and higher density housing are encouraged in this district. It is the intention of this ordinance to discourage any use which would be detrimental to the residential nature of the area included within this district.

§ 136

Commercial Districts Established

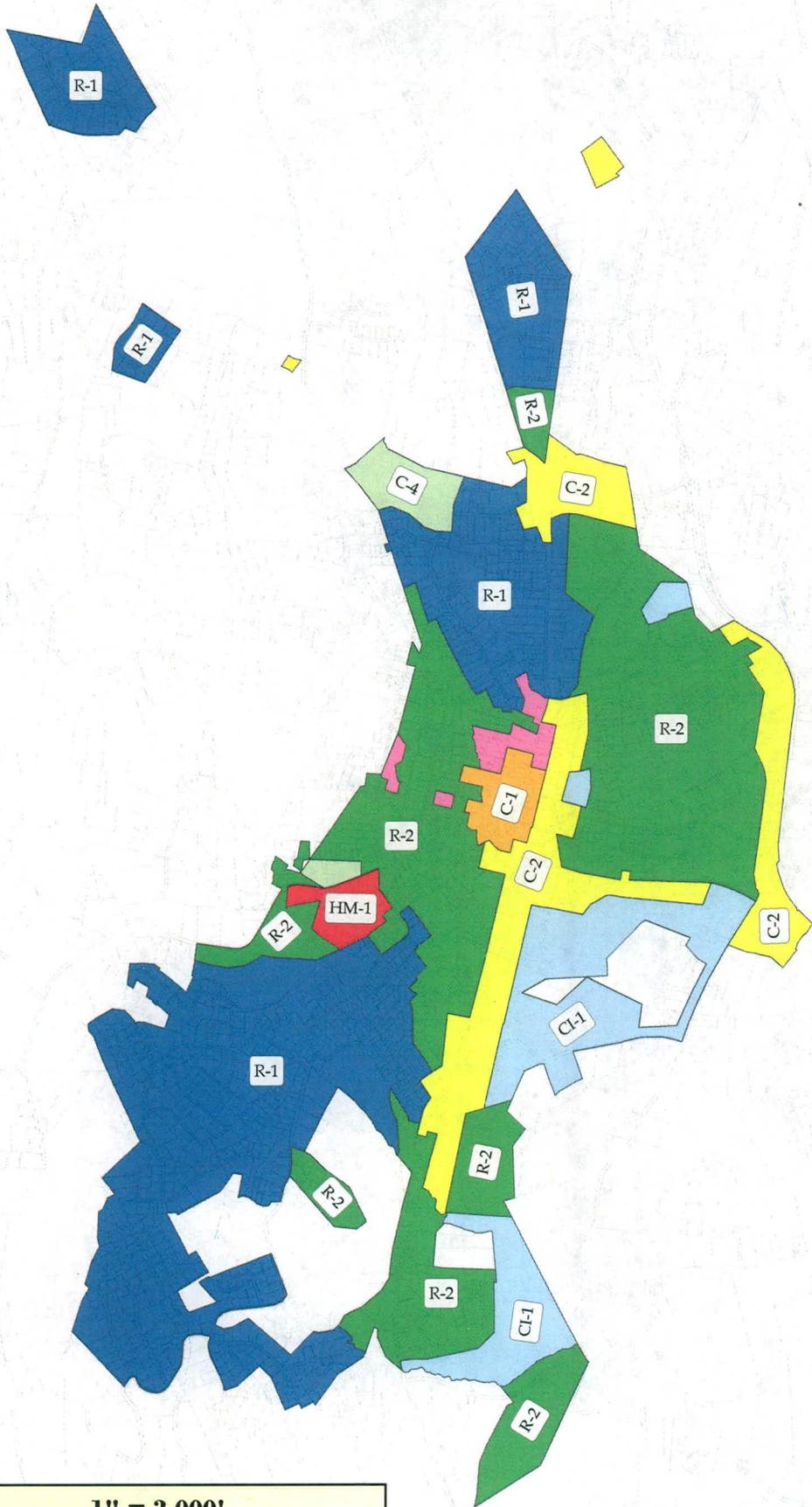
- (a) The following commercial districts are hereby established: C-1 (Central Business District), C-2 (Highway Commercial District), C-3 (Professional – Institution District), C-4 (Neighborhood and Shopping District), CI-1 (Heavy Commercial Industrial District) and HM (Hospital – Medical District).
- (b) The C-1 central business district is hereby established with the intent to protect and improve the historic Main Street shopping area of Rutherfordton and to discourage uses which do not require a central location and which are not compatible with the downtown shopping and office area. This ordinance is further intended to encourage the orderly development and expansion of the district with such uses and in such a manner as to provide ample parking and a minimum of

traffic congestion. The intent of this section is to preserve the integrity of Main Street Rutherfordton, and all areas within the C-1 Central Business District, which embraces Main Street Rutherfordton, so that its use and appearance are compatible with the appointment of Main Street Rutherfordton to the National Register of Historic Places.

- (c) The C-2 Highway Commercial District is established as a district in which the principle use of land is for retail sales and services to the motoring public and other uses not requiring a centralized location, but which do require major highway frontage, comparatively large lot area, outdoor sales, or open storage areas. It is the intention of this ordinance to encourage the orderly development and expansion of the district with such uses and in such a manner as to provide ample parking space and a minimum of traffic congestion.
- (d) The C-3 Professional – Institutional District is established as a district in which the principal use of land is for professional office buildings and institutional buildings including financial institutions, public and government buildings. It is the intention of this ordinance to discourage any use or architectural expression which is detrimental to and/or inconsistent with the permitted uses established for the district.
- (e) The C-4 Neighborhood Shopping District is established to provide for the orderly expansion of selected retail businesses which serve a limited area or segment of the community while maintaining to the highest degree possibly the quality and integrity of the existing neighborhood.
- (f) The Heavy Commercial – Industrial District is established as a district in which the principle use of land is for warehousing, wholesaling, industrial, and commercial uses requiring relatively large areas and generating relatively high volumes of traffic. It is the intention of these regulations to; (1) Discourage uses which would encroach upon the commercial and industrial nature of this district, such as residential or cultural uses and small retail sales or service establishments; and (2) establish conditions with respect to certain permitted uses for the purpose of safeguarding the public interest and insuring that such uses will not be injurious to the neighborhood, or otherwise detrimental to property values or to the public health, safety or general welfare. (See Article XI, Supplemental Use Regulations, Part II).

§ 137**Hospital-Medical District Established**

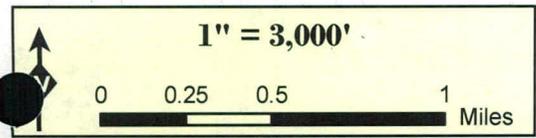
The Hospital-Medical Districts is intended to provide for the orderly expansion of certain types of medical uses in an area near the existing hospital. It is further intended that such expansion of medical uses will occur in a manner that will be compatible with the existing structures on the property owned within the HM-1 Zone.



Legend

Rutherfordton Zoning

- C-1
- C-2
- C-3
- C-4
- CI-1
- HM-1
- R-1
- R-2
- Parcel Polygons



Town of Rutherfordton Zoning