

ARTICLE V. USE REGULATIONS

SECTION 1.0 USE TYPES & REGULATIONS

1.1 General Applicability

A. Any use not specifically designated as either a permitted or Special Use in a zoning or the use appears to fit into two or more categories, the proposed use may be classified the same as the most similar use listed. In utilizing this type of classification method, the Zoning Administrator shall utilize the following factors: types of activities that will occur, types of equipment, and processes that will be used; density; intensity of development; building and site arrangement; environmental effects; anticipated traffic amount, parking demands; noise; light; vibration; odor; hours of operation; frequency, number, and existence of residents, customers, or employees; and impacts on adjacent structures, uses, or lands created by the proposed use. Uses not listed or classified as a similar use may be included by following the amendment process described elsewhere in this Ordinance. The following uses shall be expressly prohibited:

1. Abandoned Manufactured Homes

- a. Unless otherwise provided, manufactured homes that are considered to be abandoned according to the definition for abandoned manufactured homes shall be prohibited in all zoning districts within Harnett County. Once a determination has been made by the Administrator or his authorized agent that a manufactured home is abandoned then the Administrator shall take action to abate the violation using any of the enforcement procedures in Article “Enforcement & Penalties” of this Ordinance.
- b. Harnett County may require the removal of junked or abandoned manufactured homes from public grounds, including but not limited to public or private street right(s)-of-way or private property upon finding that such removal is necessary and desirable to promote or enhance community, neighborhood, or area appearance or to abate public health or safety nuisances.

B. Existing nonresidential development applying for permits to expand shall follow the requirements indicated in the “Table of Use Types & Regulations”.

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)							S*	P*	P*	2 per dwelling unit	1	R-3
Multi-Section Manufactured Homes (on individual parcel)							P* C*	P*	P*	2 per dwelling unit	1	R-3
Multifamily Residential												
Duplex Development							S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Condominium Development				P*			S*	S*	P* S*	1.5 per bedroom	2	R-2
Live/Work Development			S*	S*						As required by proposed uses	3	

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			S*	S*	P* S*	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			S*			S*	S*	S*	S*	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)	S	S	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		S	S	S	S	1 per employee (largest shift) + ½ per resident	2	
Crematorium	P	S	S			S	S	S	S	1 per employee		U
Cemetery or Mausoleum, Commercial Use			S*			S*	S*	S*	S*		2	
Cemetery or Mausoleum, Private Use						P	P	P	P		2	
Funeral Home or Mortuary			P			S	S	S	S	1 per 4 seats OR 1 per 200 sq. ft.	2	A-3
Religious Structures	S*	P*	P*	P*		P*	P*	P*	P*	1 per 4 sanctuary seats	2	A-3
Daycare Facilities												
Adult Daycare	S*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	
Childcare Facility	S*	P*	P*	S*		S*	S*	S*	S*	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	S	P		P	P	P	P	5 per classroom + 1 per office	2	B
Learning Center		S	P	P						1 per employee + 1 per 8 clients	2	B
Research Laboratory	P	P	S	P						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	
School, Private: Elementary, Middle, & High	S	S	S			P	P	P	P	2 per classroom	2	E
School, Public: Elementary, Middle, & High	P	S	S			P	P	P	P	5 per classroom	2	E
Trade School	P	P	P			S	S	S	S	5 per classroom + 1 per office	2	B
Truck Driving School	P	S	S							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)	S	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	

