



Moore County Board of Commissioners

May 4, 2026 | 9:00 AM
Rick Rhyne Public Safety Center
Community Room, 2nd Floor
302 S. McNeill St.
Carthage, NC 28327

SPECIAL MEETING MINUTES

BOARD MEMBERS PRESENT

Chairman Nick Picerno, Vice Chairman Jim Von Canon, Kurt Cook, John Ritter, and Tom Adams

CALL TO ORDER

Chairman Picerno called the meeting to order.

INVOCATION

County Manager Wayne Vest offered the invocation.

PLEDGE OF ALLEGIANCE

Vice Chairman Jim Von Canon led the Pledge of Allegiance.

Chairman Picerno noted there will be no decisions made today by the Board; this meeting is for discussion and direction.

County Manager Vest offered brief opening remarks, reminding the board that this session was a continuation of two prior work sessions held on April 14 (Subdivisions, Chapter 19 of the Unified Development Ordinance) and April 20 (Highway Corridor Overlay Districts). He noted that the volume and complexity of material warranted a recap session before moving to the joint meeting with the Planning Board. He also offered a standing caution to the board: Senate Bill 382, the down-zoning legislation, means that certain regulatory standards, once removed, cannot easily be re-imposed. He advised the board to approach any changes carefully and in layers.

The slideshow presentation that was presented is hereby incorporated and made a part of these minutes by attachment as Appendix A.

1. ITEMS OF BUSINESS:

A. Planning - Discussion and Direction on Potential Amendments to the UDO re: Subdivisions

County Manager Vest provided a brief recap of the subdivision types covered under Chapter 19, focusing the discussion on minor and major subdivisions. He reminded the board that minor and major subdivisions are currently permitted

anywhere within county jurisdiction, while major subdivisions are restricted to the RA-20, RA-40, and RA-USB zoning districts.

MINOR SUBDIVISIONS:

Discussions on the following items were had:

- What would be the maximum number of lots?
- Language update and waiting period for additional lots?
- In what zoning districts would they be allowed?
- What would be the lot size?
- What would be the approval process?
- Should subdivision requirements vary by zoning district?
- What would be the application requirements?
- Review times?

Chairman Picerno opened the discussion by expressing concern that the current thresholds — four lots for a minor subdivision and five lots triggering a major — were too low and out of step with the common understanding of what constitutes a "major" development. He observed that builders were deliberately staying at four lots per development cycle, waiting out the three-year period, and then repeating the process — a pattern he argued was driving up housing costs through time delays and regulatory overhead. He proposed raising the minor subdivision threshold to approximately ten lots and creating a tier system for major subdivisions.

Commissioner Ritter expressed general support for the tiered concept but voiced caution about raising the minor threshold significantly in rural areas, noting that the current limit helps moderate the growth pace in those zones.

Commissioner Adams agreed with the tiered system but echoed Commissioner Ritter's concern about protecting rural character, particularly in the standard RA district.

Commissioner Cook expressed concern that stacking minor subdivisions in close proximity could effectively produce the density of a major subdivision without accompanying regulatory scrutiny.

Vice Chairman Von Canon raised broader concerns about water resources, fire service capacity, and infrastructure. He cautioned against allowing growth patterns that would outpace the county's ability to provide water, particularly given that some existing county residents were already without reliable well water.

Senior Planner Danielle Orloff clarified the existing access easement requirement for minor subdivisions, noting that no more than four lots may access off a single easement, which provides a natural check against minor subdivisions informally clustering into major-scale developments. County Manager Vest clarified that major subdivisions do require water or sewer, while minor and exempt subdivisions do not. Further discussion followed.

The Board discussed the existing three-year waiting period between minor subdivisions on the same or adjacent property. Staff noted an ambiguity in the current 500-foot radius language, which had inadvertently penalized adjacent property owners who had no relationship with the original subdivision. Staff proposed replacing the 500-foot buffer with language referencing the "parent track," so that the three-year restriction would apply only to the specific parcel that was subdivided, not to neighboring parcels under separate ownership.

