

Harnett County Unified Development Ordinance Use Table

(Adopted October 17, 2011)

Amended March 21, 2016

Article V “Use Regulations” as shown

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Traditional Household Residential												
Single Family Dwellings (including modular homes)					P*	P	P	P	P	2 per dwelling unit	1	R-3
Manufactured Homes (on individual parcel)							C*	P*	P*	2 per dwelling unit	1	R-3
Multi-Section Manufactured Homes (on individual parcel)							P*	P*	P*	2 per dwelling unit	1	R-3
Multifamily Residential												
Duplex Development							C*	C*	P* C*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Condominium Development				P*			C*	C*	P* C*	1.5 per bedroom	2	R-2
Live/Work Development			C*	C*						As required by proposed uses	3	
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			C*	C*	P* C*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			C*	C*	P* C*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Two-Family Dwelling (duplex on individual parcel)							P	P	P	1.5 per bdrm + 1 per bdrm over 2	1	R-3
Group Residential												
Family Care Facility						P*	P*	P*	P*	1 per 5 beds	2	R-3
Group Care Facility			C*			C*	C*	C*	C*	1 per 5 beds	2	
ACCESSORY USES & STRUCTURES												
Customary Home Occupations						P*	P*	P*	P*		1	
Education: Typically Related Accessory Uses (ie- dormitories, modular units, stadiums, auditoriums, museums etc...)	P	P		P		P	P	P	P	see O&I District Regulations		
Junk Motor Vehicles (on private property)						P*	P*	P*	P*			
Kennel, Private Accessory						P*	P*	P*	P*		1	
Religious Structures Related Accessory Uses (ie- Rectories, Parsonages, Manses, Parish Houses, Cemeteries, Mausoleums)	C	C	P	P		P	P	P	P		2	
Solar Energy System	P*	P*	P*	P*		P*	P*	P*	P*			
Swimming Pools	P*	P*	P*	P*		P*	P*	P*	P*		1	
Wind Energy System	P*	P*	P*	P*		P*	P*	P*	P*			
AGRICULTURE & FORESTRY USES												
Bona Fide Farm & Agritourism	P	P	P		P	P	P	P	P		1	
Nursery					P*	P*	P*	P*	P*	1 per 500 sq. ft.	2	M
Preserves (Nature, Wildlife, or Forest)	P	P	P	P	P	P	P	P	P		1	
EDUCATIONAL & INSTITUTIONAL USES												
Continuing Care Retirement Community/Nursing Home	P	P	P	P		C	C	C	C	1 per employee (largest shift) + ½ per resident	2	
Crematorium	P	C	C			C	C	C	C	1 per employee		U

