

ARTICLE III

District Regulations

Section 301. Establishment and Purpose of Districts

For the purposes of this ordinance, the zoning jurisdiction of the Town of Littleton is hereby divided into the following districts:

RA - Residential-agricultural district. The purpose of this district is to provide areas for low-density residential development and agriculture in areas outside the corporate limits of the Town of Littleton.

RS - Residential subdivision district. The purpose of this district is to provide for existing residential subdivisions and the establishment of new subdivisions.

RH - Single and multifamily residential district. The purpose of this district is to provide for a compatible mixture of single-family dwellings, and multifamily buildings and complexes.

RMH - Mobile home residential district. The purpose of this district is to provide areas for the location of mobile homes.

C - Commercial district. The purpose of this district is to provide areas for offices, services and businesses.

LI - Light industrial district. The purpose of this district is to provide locations for manufacturing, wholesaling and warehousing uses which can be conducted without producing harmful effects on the citizens of the Littleton area.

Section 302. Zoning Map

The boundaries of the districts are hereby established as shown upon the map accompanying this ordinance and made a part hereof, entitled "Official Zoning Map Littleton, North Carolina". The zoning map and all the notations, references and all amendments thereto, and other information shown thereon is hereby made a part of this ordinance and the same as if such information set forth on the map were all fully described and set out herein. The zoning map properly attested is on file in the Office of the Zoning Administrator and is available for inspection by the public.

In the creation, by this ordinance, of the respective districts, the Board of Commissioners has given due and careful consideration to the peculiar suitability of each and every such district for the particular regulations applied thereto, and the necessary, proper, and comprehensive groupings and arrangements of the various uses and densities of population in accordance with a well-considered plan for the development of the town and its extraterritorial area.

Section 303. Uncertainty as to boundaries

The boundaries of such districts as are shown upon the map adopted by this ordinance are hereby adopted and the provisions of this ordinance governing the use of land and buildings, the height of buildings, the sizes of yards about buildings and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every zone shown upon said map.

If uncertainty exists as to the boundaries of the use districts shown on the official zoning map which is not resolved by the ordinance or ordinances establishing and amending such boundaries, the following rules shall apply:

- 303.1 Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- 303.2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- 303.3 Boundaries indicated as approximately following governmental incorporation or extraterritorial jurisdiction boundaries shall be construed as following such jurisdictional boundaries.
- 303.4 Boundaries indicated as approximately following the center of railroad lines shall be construed to be midway between the main track or tracks.
- 303.5 Boundaries indicated as approximately following the centerlines of streams, rivers, lakes, or other bodies of water shall be construed as following such centerlines.
- 303.6 Boundaries indicated as following shorelines shall be construed to follow such shorelines, and if the shoreline is changed either naturally or as permitted by law, such a boundary shall be construed as moving with the actual shoreline.
- 303.7 Boundaries indicated as following the contours of certain elevations or soils of a particular type shall be construed as following the actual height or soil contour as determined by accepted surveying practices.
- 303.8 Boundaries indicated as parallel to or extensions of natural or man-made features indicated in subsections 303.1 through 303.7 above shall be so construed, and
- 303.9 Distances not specifically indicated shall be determined by the scale of the official zoning map.

Where uncertainties continue to exist after application of the above rules, appeal may be taken to the Board of Adjustment as provided in Article VII of this ordinance.

Section 304. Amendments to the Official Zoning Map

Amendments to the official zoning map shall be adopted by ordinance as provided in Article VIII. Promptly after the adoption of an amendment the zoning administrator shall alter or cause to be altered the official zoning map to indicate the amendment. The town clerk shall enter in writing upon the face of the map a certification indicating the alteration and citing the date of adoption and the effective date of the amendment as well as the book and page of record of the ordinance amending the map.

Section 305. True Copy to be Maintained

The chairman of the planning board shall also maintain a true copy of the official zoning map which shall include thereon all matters shown on the official zoning map. The true copy shall have no legal effect except as provided in section 306.

Section 306. Replacement and Preservation of Official Zoning Map and True Copy Thereof

- 306.1 If the official zoning map is damaged, lost, or destroyed in whole or in part, the governing body may by resolution adopt the true copy in whole or in part as the official zoning map, and the zoning administrator and town clerk shall promptly prepare or cause to be prepared a new true copy of the official zoning map. From time to time, the governing body may by resolution adopt a new official zoning map if the prior map becomes difficult to interpret due to the number of amendments or other matters shown thereon, or if the governing body desires to replace the map for other reasons, provided that the new map is an exact copy of the prior map.
- 306.2 The zoning administrator shall preserve any and all remaining parts of all prior official zoning maps and true copies thereof together with all available records pertaining to their adoption, amendment, or repeal.

Section 307. Regulations for Residential-Agricultural, Residential Subdivision, Single and Multifamily Residential, and Residential Mobile Home Districts

- 307.1 Table of Permitted Uses. Uses allowed in the districts named in this section shall be in accordance with the following table in which x signifies that the use is permitted as of right, c indicates that the use is a conditional use which requires approval of the Board of Adjustment, s indicates that the use is a special use which requires approval of the Littleton Board of Commissioners and a blank indicates that the use is not permitted in that zoning district.