The Board found this in keeping with the original intent of the provision and supported the language as written. A discussion was held regarding the lot-size language (*see slide 7 in the attached presentation – Minor Subdivisions Proposed Changes to Improve Outcomes*), and it was decided to support this language as presented.

MAJOR SUBDIVISIONS

County Manager Vest recapped the current framework: major subdivisions are permitted only in the RA-20, RA-40, and RA-USB zoning districts, and all major subdivisions currently proceed through a quasi-judicial process before the Board of Commissioners, following review by the Subdivision Review Board.

Chairman Picerno expressed his preference for simplifying the process rather than adding complexity and suggested removing the quasi-judicial requirement for smaller major subdivisions, allowing the Subdivision Review Board to manage approvals for subdivisions that meet all code requirements. He offered comments regarding stormwater management and compensation if it is not maintained. He expressed broader frustration that the UDO review process seemed to be trending toward more regulation rather than less, at a time when housing affordability was a pressing concern.

Commissioner Ritter acknowledged the argument but noted some value in retaining public participation, particularly for larger subdivisions with a significant community impact. He suggested that a tier structure, where subdivisions above a certain threshold require commissioner review, might strike the right balance.

Commissioner Adams agreed, proposing that subdivisions in the range of 50–100 lots proceed by right through the Subdivision Review Board, while those exceeding that threshold trigger a more formal legislative or quasi-judicial hearing, so that the public retains a meaningful opportunity to be heard on major community changes.

Chairman Picerno offered a perspective from his tenure on the board, noting that in approximately 14 years, the board had only reviewed five or six major subdivision applications through the quasi-judicial process. He questioned whether the process was unnecessarily burdensome given its infrequent use and raised concerns about the difficulty of conducting properly structured quasi-judicial proceedings in a county commissioner setting, where members are not trained adjudicators and testimony must be strictly factual.

County Manager Vest noted that the board's work in adopting the Land Use Plan (LUP) had effectively resolved the most significant prior conflict between the LUP

and the UDO — namely, where major subdivisions are permitted. He affirmed that the current zoning map and future land use map are substantially aligned, and that the board's task now is principally to refine the process and clarify language rather than remake the framework. Ms. Orloff offered comments.

ESTATE SUBDIVISIONS:

A discussion was held regarding the potential addition of an estate subdivision option. The Board did not want to consider adding this option.

Discussion was had on Open Space, Conservation Subdivisions, and Lot Standards as follows:

Ms. Orloff outlined the distinction between conventional and conservation subdivisions. In a conventional subdivision, at least 5% of the tract must be preserved as public or private recreation or open space, with a 25% limited-disturbance line on individual lots. In a conservation subdivision, at least 30% of the total land area must be set aside as protected open space, with at least 40% of that open space contiguous, and at least 5% designated as active park space.

Vice Chairman Von Canon raised a concern that wetlands and stormwater management facilities were being used to satisfy open space requirements, resulting in areas that were inaccessible or unusable for recreation. Ms. Orloff confirmed that the current ordinance allows stormwater facilities to comprise up to 50% of required open space, and that there is no explicit accessibility requirement for passive open space. The Board expressed interest in strengthening language to ensure that open space is genuinely accessible and usable, and that wetlands and stormwater features are not permitted to fully satisfy active recreation requirements.

Commissioner Adams raised the possibility of moving toward requiring conservation-style subdivisions more broadly, to prevent the kind of dense, lot-coverage-heavy development seen in other counties. Mr. Robert Hayter cautioned that this could conflict with Senate Bill 382's down-zoning restrictions.

The Board's guidance was to retain the existing permitted zoning districts for major subdivisions (RA-20, RA-40, RA-USB) and to explore a tiered approval structure in which subdivisions below a defined threshold proceed administratively through the Subdivision Review Board, while larger subdivisions continue to receive a public hearing. The Board directed staff to strengthen open space language to require genuine accessibility and to limit the extent to which wetlands and stormwater facilities can satisfy open space requirements. Staff were also directed to explore surety mechanisms to address harm from stormwater management failures.

