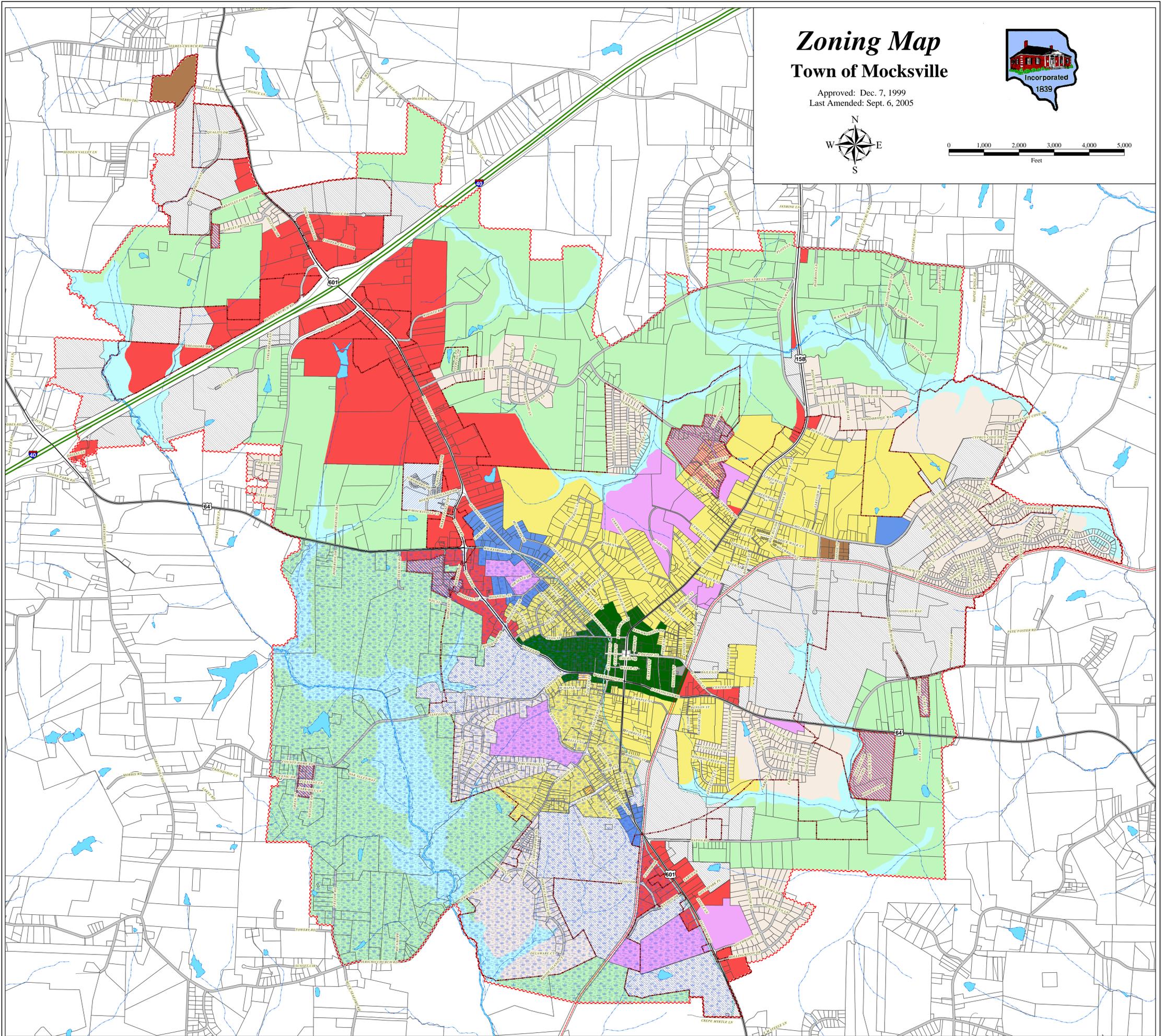
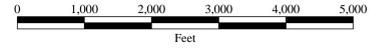


