
HARNETT COUNTY ZONING DISTRICTS AND REGULATIONS

In order to implement the intent of this Ordinance, there are hereby created ten (10) 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

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

Any use not specifically designated as either a permitted or conditional use in a zoning district is prohibited. Uses not listed may be included by following the amendment process described elsewhere in this Ordinance.

SECTION 1.0 INDUSTRIAL DISTRICT-IND

The purpose of this district 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 2.0 LIGHT INDUSTRIAL DISTRICT-LI

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

SECTION 3.0 COMMERCIAL/BUSINESS DISTRICT-COMM

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

SECTION 4.0 OFFICE / INSTITUTIONAL DISTRICT- O&I

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.

SECTION 5.0 RESIDENTIAL/AGRICULTURAL DISTRICT RA-20M

The RA-20M Residential/Agricultural District is established primarily to support high density development. Inclusive in such developments are single family dwellings, multi-family dwellings, duplexes, and manufactured home parks.

SECTION 6.0 RESIDENTIAL/AGRICULTURAL DISTRICT - RA-20R

The RA-20-R Residential/Agricultural District is established primarily to support high density development. Inclusive in such development is single family dwellings, multi-family dwellings, and duplexes.

SECTION 7.0 RESIDENTIAL/AGRICULTURAL DISTRICT - RA-30

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

SECTION 8.0 RESIDENTIAL/AGRICULTURAL DISTRICT - RA-40

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

SECTION 9.0 CONSERVATION DISTRICT-CONS

The purpose of the conservation district is to encourage the preservation of and continued use of the land for conservation purposes, to prohibit commercial, and industrial use of the land in areas subject to flooding. Lots in subdivisions established prior to July 18, 1988, will be exempt from the no building requirements of the conservation district, but must adhere to the use and setback requirements of the RA-30 Zoning District, and all provisions of this Zoning Ordinance applicable to said District.

SECTION 10.0 HIGHWAY CORRIDOR OVERLAY DISTRICT - HCO

It is the intent of the highway corridor overlay districts (HCO) to protect natural resources, provide landscape improvements, and enhance the overall appearance of the corridors identified. This district has development standards established to regulate development within a corridor. The Highway Corridor Overlay District standards, which apply to the entire length of a corridor becomes effective once a corridor has been studied, a plan adopted and the area subsequently identified on the official zoning map. Development standards from the Highway Corridor District applies to all parcels within six hundred feet (600') of the right-of-way on both sides of the road as shown on the official zoning map except in such instances in which the corridor width has been modified by the Board of Commissioners.