B. Planning – Discussion and Direction on Potential Amendments to the UDO re: Highway Corridor Overlay District

County Manager Vest introduced the Highway Corridor Overlay District discussion, recapping the April 20 session. He noted the two types — Urban Transition and Rural Highway — each covering 400 feet on either side of the road right-of-way. He reminded the board that the constraints of Senate Bill 382

apply here as well: uses and standards can be relaxed, but they generally cannot be made more restrictive.

Discussion was held on the following items:

- Intent – (value, impact, necessity)
- Locations of the Districts
- Width
- Exemptions
- Uses within Districts: Prohibited and Conditional

Chairman Picerno questioned the rationale for maintaining a separate overlay district when the underlying zoning already governs uses. Ms. Orloff explained that the overlay functions as an enhancement layer — not to restrict what uses can occur, but to establish consistent setbacks, screening, landscaping, and parking standards that create a coherent visual corridor along key roadways. She noted that the overlay does not apply to residential uses, a change already made to address concerns raised in prior cases in which residential property owners were inadvertently subject to commercial-scale requirements.

Mr. Hayter emphasized that the corridor overlay's primary civic value is visual, creating a consistent landscape edge that maintains the corridor's rural or transitional character, rather than an unbroken series of parking lots and signage. He and the staff indicated they had been working on draft language to simplify the overlay's dimensional requirements while preserving its core objective.

Vice Chairman Von Canon questioned whether the corridor's 400-foot depth was appropriate, noting that future road-widening projects would shift the right-of-way line outward, potentially reducing the effective buffer. He suggested that the county obtain information from NCDOT on anticipated future right-of-way needs before settling on a corridor depth. Ms. Orloff clarified that the 400 feet is measured from the existing right-of-way line, so any future widening by NCDOT would push the corridor boundary outward, accordingly, preserving the buffer's intent. She noted that not all standards apply to the full 400-foot depth — for instance, the front building setback is only 75 feet. Standards only apply to the portion of a building or site that falls within the corridor boundary. She also noted there are no residential uses in the highway corridor.

Ms. Orloff noted that certain segments currently designated as Urban Transition might be more appropriately reclassified as Rural, given the lower development density in those areas. The Urban Transition subdistrict carries more stringent standards, and this was an area where the Board might consider adjusting the overlay type to align with actual ground conditions.

The Board directed staff and Mr. Hayter to prepare a revised draft of the Highway Corridor Overlay District language that simplifies dimensional requirements while preserving the core visual and landscaping objectives. The board expressed interest in reviewing whether the Urban Transition designation is appropriate for all current segments, particularly along rural areas of US 15-501. Staff were asked to obtain available NCDOT information on anticipated right-of-way needs

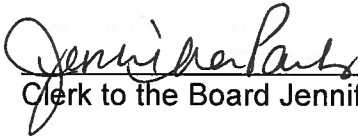
for key corridors to inform corridor width decisions. Any revised materials will be prepared for the May 18, 2026, joint work session with the Planning Board.

ADJOURNMENT

Upon motion made by Commissioner Ritter, seconded by Commissioner Adams, the Board voted unanimously to adjourn the May 4, 2026, Special Meeting of the Moore County Board of Commissioners at 11:46am.