Zoning Map

Town of Mocksville



Approved: Dec. 7, 1999
Last Amended: Sept. 6, 2005



Zoning Districts

- TC - Town Center**
The Town Center District provides for revitalization, reuse, and infill development in Mocksville's traditional town center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic, educational, and religious facilities, and higher density housing in a compact, pedestrian-oriented environment. The Town Center anchors the surrounding residential neighborhoods while also serving the broader community. The district is coded to accommodate the higher overall intensity of development required to support a revitalized Downtown Core. It is to be expected that the Town Center District will expand over time through the zoning change process to meet growth in the demand for downtown facilities and services.
- GI - General Industrial**
GI-CD General Industrial Conditional District
The General Industrial district is established to accommodate traditional industrial uses on individual tracts of land and within coordinated industrial parks. Such uses may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, industrial vehicle traffic, or similar nuisances.
- NC - Neighborhood Center**
The Neighborhood Center District is provided for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. A neighborhood center shall be developed on an interconnected pattern of streets and is limited to approximately 1/2 mile in radius. Uses in the neighborhood center will have a primary market area of 1 mile and buildings compatible with surrounding residences. If a neighborhood center is the focus of a planned transit stop, it should be designed to serve the neighborhood's residential base plus transit riders. The Mocksville Land Development Plan shows the general location of new neighborhood centers.
- GR - General Residential**
The General Residential District is coded to permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Mocksville Town Board prior to the effective date of these regulations or by the Davie County Board of Commissioners under the prior jurisdiction of the county. The application of the General Residential District is not intended for development projects in the Mocksville jurisdiction which are initiated after the effective date of this ordinance.
- OSR - Open Space Residential**
The Open Space Residential District is provided to encourage the development of compact neighborhoods and rural compounds that set aside significant natural vistas and landscape features (natural heritage features) for permanent conservation. Density of development is regulated on a sliding scale; permitted densities rise with increased open space preservation. Development typologies associated with the Open Space Residential District are farms, the single house, the farmhouse cluster, the residential neighborhood, and the mixed-use Traditional Neighborhood Development, available as an overlay district. The Mocksville Land Development Plan shows the general location of major open space areas to be preserved.
- FP - Flood Plain**
The Flood Plain District provides for the maintenance and management of existing natural ecological and environmental resources within the landscape. It restricts all development to only the temporary activities with the highest impact on the land. No building in any conventional sense is permitted. The development rights of floodplain land within any parcel may be transferred to other developable areas of that same parcel consistent with the development regulations applicable to the adjacent non floodplain zoning district and defined by the zoning map.
- HC - Highway Commercial**
The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to any pedestrian access and a comfortable pedestrian environment. It is expected that the Highway Commercial District will serve not only the Mocksville Community, but interstate travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within the Town Center or Neighborhood Center Districts. Development at district boundaries must provide a compatible transition to uses outside the district; property boundaries adjacent to freeways or expressways will require a 50 foot buffer offset yard; and frontages on a major or minor arterial will require formal street tree planting.
- CB - Campus Business**
The Campus Business district is established to provide for large business or light industrial parks which are already in place and for new business or light industrial complexes on 15 acres or more which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community. The predominant use is that of the workplace. Campus districts, unlike town districts, are buffered from neighboring properties; nonetheless, buildings in the campus district that front a town street shall relate to the street as prescribed by building type. Individual workplace buildings oriented to the street and scaled for compatibility with the surrounding environment are also permitted in the Highway Commercial district and, on a smaller scale, in the Town Center, Neighborhood Center, and TND Overlay District. Such workplaces should not be reclassified to the Campus Business District. The Campus district is reserved for uses which require very large buildings and/or large parking and loading facilities such as warehouse/distribution operations.
- CI - Campus Institutional**
The Campus Institutional district is established to provide for large institutional complexes which are already in place and for new institutional complexes on 15 acres or more which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community. Campus districts, unlike town districts, are buffered from neighboring properties; nonetheless, buildings in the campus district that front a town street shall relate to the street as prescribed by building type. Campus districts are intended primarily for existing institutions, as designed new institutional projects can and should be designed within the fabric of the town.
- SP - Special Purpose**
The Special Purpose District is established to accommodate uses that may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, commercial vehicle traffic, or similar nuisances. Because uses permitted in the SP District vary as to their impacts on the community, they may likewise vary as to effective mitigating conditions. Therefore the SP district exists as a General Zoning District but will frequently benefit from application as a Parallel Conditional Use District.
- NR - Neighborhood Residential**
The Neighborhood Residential District provides for residential infill development surrounding the traditional town center and its logical extensions. This district also provides for town-scaled residential development within walking distance (generally 1/2 mile) of satellite village centers, identified on the Land Development Plan. Streets in the Neighborhood Residential District must be interconnected, according to Article 5, Streets, and Urban Open Space provided according to Article 7. A range of housing types is encouraged. Low-intensity business activity is permitted to mixed use buildings at residential scale according to locational criteria. The intensity to which permitted uses may be built is regulated by the building type which corresponds to the use.

