

SECTION 4.3 USE MATRIX

Robeson County Zoning Ordinance								
P-Permitted Uses S-Special Use Permit	ZONING CLASSIFICATIONS							
LAND USES	R-A	A-D	R-1	R-2	C-1	H-1	I-2	OS
Activity Centers	S							
Agricultural or Horticulture, including the sale of products at the retail stand on the property where produced	P							
Agricultural or Rural Farm Use	P							
Air Conditioning and Heating Equipment Manufacturing						P		
Aircraft and Missile Manufacturing							P	
Airports							P	
Alcohol and Alcoholic beverage manufacturing							P	
All Agricultural Activities		P						
Amusement places, including, open-air drive-in theater						P		
Amusement, Recreational, and Sporting Goods Manufacturing						P		
Animal Hospitals						P		
Apparel and clothing manufacturing, including hosiery						P		
Assembly halls, armories, coliseums, ballrooms, and similar structures						P		
Auction Sales, (except Livestock)						P		
Automobile parking lots and structures						P		
Automobile Parts and Accessories						P		
Automobile Parts and Accessories Manufacturing						P		
Automobile Repairs						P		
Backyard workshops for building tradesmen and small appliance repair shops, but excluding open storage	P							
Bakeries and other establishments manufacturing prepared food products for wholesale distribution						P		
Bank and Other Financial Institutions					P			
Barber Shop					P			
Beauty Shop					P			
Belting and Brake Linking Manufacturing						P		
Boat and Marine Sales						P		
Boat and Trailer Work and Sales						P		
Body Shops, Auto Repair Shops, Automobile Graveyards, Automobile Salvage Yards.						P		
Body Shops, Auto Repair Shops, Automobile Graveyards, Junkyards, and Automobile Salvage Yards.							P	

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Bookbinding						P		
Bookstores					P			
Bottling Works						P		
Bowling Alleys and Skating Rinks						P		
Brick, Tile, and Pottery Yard							P	
Buffers								P
Building Material and Specialties Manufacturing							P	
Building Materials Sales						P		
Building material storage and sales yards, provided all open storage is fenced by a solid fence not less than six (6) feet in height						P		
Business Machines Manufacturing						P		
Cabinet, Casket, Woodworking and Upholstery Shop						P		
Cafeterias and snack bar in industrial plants							P	
Candy and Confectionery Manufacturing							P	
Carbon and Batter products Manufacturing							P	
Chemical Manufacturing, Either Household or Industrial Products							P	
Churches			P	P				
Churches and their customary related uses. (See Article 8). Expansion of existing cemeteries, provided that all buildings and graves shall be setback at least 20 feet from any property lines.	P							
Club Lodges	S							
Coal and Wood Yards and Pole Treating Plants							P	
Coffee, Tea, and Spices processing						P		
Commercial & Non-commercial greenhouses & truck gardens & raising of pets on a scale that would not be of nuisance because of noise or odor, (No greenhouse heating plants or private stables shall be located within 60 feet of any front property lines or within 30 feet or any other property line.	P							
Commons								P
Community Centers	S		P	P				
Concrete and Asphalt Products Plants							P	
Contractors Offices and Storage Yards							P	
Contractors' Offices and Storage Yards, provided all open storage is fenced by a solid fence not less than six (6) feet in height.						P		