Chairman Nick Picerno



Clerk to the Board Jennifer Parks





County of Moore
— North Carolina —

Board of Commissioners Work Session

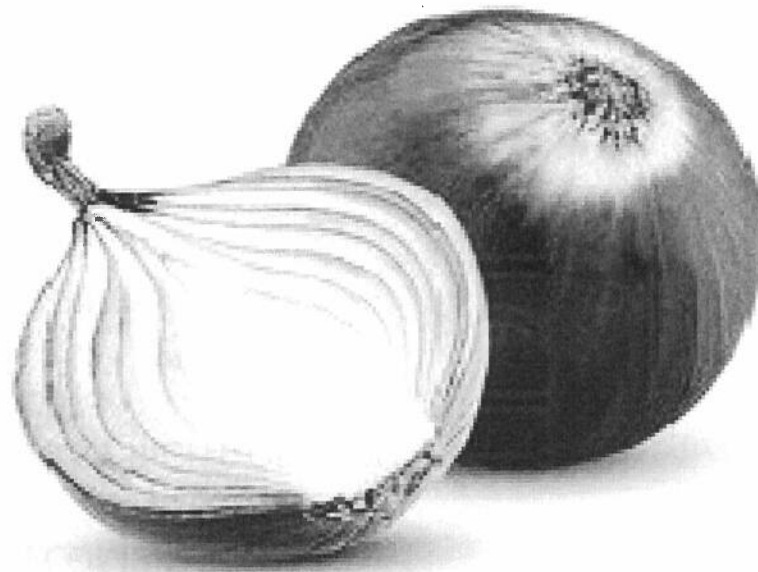
May 4, 2026

Unified Development Ordinance Updates

- Topics to be covered:
 - Subdivisions – **COMPLETE**
 - Highway Corridor Overlay District – **COMPLETE**
 - Summary Meeting – **Subdivisions & HCOD** - May 4th
 - Small Town Model – ?????
 - Joint Work Session with Planning Board – May 18th at 3:00pm
- Implementation Goal:
 - Adoption of Subdivision and HCOD Amendments by June 30th
 - Adoption of Small-Town Model Overlay District additions later this year
- Path Forward:
 - BOC joint work session with Planning Board on May 18th to review recommended subdivision and HCOD amendments
 - BOC call to public hearing for proposed amendments June 2 Regular Meeting
 - Planning Board public hearing to consider proposed amendments June 4 Regular Meeting
 - BOC public hearing to consider proposed amendments June 16 Regular Meeting



Subdivision Work Session



Types of Subdivisions – UDO Ch. 19-

- Current Process: All exempt, family, limited, minor are submitted through Portal for Admin (Planning Staff) review, upon approval they either bring in for signatures or electronically submit for signature prior to recording at Register of Deeds.
 - **Exempt** (Section 19.3)-
 - COMBINATION / RECOMBINATION
 - DIVISIONS GREATER THAN 10 ACRES
 - PUBLIC ACQUISITIONS / RIGHT-OF-WAY
 - TWO INTO THREE LOTS
 - ESTATE EXCLUSION
 - COURT ORDERED SURVEY
 - EASEMENT PLATS
 - NON-OCCUPIED FACILITIES
 - **Family** (Section 19.4)-
 - **Limited** (Section 19.5)
 - **Minor** (Section 19.6)
- Current Process: **Major subdivision** (19.7) — Initial consult, pre-app, PRT, SRB meeting, BOCC Special Use Permit, Board Written Order of Decision, Construction Plan submittal/approval, installation & inspection of improvements, as built drawings submittal & approval, Final Plat



Other Subdivision Options

- **Exempt Subdivisions** – defined by statute, are greater than 10 acre lots (plus 7 other options), not subject to subdivision regulations, are subject to zoning, watershed, & floodplain regulations, allowed in all zoning districts, currently approved administratively
- **Family Subdivisions** – lots that can only be deeded to immediate family members, cannot be resold to anyone otherwise for at least 3 years, requires signed affidavit of family subdivision or deed of gift, no max number of lots but must meet minimum zoning district requirements, currently approved administratively
- **Limited Subdivisions** – lots that allow certain land divisions to be reviewed via an abbreviated review procedure based on their small size and limited likelihood to create significant impacts on surrounding lands. Can not be more result than 3 lots (incl parent), minimum 5 ac, cannot be included in a previous limited subdivision for the past 10 yrs, and permanent access to each lot is recorded before/same time as map is recorded.



- Items to consider implementing: How many lots, conditions to consider?
 - What would be the maximum number of lots?
 - Language update and waiting period for additional lots?
 - In what zoning districts would they be allowed?
 - What would be the lot size?
 - What would be the approval process?
 - Should subdivision requirements vary by zoning district?
 - What would be the application requirements?
 - Review times ?