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Health Care Services (ie- Medical & Dental Clinic & Lab, Blood Bank, etc)	S	P	P	P		S	S	S	S	1 per 300 sq. ft.	3	B
Hospitals	P	P	P	P		P	P	P	P	2 per bed	3	I-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			S	S	S	S	1 per 200 sq. ft.	2	A-3
COMMERCIAL USES												
Existing Commercial Uses Applying for Permits to Expand				P			S	S	S	As required by underlying use	3	
Animal Services												
Kennels, Boarding Stables, & Other Similar Regulated Land Uses	S	S	S			S	S	S	S	1 per employee + 1 per kennel or pen	3	B
Veterinarian Service, Indoor	S*	P*	P*	P*		S*	S*	S*	S*	1 per 300 sq. ft.	3	B
Veterinarian Service, with outdoor facilities	S*	P*	S*	S*		S*	S*	S*	S*	1 per 300 sq ft	3	B
Zoo & Petting Zoo			S*				S*	S*	S*	1 per 4 persons (at max capacity)	4	
Eating & Drinking Services												
Bar, Tavern, & Entertainment Venue	P*	S*	P*							1 per 2 seats	3	A
Restaurant	P*	P*	P*	P*		S*	S*	S*	S*	1 per 4 seats + 1 per 2 employees	3	A
Lodging Services												
Bed & Breakfast						S*	S*	S*	S*	1 per room + 1 per employee	3	R
Boarding House			S*					S*	S*	1 per room + 1 per employee	3	R
Hotel or Motel	S	P	P	P						1 per room + 1 per 2 employees	3	R
Homeless Shelter	S*		S*				S*	S*	S*	1 per 400 sq. ft.	3	R
Recreational Campground			S*		S*	S*	S*	S*	S*	1 per site	3	
Offices, General												
Business Service Establishment	P	P	P	P						1 per 300 sq. ft.	3	B
Offices (Business or Professional)	P	P	P	P		S	S	S	S	1 per 200 sq. ft.	3	B
Offices (Governmental)	P	P	P	P		S	S	S	S	1 per 200 sq. ft.	3	B
Personal Services												
Laundry Mat	P	P	P	P		S	S	S	S	1 per 150 sq. ft.	3	
Massage & Bodywork Spa, or Therapy Practice, Licensed			P*	P*			S*	S*	S*	3 per licensed therapist	3	B
Massage & Bodywork Therapy Practice, Unlicensed	S*									1 per 300 sq. ft.	4	B
Personal Service Establishment	P	P	P			S	S	S	S	1 per 300 sq. ft.		B
Recreational Facilities												
Recreational Facility	S*	S*	S*	S*		S*	S*	S*	S*	1 per 4 persons (at max capacity)	3	A
Athletic Fields, Private			P*	P*		S*	P*	P*	P*	25 per field + 1 per 200 sq. ft.	3	A
Health & Training Center, Indoor	S	P	P	P						1 per 200 sq. ft.	2	A
Health & Training Center, Outdoor		S*	S*	S*						1 per 200 sq. ft.	2	A
Race Track	S*	S*	S*	S*		S*	S*	S*	S*	1 per participant + 1 per 3 seats	3	A
Recreation & Amusement Services		S	S							1 per 4 persons (at max capacity)	3	A
Recreational Day Camp		S*	S*			S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	
Recreational Facility, Indoor		P	P	P		S	S	S	S	1 per 200 sq. ft.	2	A
Outdoor Entertainment Venue			S*	S*			S*	S*	S*	1 per 2 seats and/or 1 per 30 sq. feet of audience area	3	A
Firing Range, Indoor	P*	P*	P*	S*		S*	S*	S*	S*	1 per firing point	4	
Firing Range, Outdoor	S*	S*	S*	S*		S*	S*	S*	S*	1 per firing point	4	