LAND USES	R-A	A-D	R-1	R-2	C-1	H-1	I-2	OS
Convenient Stores & Grocery Stores, provided that Gasoline, Diesel Fuel, or other Fossil Fuels not be sold. To exclude Supermarkets & Hypermarkets (See Definitions)	P							
Country Clubs			P					
Crop Fields								P
Customary Accessory <u>Uses</u> and <u>Structures</u> , including Open Storage							P	
Customary Accessory Uses and Structures, including Open Storage, provided the area, devoted to open storage is enclosed by a fence at least six (6) feet in height.						P		
Customary Accessory Uses and structures including private garages, swimming pools, and other accessory structures in the rear yard where they shall not cover more than 30% of said rear yard.	P							
Customary Home Occupations including dressmaking, cooking, baking, hairdressing, music instructions, the renting of (1) room and the practice of professions such as law, insurance, real estate, accounting, medicine, dentistry, chiropractic, and internet sales shall be permitted as accessory uses in a residence.	P							
Dairy Products processing and Distributing facilities						P		
Dressmaking, Hairdressing, Laundering, and medical and Professional offices any be permitted as home occupations in a residence or an accessory building thereof provided. That such occupations shall be engaged in only by residents on the premises, that not more than the equivalent of the area of one floor of the residence shall be used for such occupations, that no display of products shall be visible from the street, and that no objectionable effects shall be produced or created.			S	S				
Drive-in Restaurants						P		
Drugs, Medicines, and Cosmetics Manufacturing						P		
Drug Stores					P			
Dry Cleaning and Laundry Plants						P		
Dry Good Stores					P			
Eating and Drinking establishment, (Excluding Drive-ins)					P			
Electrical appliances and electronic equipment manufacturing						P		
Electrical Supply Houses and Repair Shops						P		

LAND USES	R-A	A-D	R-1	R-2	C-1	H-1	I-2	OS
Existing railroads may continue to be operated and maintained in residential districts, but no new railroad construction shall be established, unless it is found that the appearance and property values of the district will be protected and public safety will be impaired.			S	S				
Exterminators						P		
Family Campgrounds	P							
Family Care homes and hope houses not used primarily for the treatment of contagious diseases, alcoholics, drug addicts, or psychotics	P							
Farm Machinery Assembly, Sales, and Repairs							P	
Felt and Sandpaper Manufacturing						P		
Fertilizer Manufacturing and Sales							P	
Fishing Lakes	P							
Florists					P			
Flour and Feed Mills						P		
Freezer Lockers and Ice Plant						P		
Foundries Producing Iron, Steel, Copper, Brass, and Aluminum Products							P	
Funeral Homes						P		
Furniture Manufacturing						P		
Glass, Ceramic and Tile Manufacturing							P	
Golf Course	P		P					P
Golf courses provided they all be designed and landscaped in such a way as to blend with the surrounding area.	S							
Grain bins and other agricultural storage area and facilities provided they do not exceed 35 feet in height and all buildings and apparatus shall be setback at least 20 feet from all property lines and shall be designed and landscaped in such a way as to blend with the surrounding area.	S							
Graveyards not contiguous to primary Church property.	S							
Greenhouses and Horticultural Nurseries						P		
Grocery Stores					P			
Hardware & House wares Manufacturing						P		
Hardware Stores					P			
Heating and Refrigeration Shops						P		
Heavy and Farm Equipment Sale and Service						P		
Highway Fruit Stands & Gift Shops (minimum frontage of 150ft and a minimum of 5 off-street parking spaces)	S				S			
Highways								P

LAND USES	R-A	A-D	R-1	R-2	C-1	H-1	I-2	OS
Horse Paths								P
Horticulture Activity		P						
Hospitals (which may include a home for nurses)				P				
Hospitals, Doctor Offices, Medical Clinics and other facilities associated with the medical treatment of patients					P	P	P	
Industrial Supplies and Equipment, Sales and services, provided all open storage is fenced by a solid fence not less than six (6) feet in height						P		
Industrial Trade Schools and Research laboratories						P		
Ink Manufacturing							P	
Insulation Materials and Wallboard Manufacturing							P	
Kindergartens & Nurseries, with not less than 100 square feet of play area for each child & aggregated play space is surrounded by a sturdy fence at least 4 feet in height.	P							
Laboratories for researching and testing of products, the manufacturing or processing of which is permitted in this district						P		
Laundromats & Dry-Cleaning Pick-up Stations					P			
Leather Product, including Luggage and Shoes						P		
Libraries				P				
Light Machine Tool Manufacturing						P		
Live Bait Store	P				S			
Livestock Sale Barns							P	
Machine Tool Manufacturing							P	
Machine and Welding Shops						P		
Marinas and Minor Boat Repair Facilities					S			
Meat Packing and Poultry Processing Plants							P	
Metal Fabricating Plants, including Boiler and Tanks Works							P	
Mining or quarrying operation, providing buffer strips are established which shall be at least 10 feet in width and consist of a compact, evergreen hedge or other types of evergreen foliage screening or shall be a screen-in fence or wall so construed as to provide at least equivalent screening from adjoining properties. Any buffer strip must be approved by the Community Development Administrator.							S	

