



Zoning District Information for Mocksville, NC. If you have any questions, please contact the Davie County Development Service Staff at (336) 753-6050.

	Zoning Districts	Minimum Lot Width in feet	Residential Structure Setbacks in Feet ⁽³⁾ (min/max).			Non-Residential Structure Setbacks in Feet ⁽³⁾ (min/max).			Maximum Building Height in feet	
		Width	Front	Side ⁽²⁾	Rear	Front	Side ⁽²⁾	Rear	Height	
Residential	Open Space District	OSR & OSR-CD	100	40/none	15/none	30/none	40/none	15/none	30/none	35
	General Residential District	GR & GR-CD	85 (res only)	40/none	15/none	30/none	40/none	15/none	30/none	35
	Neighborhood Residential District	NR & NR-CD	50	10/none	5/none	20/none	10/none	5 ⁽⁴⁾ /none	30 ⁽⁴⁾ /none	35
Mixed Use	Neighborhood Center District	NC & NC-CD	50	10/none	5/none	20/none	10/none	5/none	30/none	50
	Town Center District	TC & TC-CD	none	0/none	0/none	20/none	none	0/none	30/none	50
Commercial	Highway Commercial District	HC & HC-CD	50	10/none	5/none	20/none	20/45	10/125	30/none	50
Mixed Use	Traditional Neighborhood Development District	TND & TND-CD	50	none	none	none	none	0/none	30/none	50
	Campus Institutional District	CI & CI-CD	50	none	none	none	none	0/125	30/none	50
Commercial	Campus Business District	CB & CB-CD	50	none	none	none	20/45	10/125	30/none	60 (1)
	Special Purpose District	SP & SP-CD	50	none	none	none	20/45	10/125	30/none	60 (1)
Industrial	General Industrial District	GI & GI-CD	50	20/none	none	none	40/none	20/none	50/none	60 (1)
Environmental	Floodplain District	FP	none	none			none			25
Residential	Manufactured Home Overlay District	MH & MH-O-CD	same as underlying district	same as underlying district			same as underlying district			same as underlying district
	Multi-family Overlay District	MF & MF-O-CD	same as underlying district	see district details for setback information			same as underlying district			same as underlying district
Environmental	Watershed Overlay District	WS-O	same as underlying district	same as underlying district			same as underlying district			same as underlying district

(1) For structures exceeding this height, an additional setback shall be required equal to one foot for each two feet over the height limit.

(2) Minimum side yards abutting public streets shall be an additional ten feet in width.

(3) Except for the OSR and GR district setbacks, numbers shown are general ranges only.

(4) Minimum rear and side setbacks shall be increased 20' if abutting a legal, conforming residential use.