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Retail Services												
Convenience Stores & Convenience Type Business Establishments	P*	P*	P*	P*		S*	S*	S*	S*	1 per 150 sq. ft.	3	M
Grocery Store		S	P	P		S	S	S	S	1 per 200 sq. ft.	3	M
Flea Markets, Rummage, Second Hand Sales & Activities, Indoor & Outdoor			P*				S*	S*	S*	1 per 300 sq. ft.	3	M
Nursery, Retail		P	P			S	S	S	S	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)	S*									1 per 300 sq. ft.	4	
Vehicle Services												
Automobile Repair Facility	P*	P*	P*	S*		S*	S*	S*	S*	3 per bay + 1 per employee	3	S
Car Wash	P*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 200 sq. ft.	3	
Parking Lot	P	P	P	P				S	S		3	
Repossession Storage Facility (repat lot)	P*	S*	S*							1 per 200 sq. ft.	4	
Vehicle Sales, Leasing, & Rental	S*	S*	P*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	B
INDUSTRIAL USES												
Existing Industrial Uses Applying for Permits to Expand			S				S	S	S	As required by underlying use	4	
Alternative Energy												
Ethanol Diesel & Biofuel Production	S*	S*								1 per 2 employees (largest shift)	4	H
Solar Energy Facility	P*	P*				S*	S*	S*	S*	1 per 2 employees (largest shift)	4	
Wind Energy Facility	P*	P*				S*	S*	S*	S*	1 per 2 employees (largest shift)	4	
Manufacturing												
Manufacturing, Fertilizer	S*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	H
Manufacturing, General	P*	S*								1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufacturing, Light	P*	P* S*	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		
Warehousing & Freight Handling												
Assembling, Processing Industries, Wholesale, & Warehouse	P*	P*	S*	P*						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Distribution Center	P*	S*	S*							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	S
Storage, Personal Recreational Vehicle & Travel Trailer (private, individual use)						P*	P*	P*	P*	see Office, if applicable	3	
Storage, Self Mini-Warehouse/ Outdoor	P*	P*	P*				S*	S*	S*	see Office, if applicable	3	S
Wholesale Trade												
Wholesale Storage of Gasoline or Bulk Terminal Plants	S*									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		S		S	S	S	S	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Recycling Plant	P	S	S							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Solid Waste Disposal	S*	S*	S*			S*	S*	S*	S*	1 per 2 employees (largest shift)	4	
UTILITY USES												

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Privately Owned Public Utility Structures & Facilities	P* S*	P* S*	P* S*	P* S*	P* S*	S*	S*	S*	S*	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	S*	S*	S*	S*		S*	S*	S*	S*	1 per firing point	1	
Yard Sale						P*	P*	P*	P*		1	
OTHER USES												
Airports & Related Uses	P* S*	S*	S*	S*						1 per 300 sq. ft.	4	U
Comm. Towers: Microwave, TV, Telephone, Radio, & Cellular	S*	S*	S*	S*		S*	S*	S*	S*		4	U
Firearm Certification Facilities	S*	S*	S*	S*		S*	S*	S*	S*	1 per participant & 1 per instructor	4	
Governmental Training Facilities	P	P	P	P		P	P	P	P	1 per 2 participants allowed by classroom occupancy	3	
Gunsmithing	S*	S*	S*	S*		S*	S*	S*	S*		1	
Junkyards	S*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufactured Home Parks									S*	2 per dwelling unit	3	
Mining Activities	S*	S*	S*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Outdoor advertising signs			P									
Planned Unit Development	S*	S*	S*			S*	S*	S*	S*	As required by underlying use	3	

Note: P- Permitted by Right

S- Special Use Permit via the Board of Adjustment

For purposes of this Section, the column identified as “Building Code Class” is intended for reference purposes only and is subject to change without notice. “Building Code Class” is intended to provide the “Use & Occupancy Classification” as identified in the North Carolina State Building Code, which should be utilized for verification of the information included herein. Listings not specified shall follow the regulations of the applicable “Use & Occupancy Classification” once verified by the Building Code Administrator.

SECTION 2.0 USE REGULATIONS

Use regulations shall apply to those uses marked with an asterisk (*) in the Table of Use Types & Regulations, above, and are applicable to each use, as listed. Compliance with use regulations is mandatory and required prior to issuance of a Certificate of Occupancy. Use regulations listed herein shall be listed in the same order as in the “Table of Use Types & Regulations.”