Minor Subdivisions – Proposed Changes to Improve Outcomes

- Breakdown of Proposed Changes to Direct Access- Minor Subdivisions:

- Lot sizes- <10 acres –

- Option 1- Direct Access Minor – (DA Minor)

- Create up to **10 lots** with direct access that front an existing, approved public street right-of-way ~~including the residual or parent lot, and/or any property within 500 feet from the original property boundaries~~ inside parent track boundary & exclusive of adjacent parcel owners for a period of three years.

- All zoning districts

- All zoning requirements and subdivision requirements

- Breakdown of Proposed Changes to Minor Subdivisions:

- Lot sizes- <10 acres –

- Option 2- Minor – (Minor Subdivision)

- Creates a max of **4 lots**, ~~including the residual or parent lot, and/or any property within 500 feet from the original property boundaries~~ inside parent track boundary & exclusive of adjacent parcel owners for a period of three years.

- All zoning districts

- All zoning requirements and subdivision requirements



Minor Subdivisions: Proposed Changes to Improve Outcomes -

- Options: DA Minor & Minor
- Language update : clarity and remove confusing/unfair language
- Waiting period between subdivisions: current 3 years- any changes?
- Where would they be allowed: all zoning districts currently – any changes?
- Should subdivision requirements vary by zoning district: currently no – any changes?
- Approval process: update to add all dept reviews in checklist (19.16)
- Application requirements: required by checklist currently (19.16)
- Review times: currently allowed 14 days – staff sees no need for any increase b/c of added dept reviews.



Major Subdivisions: Approval Process

1- Different Approval Process?

2- Different Stormwater Review Process?

- **Current Process:**

- **Major Subdivision:**

- five or more lots of land at initial time of division or accumulative over a period of three years or a subdivision of two or more lots involving the creation, change, or expansion of a new or existing private or public streets.
- SUP in RA-20, RA-40, RA-USB (SRB then SUP)
- Approved Stormwater Management Plan required at Prelim Plat

- **Proposed Process:**

- **Major Subdivision:**

- >5 lots OR >11 lots = Major Subdivision
- Permitted in RA-20, RA-40, RA-USB
- Subdivision Review Board
- Approved Stormwater Management Plan required at Final Plat



Major Subdivisions: Proposed Changes to Improve Outcomes

- New Definition of Major based on new Minor lot numbers
- Review process: All major subdivisions go through SRB process– Tiered subdivisions?
- Application requirements: required by checklist currently (19.16)
- Should subdivision requirements vary by zoning district? Currently no- any changes?
- Subdivisions Checklist:
 - Move Stormwater Management Plan submittal to Final Plat column
 - Update 19.7.G- Language – change to “prior to final plat approval”