Residential Districts

<u>Use</u>	<u>Districts</u>			
	<u>RA</u>	<u>RS</u>	<u>RH</u>	<u>RMH</u>
Single-family dwellings on individual lots	x	x	x	x
Two-family dwellings	x	x	x	x
Three or four-family dwellings in one building			x	
Multifamily dwellings and complexes			s	
Townhouses			s	
Mobile homes on individual lots in accordance with Section 601 of this ordinance.	c			x
Mobile home parks				s
Day nurseries	x	x	x	x
Kindergartens	x	x	x	x
Public educational institutions and private schools having a curriculum the same as ordinarily given in public schools	x	x	x	x
Public buildings; uses and utilities	s	s	s	s
Hospitals, clinics except animal hospitals, nursing homes	x	c	x	x
Family care homes as defined in G.S. 168-21 for handicapped persons as defined in G.S. 168, Article 3, provided that no such home may be located within a 1/2 mile radius of an existing family care home	x	x	x	x
Any agricultural or horticultural use in accordance with the animal and livestock ordinances of the Town of Littleton	x	x	x	x

Residential Districts

<u>Use</u>	<u>Districts</u>			
	<u>RA</u>	<u>RS</u>	<u>RH</u>	<u>RMH</u>
Professional offices and sales offices for items not delivered from or stored on the premises	c	c	c	c
Churches, temples, synagogues	x	x	x	x
Libraries	x	x	x	x
Museums	x	x	x	x
Cemeteries	x	x	x	x
Radio and TV Stations and Transmission Towers	c			
Parks	x	x	x	x
Golf courses, excluding carpet or miniature	x	x		x
Playgrounds	x	x	x	x
Community centers	x	c	c	c
Private clubs	c	c	c	c
Fraternal organizations not open to the public	c	c	c	c
Farming, including sale of products on property where produced	x			
Commercial plant nurseries and greenhouses	x			
Riding stables	x			
Planned Unit Development	s	s	s	s
Temporary Uses such as circuses, carnivals, fairs	s	s	s	s
Bed and Breakfast Facility			x	

Section 308. Regulations for Commercial and Light Industrial Districts

308.1 Table of Permitted Uses. Uses allowed in the districts named in this section shall be in accordance with the following table in which x signifies that the use is permitted as of right, c indicates that the use is a conditional use which requires approval of the Board of Adjustment, s indicates that the use is a special use which requires approval of the Littleton Board of Commissioners and a blank indicates that the use is not permitted in that zoning district.

COMMERCIAL AND INDUSTRIAL DISTRICTS

	(C)	LI
Any retail or wholesale business or service establishment, or public use or utility which is enclosed in a building and does not emit smoke, odor, dust, fumes, glare, noise or vibration from the building in which it is located, and does not involve bulk storage of volatile materials or other fire hazards, except commercial amusements.	x	
Offices-business, professional and public	x	
Financial institutions	x	
Assembly halls	x	x
Restaurants	x	
Shopping Centers	x	
Hotels and Motels	x	
Automobile service stations	x	
Car Washes	x	
Commercial Amusements	s	
Electronic game machines and pinball machines within an establishment devoted to another purpose shall be an accessory use provided that there shall be no more than two (2) machines. More than two (2) machines shall be considered a commercial amusement requiring a special use permit.		
Any agricultural or horticultural use in accordance with the animal and livestock ordinances of the Town of Littleton.	x	x

C LI

Retail or wholesale businesses or service establishments or public uses or utilities other than those specifically listed which have outdoor sales, service or storage areas or would emit smoke, odor, dust, fumes or noise from the building in which they are located or involve possible fire hazards.

c

Any manufacturing, processing, or warehousing use or public use or utility which is enclosed in a building and does not emit smoke, odor, dust, fumes, glare, noise or vibration from the building in which it is located, except acid manufacture, cement, lime, gypsum, or plaster of paris manufacture, distillation of bones, explosives, manufacture or storage, fat rendering, fish and/or fertilizer plant, garbage, offal or dead animal reduction or dumping, gas manufacture, glue manufacture, stockyards or slaughter of animals, tannery, or pulp manufacture.

x

Any manufacturing, processing, warehousing or transportation use or public use or utility which involves outdoor storage, service, operations, emits or will emit smoke, odor, dust, fumes, glare, noise or vibration from the building in which it is located, or involves storage of combustible materials or is among the uses listed as exceptions in the list immediately above.

s

Cafeterias and snack bars for plant employees and offices of plants shall be considered an accessory use.

308.2 Dimensional Requirements	C	LI
Minimum lot area in square feet	20,000 for site - more than one use can be grouped on a site or in a building	20,000
Minimum lot width in feet	100	100

	C	LI
Minimum lot depth in feet	150	150
Minimum yards in feet		
- front	*	50
- side (each side)	*	20
- rear	*	25
Maximum lot coverage in percent	40	40
Maximum permitted height in feet	50	50

- * No yards are required where a lot abuts commercially or industrially zoned property.

Where the front of a commercial lot abuts upon a residentially zoned lot without being separated by a street, there shall be a minimum required front yard of 30 feet.

Where the side of a commercial lot abuts upon a residentially zoned lot without being separated by a street, there shall be a minimum required side yard of 15 feet.

Where the rear of a commercial lot abuts upon a residentially zoned lot without being separated by a street, there shall be a minimum required rear yard of 25 feet.