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Cemetery or Mausoleum, Commercial Use			C*			C*	C*	C*	C*		2	
Cemetery or Mausoleum, Private Use						P	P	P	P		2	
Funeral Home or Mortuary			P			C	C	C	C	1 per 4 seats OR 1 per 200 sq. ft.	2	A-3
Religious Structures	C*	P*	P*	P*		P*	P*	P*	P*	1 per 4 sanctuary seats	2	A-3
Daycare Facilities												
Adult Daycare	C*	P*	P*	C*		C*	C*	C*	C*	1 per employee + 1 per 8 clients	2	
Childcare Facility	C*	P*	P*	C*		C*	C*	C*	C*	1 per employee + 1 per 8 clients	2	
In-Home Childcare						P*	P*	P*	P*	As required by underlying use	1	R-3
Educational Services												
Colleges & Universities	P	P	C	P		P	P	P	P	5 per classroom + 1 per office	2	B
Learning Center		C	P	P						1 per employee + 1 per 8 clients	2	B
Research Laboratory	P	P	C	P						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	
School, Private: Elementary, Middle, & High	C	C	C			P	P	P	P	2 per classroom	2	E
School, Public: Elementary, Middle, & High	P	C	C			P	P	P	P	5 per classroom	2	E
Trade School	P	P	P			C	C	C	C	5 per classroom + 1 per office	2	B
Truck Driving School	P	C	C							5 per classroom + 1 per office	4	B
Financial Services												
Automated Teller Machine (ATM)	P*	P*	P*	P*		P*	P*	P*	P*	2 per machine	2	
Financial Institutions (Banks, Credit Agencies, Investment Companies, etc)	C	P	P	P						1 per 200 sq. ft.	3	B
Health Services												
Emergency Services (ie- Police, Fire, Rescue, Ambulance Service)	P	P	P	P		P	P	P	P	1 per 350 sq. ft.	2	
Health Care Services (ie- Medical & Dental Clinic & Lab, Blood Bank, etc)	C	P	P	P		C	C	C	C	1 per 300 sq. ft.	3	B
Hospitals	P	P	P	P		P	P	P	P	2 per bed	3	1-2
Public Services												
Parks		P	P	P	P	P	P	P	P		1	
Public Library	P	P	P	P		P	P	P	P	1 per 300 sq. ft.	2	A-3
Social Institutions												
Community & Civic Centers		P	P			P	P	P	P	1 per 200 sq. ft.	2	A-3
Social Halls, Lodges, Fraternal Organizations, Clubs, & Similar Activities		P	P			C	C	C	C	1 per 200 sq. ft.	2	A-3
COMMERCIAL USES												
Existing Commercial Uses Applying for Permits to Expand				P			C	C	C	As required by underlying use	3	
Animal Services												
Kennels, Boarding Stables, & Other Similar Regulated Land Uses	C	C	C			C	C	C	C	1 per employee + 1 per kennel or pen	3	B
Veterinarian Service, Indoor	C*	P*	P*	P*		C*	C*	C*	C*	1 per 300 sq. ft.	3	B
Veterinarian Service, with outdoor facilities	C*	P*	C*	C*		C*	C*	C*	C*	1 per 300 sq ft	3	B
Zoo & Petting Zoo			C*				C*	C*	C*	1 per 4 persons (at max capacity)	4	
Eating & Drinking Services												
Bar, Tavern, & Entertainment Venue	P*	C*	P*							1 per 2 seats	3	A
Restaurant	P*	P*	P*	P*		C*	C*	C*	C*	1 per 4 seats + 1 per 2 employees	3	A
Lodging Services												
Bed & Breakfast						C*	C*	C*	C*	1 per room + 1 per employee	3	R
Boarding House			C*					C*	C*	1 per room + 1 per employee	3	R
Hotel or Motel	C	P	P	P						1 per room + 1 per 2 employees	3	R
Homeless Shelter	C*		C*				C*	C*	C*	1 per 400 sq. ft.	3	R
Recreational Campground			C*		C*	C*	C*	C*	C*	1 per site	3	

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Offices, General												
Business Service Establishment	P	P	P	P						1 per 300 sq. ft.	3	B
Offices (Business or Professional)	P	P	P	P		C	C	C	C	1 per 200 sq. ft.	3	B
Offices (Governmental)	P	P	P	P		C	C	C	C	1 per 200 sq. ft.	3	B
Personal Services												
Laundry Mat	P	P	P	P		C	C	C	C	1 per 150 sq. ft.	3	
Massage & Bodywork Spa, or Therapy Practice, Licensed			P*	P*			C*	C*	C*	3 per licensed therapist	3	B
Massage & Bodywork Therapy Practice, Unlicensed	C*									1 per 300 sq. ft.	4	B
Personal Service Establishment	P	P	P			C	C	C	C	1 per 300 sq. ft.		B
Recreational Facilities												
Recreational Facility	C*	C*	C*	C*		C*	C*	C*	C*	1 per 4 persons (at max capacity)	3	A
Athletic Fields, Private			P*	P*		C*	P*	P*	P*	25 per field + 1 per 200 sq. ft.	3	A
Health & Training Center, Indoor	C	P	P	P						1 per 200 sq. ft.	2	A
Health & Training Center, Outdoor		C*	C*	C*						1 per 200 sq. ft.	2	A
Race Track	C*	C*	C*	C*		C*	C*	C*	C*	1 per participant + 1 per 3 seats	3	A
Recreation & Amusement Services		C	C							1 per 4 persons (at max capacity)	3	A
Recreational Day Camp		C*	C*			C*	C*	C*	C*	1 per employee + 1 per 8 clients	2	
Recreational Facility, Indoor		P	P	P		C	C	C	C	1 per 200 sq. ft.	2	A
Firing Range, Indoor	P*	P*	P*	C*		C*	C*	C*	C*	1 per firing point	4	
Firing Range, Outdoor	C*	C*	C*	C*		C*	C*	C*	C*	1 per firing point	4	
Retail Services												
Convenience Stores & Convenience Type Business Establishments	P*	P*	P*	P*		C*	C*	C*	C*	1 per 150 sq. ft.	3	M
Grocery Store		C	P	P		C	C	C	C	1 per 200 sq. ft.	3	M
Flea Markets, Rummage, Second Hand Sales & Activities, Indoor			P*				C*	C*	C*	1 per 300 sq. ft.	3	M
Flea Markets, Rummage, Second Hand Sales & Activities, Outdoor			P*							1 per 300 sq. ft.	3	M
Nursery, Retail		P	P			C	C	C	C	1 per 500 sq. ft.	3	M
Retail Sales (entirely within an enclosed building)	P*	P*	P*							1 per 300 sq. ft.	3	M
Retail Sales, Outdoor (primarily outside of an enclosed building)	P*	P*	P*							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	M
Shopping Center		P*	P*							1 per 200 sq. ft.	3	
Sexually-Oriented Business (bookstore, motion picture, nightclub)	C*									1 per 300 sq. ft.	4	
Vehicle Services												
Automobile Repair Facility	P*	P*	P*	C*		C*	C*	C*	C*	3 per bay + 1 per employee	3	S
Car Wash	P*	P*	P*	C*		C*	C*	C*	C*	1 per employee + 1 per 200 sq. ft.	3	
Parking Lot	P	P	P	P				C	C		3	
Repossession Storage Facility (repot lot)	P*	C*	C*							1 per 200 sq. ft.	4	
Vehicle Sales, Leasing, & Rental		C*	P*							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	B
INDUSTRIAL USES												
Existing Industrial Uses Applying for Permits to Expand			C				C	C	C	As required by underlying use	4	
Alternative Energy												
Ethanol Diesel & Biofuel Production	C*	C*								1 per 2 employees (largest shift)	4	H
Solar Energy Facility	P*	P*				C*	C*	C*	C*	1 per 2 employees (largest shift)	4	