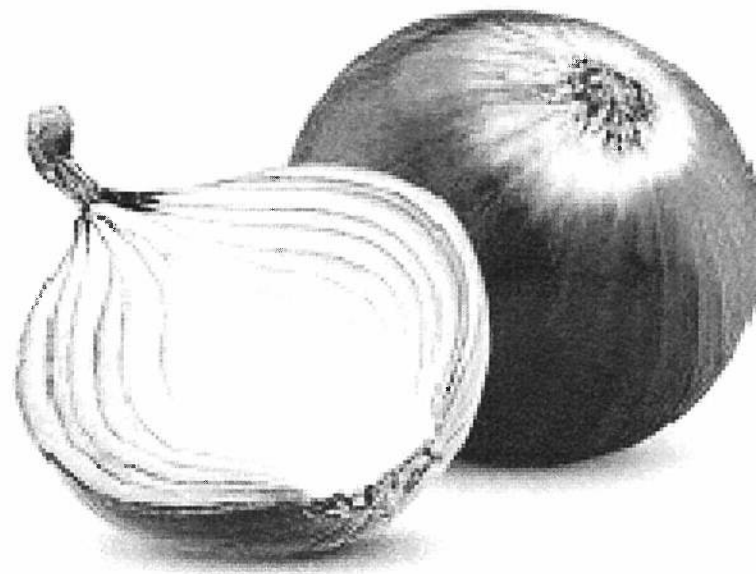


Other Subdivisions: Proposed Changes to Improve Outcomes -

- Estate Subdivisions – in between a minor (required dimensional standards for that zoning district) and an exempt (over 10 acres) –
 - What would be the maximum number of lots?
 - Language update and waiting period for additional lots?
 - In what zoning districts would they be allowed?
 - What would be the lot size?
 - What would be the approval process?
 - Should subdivision requirements vary by zoning district?
 - What would be the application requirements?



Highway Corridor Overlay District Work Session



Highway Corridor Overlay District

- Items to be considering:
 - Intent – (value, impact, necessity)
 - Locations of the Districts
 - Width
 - Exemptions
 - Uses within Districts: Prohibited and Conditional



HCOD: In review Doesn't Always Apply

7.8 B. 2. Existing Development:

- If Compliance is determined to be technically infeasible

7.8 C. Exemptions:

- Single Family, duplexes (not multifamily) and accessory buildings and uses
- Developed lots in Village Business (VB) – building and parking setbacks, and landscape standards (includes screening standards 7.8.E.)
- WHAT IS AN OVERLAY DISTRICT:
- WHERE IS HCOD APPLIED:



Highway Corridor Overlay District Work Session

Items to be considering:

- **Intent —**
 - Overlay district, Does NOT include municipalities
 - To provide attractive highway corridors and gateways to our communities, the Highway Corridor Overlay District is created. The Highway Corridor Overlay District (HCOD) is intended to maintain or enhance the natural scenic beauty of designated corridors viewed by all.
 - Provide a landscaped edge to adjacent lands of various uses.
 - Scaled appropriately, providing views of the rural area not parking lots, expansive asphalt and displays of merchandise
 - Two Types of Districts (3.20 D) (7.8 F)
 - Rural Highway
 - Urban Transition
- **Keep it or Not?**
 - If something is removed now, it can't be re-added.



Highway Corridor Overlay– Historical Widths

2014 UDO HCOD Distances: No Reference

2016, 2018, 2019 UDO HCOD Distances: Table F
WIDTH:

