

Zoning District Key:

B-1 Neighborhood Business

B-2 General Business

B-3 Central Business

CB– Conditional Business

CI– Conditional Industrial

CMX-C– Conditional– Mixed Use Commercial

CMX-R- Conditional– Mixed Use Residential

CO-I– Conditional Office Institutional

CPEC– Conditional Planned Employment Center

CR– Conditional Residential

I-1– Planned Industrial

I-1A– Planned Industrial-Residential

I-2– Light Industrial

I-3– Heavy Industrial

MF-A– Multi-Family

MF-B– Multi-Family

O-I– Office-Institutional

R-30–Single Family

R-15– Residential

R-12- Residential

R-9- Residential

R-6- Residential

R-M– Residential Mobile Home

RO-I– Residential Office and Institutional



Planning and Community Development
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Zoning Enforcement



Who Do I Contact?

Chris Marland

Zoning Enforcement Officer

336-222-5084

Joey Lea

Zoning/Subdivision Administrator

336-222-5085

What is the Purpose?

The Purpose of Zoning & Zoning Enforcement is to promote the health, safety, morals and general welfare of the community while lessening congestion in the streets; securing safety from fire, panic and other dangers; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; and facilitating the adequate provision of transportation, water, sewer, schools, parks, and other public requirements in accordance with the comprehensive plan.



ZONING: GENERAL SUBJECTS

Accessory Buildings: A Building structurally separate from another building, though the use of which is incidental to other buildings. For instance, garages, tool shed, stables, or a fall-out shelter. Cannot be located in front or side yard (specific instructions for corner lot, see section 32.10 of zoning ordinance), nor within 10 ft. of centerline of an alley, or within 5 ft. of property line. **Portable Storage Units:** excluding construction sites, a maximum of two units can be used for no more than 60 days, and must be no more than 16 ft. Long, 8 ft., wide, and 8 ft. tall.

Fences and Walls: In Residential, Office-Industrial, and Commercial Districts, the max height for a fence between any street line and the building line is 4 ft. (excludes necessary retaining walls). **Swimming Pools:** shall be isolated from the street and adjacent structure by a fence at least 4 ft. tall, with self-closing and self-latching gates.

Home Occupations: In residential districts, customary home occupations such as: beauty parlors (with no more than two chairs), dress-making, music teaching, tutoring, etc shall be permitted. Such occupations shall be engaged in by the resident only, with one non-resident employee permitted. No more than 25% of the first floor can be used for the occupation, and no advertising can be visible form the street. The occupation cannot create undue noise, fumes, vibration, or odor.



Yard Sales: Limited to three per year, and each sale is limited to daylight hours, not exceeding two consecutive days. Any violation of this ordinance is a misdemeanor.

Restrictive Covenants/H.O.As: All City statutes, regulations, and ordinances are superior to any such agreement. The city does not enforce private agreements of such nature, and questions regarding HOAs and Covenants should be addressed to the association.

Semi-Trucks/Commercial Vehicles: Any vehicle with a gross weight exceeding 10,000 lbs. shall be prohibited in any residential area, except for unloading/loading purposes, emergency home service, temporary construction uses; or for legitimate agricultural uses. The parking or storage of personal recreational vehicles, including but not limited to motor homes, vans, or campers, is allowed

Junk Cars: A maximum of two cars/trailers without current license plates **or** that are inoperable may be permitted within residential areas. Vehicles must be stored in a carport or garage, or behind the main building on the lot.