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Wind Energy Facility	P*	P*				C*	C*	C*	C*	1 per 2 employees (largest shift)	4	
Manufacturing												
Manufacturing, Fertilizer	C*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	H
Manufacturing, General	P*	C*								1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufacturing, Light	P*	P*	P*	P*						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Research Laboratory & Development	P	P	P	P						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	
Warehousing & Freight Handling												
Assembling, Processing Industries, Wholesale, & Warehouse	P*	P*	C*	P*						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Distribution Center	P*	C*	C*							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	S
Storage, Recreational Vehicle & Travel Trailer						P*	P*	P*	P*	see Office, if applicable	3	
Storage, Self Mini-Warehouse	P*	P*	P*				C*	C*	C*	see Office, if applicable	3	S
Wholesale Trade												
Wholesale Storage of Gasoline or Bulk Terminal Plants	C*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	H-3
Waste Related												
Recycling Collection Centers (unmanned)	P*	P*	P*	P*		P*	P*	P*	P*	1 per unit	1	
Recycling Collection Centers & Solid Waste Container Sites (manned)	P	P		C		C	C	C	C	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Recycling Plant	P	C	C							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Solid Waste Disposal	C*	C*	C*			C*	C*	C*	C*	1 per 2 employees (largest shift)	4	
UTILITY USES												
Privately Owned Public Utility Structures & Facilities	P*	P*	P*	P*	P*	C*	C*	C*	C*	1 per 2 employees, if applicable	3	U
Publicly Owned Utility Structures & Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	1 per 2 employees, if applicable	3	U
TEMPORARY USES												
Modular Classroom	P*	P*	P*	P*		P*	P*	P*	P*			E
Nonresidential Building, Temporary	P*	P*	P*	P*	P*	P*	P*	P*	P*			
Portable Food Sales		P*	P*	P*								
Residence, Temporary						P*	P*	P*	P*	2 per dwelling unit	1	
Roadside Stands						P*	P*	P*	P*		1	
Season Sales			P*			P*	P*	P*	P*		1	
Temporary Events	P*	P*	P*	P*		P*	P*	P*	P*		1	
Turkey Shoot, Temporary/Seasonal	C*	C*	C*	C*		C*	C*	C*	C*	1 per firing point	1	
Yard Sale						P*	P*	P*	P*		1	
OTHER USES												
Airports & Related Uses	P*	C*	C*	C*						1 per 300 sq. ft.	4	U
Comm. Towers: Microwave, TV, Telephone, Radio, & Cellular	C*	C*	C*	C*		C*	C*	C*	C*		4	U
Firearm Certification Facilities	C*	C*	C*	C*		C*	C*	C*	C*	1 per participant & 1per instructor	4	
Government Training Facilities	P	P	P	P		P	P	P	P	1 per 2 participants allowed by classroom occupancy	3	
Gunsmithing	C*	C*	C*	C*		C*	C*	C*	C*		1	

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Junkyards	C*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufactured Home Parks									C*	2 per dwelling unit	3	
Mining Activities	C*	C*	C*			C*	C*	C*	C*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Outdoor advertising signs			P									
Planned Unit Development	C*	C*	C*			C*	C*	C*	C*	As required by underlying use	3	