Davie County, NC
Official Zoning Map

Approved: June 19, 2000

Zoning Districts

R-A

The R-A Residential - Agricultural District is established to maintain a rural development pattern where single-family housing dwellings are intermingled with agricultural uses. Generally, housing will be separated from one another by open fields or wooded areas. The impact of one homeowner's activities on his neighbor's will be less than if the property owners were located side by side in a subdivision. Consequently, the property owner may have more freedom to use his land as he sees fit. Therefore, some limited commercial uses will be permitted along with residential and agricultural uses; however, the intent is clearly to exclude commercial and industrial uses or residential subdivision that require public services (principally water and sewer systems) before they are generally needed in the area.

R-20
R-20-S

The R-20 Residential District is established for residential areas where public services, such as public water and sewer, may not be available; however, housing units are located on 1/2-acre lots or larger, often within established subdivisions. Because housing units are generally closer together than in the R-A Residential - Agricultural District, there are more restrictions on uses that might infringe on neighboring homeowners.

R-12
R-12-S

The R-12 Residential - Suburban District is established for residential developments on lots smaller than in the R-A and R-20 Districts. Unlike the other two residential districts, single-family dwellings along with duplexes and multi-family units will be permitted in the same district. Because of the density of development (the number of units per acre), these districts will be limited to high growth areas where public utilities are scheduled.

C-S
C-S-S

The C-S Community Shopping District is established for retail trade and consumer services that are clustered together, often sharing common structures, parking lots, etc., on relatively large tracts of land

R-M

The R-M Residential - Mobile Home District is established primarily for mobile home parks; however, other forms of single-family housing are permitted, including mobile homes on individual lots. Although this section specifies minimal lot sizes for mobile home parks and individual housing units, the Davie County Health Department shall have the final authority to determine lot sizes when a septic system is involved, or the North Carolina Department of Natural Resources and Community Development, Division of Environmental Management, when a package treatment is involved.

R-8
R-8-S

The R-8 Residential - Multiple Dwelling District is established for high density (units per acre) residential development where the principal use will be multi-family development with some single-family dwellings on individual lots. Because of the high density of development, it is expected that it will be located in growth areas where public water and sewer are available.

I-1
I-1-S
I-2
I-2-S
I-3
I-3-S
I-4
I-4-S

Within the broad category of Industrial Districts are four (4) subgroups. Each is distinguished from the other by its degree of compatibility with commercial uses, and in some cases, residential uses. The degree of compatibility decreases as the districts increase from I-1 to I-4. The most compatible uses would be in I-1 and the least compatible would be in I-4.

H-B
H-B-S

The H-B Highway Business District is established principally for retail operations that are located on the roadways throughout Davie County.

ZONING MAP AMENDMENTS

Date Amended
September 18, 2000
February 19, 2001
April 16, 2001
January 22, 2002
June 17, 2002
July 08, 2002
September 16, 2002
October 21, 2002
February 04, 2003
March 17, 2003
July 21, 2003
August 18, 2003
October 20, 2003
November 17, 2003
January 18, 2005

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N W E S

0 0.5 1 1.5 2 2.5 Miles

Legend

- *County Line*
- *Quality Design Overlay*
- *Cooleemee Overlay*
- *Town Boundaries*
- *I-40*
- *US / NC HWY*
- *Streets*
- *Parcels*
- *Lakes and Streams*

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