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Mining of Land, provided that the activity is greater than 300 feet from any property line and there are no residences within 300 feet of the mining activity.		P						
Mining of sand when the end result is to be a pond or lake that is less than 2.1 acres, or less in surface area, provided the pond or lake is set back more than 300 feet from any property lines and more than 600 feet from any residence not located on the pond property.	P							
Mining of sand when the end result is to be a pond or lake that is greater than 2.1 acres, more or less, surface area.	S							
Mobile Homes may be permitted when used as a caretaker residence in conjunction with a rest home or convalescent home ; provided that said rest or convalescent home existed prior to the time of the adoption of this Ordinance, and provided that said rest or convalescent home is required by State Law to have a caretaker residence adjacent to the said home. The mobile home should be placed in the rear yard unless specific circumstances indicate otherwise in the judgement of the Planning Board.			S					
Mobile Home manufacturing and on-site display and Sale						P		
Mobile Home and Trailer Sale						P		
Mobile Home in park development, subject to the provisions of (Robeson County Mobile Home Park Development Ordinance)			S	S		S		
Monument Works and Sales						P		
Motels						P		
Motorcycle, Lawnmowers, and Power Saw Sales and Service						P		
Multi-family residences				P				
Musical Instrument Manufacturing						P		
Nature Preserves								P
Neighboring Retail Convenient Stores and Grocery Stores, provided that Gasoline, Diesel Fuel or Other Fossil Fuels Not be Sold. To exclude Supermarkets & Hypermarkets. (see Definitions)					P			
New & Used Car Sales						P		
Nursery and Garden Stores						P		
Offices Pertaining to Any Permitted <u>use</u>						P		
Oilcloth and Linoleum Manufacturing						P		
Open Space Lands								P
Paper Products Manufacturing							P	
Parking								P
Parks			P	P				P
Pastures								P
Pickle Processing						P		
Plastic Products Manufacturing							P	

LAND USES	R-A	A-D	R-1	R-2	C-1	H-1	I-2	OS
Plating Works							P	
Playgrounds	P		P	P				
Plumbing and Heating Supply Houses, provided all Open Storage is Fenced by a Solid Fence not less than Six (6) feet in Height						P		
Pottery, Porcelain, or Vitreous China Manufacturing						P		
Precision Instruments and Jewelry Manufacturing						P		
Printing, Engraving, and Publishing Establishments						P		
Private Lodges				P				
Private Parks	P							
Public Buildings								P
Public Elementary and Secondary Schools, and their Customary related uses, (See Article 8) College, Universities and Private Schools having Curricula approximately the same as ordinarily given in public schools.	P				P	P	P	
Public Park	P							
Public Safety Facilities Such as Fire and Police Stations and Rescue Squad Headquarters, provided that all vehicles and equipment shall be stored indoors; provided that all building shall be setback at least twenty (20) feet from all property lines and shall be designated and landscaped in such a way as to blend in with the surrounding area.	P					P		
Public utility substations or pumping stations may be permitted if such installations will be housed in buildings that harmonize with the character of the neighborhood and will have adequate side yard fences, and other safety devices to protect the public safety and welfare			S	S				
Public Works and Public facilities, including Service and Storage Yards							P	
Public Works and Public Utility facilities, including Service and Storage Yards, provided they are fenced by a solid fence not less than six (6) feet in height						P		
Public works and public utility facilities, such as transformer stations, water towers, and telephone exchanges, provided: 1) such facilities are essential to the severs of the community and no vehicles or materials shall be stored on the premises; 2) all buildings and apparatus shall be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend with the surrounding area	S							