Overlay Zoning Districts

- TND-O Traditional Neighborhood Development**
The Traditional Neighborhood Development Overlay District is provided for the development of new neighborhoods and the revitalization or extension of existing neighborhoods, which are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Developments (TND) offer a mixture of housing types and prices, prominently sited civic or community buildings, and stores/offices/workplaces to provide a balanced mix of activities. Church and pre-school/elementary school facilities are encouraged. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. The TND Overlay District can be applied in the Neighborhood Residential District and in the Open Space Residential District on a site of 50 acres or more. The TND Overlay may be established by map adoption for TNDs with completed designs or by overlay zoning approval accompanied by a detailed development plan and supporting materials.
- MFO Multi-Family Overlay District**
The Multi-Family Overlay District provides for the appropriate control of multi-family dwellings in existing residential districts. While certain types of multi-family developments are permitted in the Town Center, Neighborhood Center, Highway Commercial, and Traditional Neighborhood Overlay Districts, the multi-family overlay is intended to ensure compatibility with existing housing in established residential neighborhoods by means of specific design, site area limitations, and site layout standards. Subject to these design, size and layout constraints, this overlay supplements the range of residential types permitted in the underlying district while limiting accessory uses. In existing neighborhoods, the MF Overlay is limited to sites of 3 acres or less, and may only be established by zoning approval accompanied by a detailed development plan with supporting materials.
- MHO Manufactured Home Overlay District**
The Manufactured Home Overlay District is established to provide for existing and proposed neighborhoods which include or are proposed to include manufactured homes. The requirements herein are intended to ensure compatibility with existing housing stock by imposing supplemental appearance standards for manufactured housing. The Manufactured Home Overlay district may be applied to tracts zoned NR, GR, or OSR. It supplements the range of residential types permitted in the underlying district while limiting some accessory uses. For existing neighborhoods, the MH Overlay may be established by map adoption; for proposed neighborhoods, the MH Overlay district requires zoning approval accompanied by a detailed development plan and supporting materials.
- WS-O Watershed Overlay District**
The Watershed Overlay District is hereby established to meet the requirements of G.S. 143-14.5 and 15A NCAC 02B.0104. The purpose of this district is to impose more restrictive development standards upstream from the drinking water supply than shall generally be imposed on land uses in the planning area. The intent is to maintain a development pattern which does not increase the pollution associated with urbanization. A WS IV classification has been applied to the South Yadkin watershed by the state and allows for a moderate to high land-use intensity pattern.

Legend

- US / NC HWY
- Mocksville ETJ
- City Limits
- Railroad
- Interstate 40
- Parcels
- Streams
- Lakes and Ponds