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Publicly or Privately maintained solid waste containers, aka green boxes so long as said containers, aka green boxes and the parcel they are situated on conform to all State and Local Laws and Ordinances. The land application of residential/poultry/agriculture residuals such as septic tank and sludge from sewage treatment facilities so long as the application complies with all state and federal regulations and is not applied within 500 feet of any residence.	P							
Radio and Television stations, Studios, and Towers						P		
Railroad Tracks								P
Real Estate Offices					P			
Residences provided that it has a density ratio of 50 acres per residence.		P						
Rest homes, convalescent homes, and rehabilitation centers used primarily for the treatment of contagious disease, alcoholics, drug addicts and psychotics.	S							
Restaurants, including drive-ins						P		
Roads								P
Rodenticide, Insecticide, and Pesticide Manufacturing						P		
Rubber Products Manufacturing							P	
Saddle Clubs, Horse Clubs		S						
Sawmills, Planning Mills, and Pallet, and Basket Factories							P	
Schools			P	P				
Service Stations, inclusive to those that sell gasoline, diesel fuel or other fossil fuels, which shall have a minimum lot area of 20,000 square feet with a frontage of not less than 100 feet. No portion of a service station building or equipment shall be nearer than 70 feet from the center of the highway.					S	S		
Service Stations, including Major Repair Work, provided that all Gasoline Pumps shall be at least twelve (12) feet behind the property line						P		
Sheet Metal, Roofing, and Plumbing							P	
Similar Recreational uses (to exclude ATV, Amusement, Water Parks, Splash Pads, Firing Ranges)	P							
Sign painting and fabricating shops						P		
Single-Family Dwellings of 3 with 20,000 square feet for each it has to be at least 5 acres or more. (With one being a Permanent Foundation)	P							
Single Family Residences			P					
Single and Two-family residences, rooming houses, and boarding houses				P				

LAND USES	R-A	A-D	R-1	R-2	C-1	H-1	I-2	OS
Slaughter houses or meat process plants, areas for the disposal or reduction of waste materials, commercial or industrial incinerators, or establishments emitting offensive smoke, dust, noise, or odor may be approved on finding that the public health is not impaired and that surrounding land <u>use</u> will not be adversely affected. Additional space for <u>front</u> , <u>rear</u> , and <u>side</u> yards, or additional lot area may be required to protect the public interest.							S	
Small scale manufacturing of products for use in the production of local agricultural crops. Provided all buildings and apparatus shall be setback at least 20 feet away from all property lines and shall be designed and landscaped in such a way as to blend with the surrounding area.	S							
Streets								P
Swimming Pool	P			P				
Tax Offices					P			
Temporary Sawmills provide they shall not be in operation for more than 1 year; provided further that all sawmill structures shall be leveled and the predives be leveled and the premises cleaned up within 6 months after discontinuance.	S							
Timber Management		P						
Tire Recapping Shops						P		
Trails								P
Trailer Manufacturing						P		
Tree Farms								P
Trucking Terminals						P		
Vinegar and Yeast Manufacturing						P		
Water Sheds								P
Wholesale and Warehousing establishments, except for the storage of dangerous or offensive items, such as uncured hides and explosives						P		
Wholesale storage of gasoline and oil products, including bottled gas and oxygen						P		
Window and door Manufacturing						P		
Veterinaries and Kennels						P		
Veterinaries, kennels, animal hospitals provided all buildings and apparatus shall be set back at least 60 feet from all property lines and shall be designed and landscaped in such a way as to blend with the surrounded area.	P							