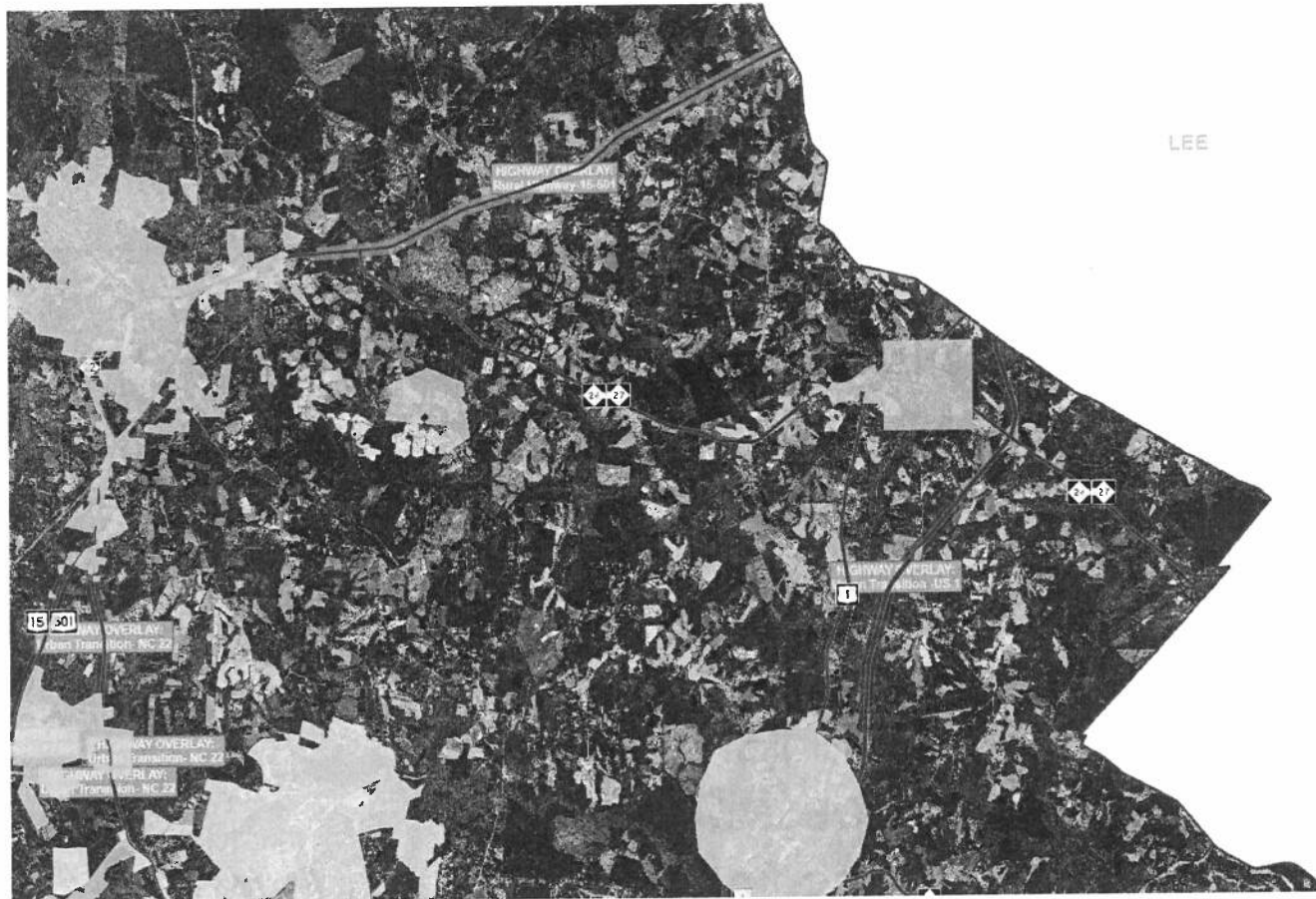
F. Minimum Lot, Buildings, and Screening Standards.

	Urban Village	Urban Transition	Rural Highway
District Boundaries from ROW lines	300 feet	400 feet	500 feet
Front Building Setback from highway	50 feet	75 feet	75 feet
Front Parking Setback from highway	30 feet	50 feet	50 feet
Setback from Residential Districts	25 feet	50 feet	50 feet
Setback from Non-Residential Districts	5 feet	25 feet	25 feet
Maximum Built Upon Surface	70%	70%	70%
Maximum Building Height	35 feet	35 feet	35 feet
Required Buffer Plantings	Type 3 Screening (Section 7.11)		

2023, 2024, 2025 UDO HCOD Distances: 400 Feet from ROW on either side



Highway Corridor Overlay Map Urban vs Rural Locations



Urban
Transition=
purple

Rural
Agricultural =
green



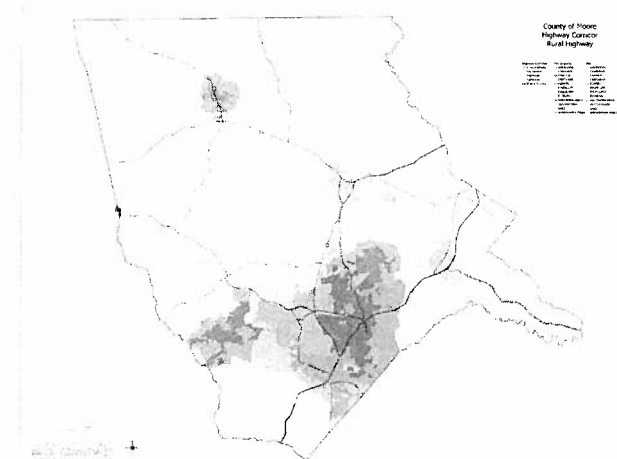
LOCATIONS: Highway Corridor Overlay Subdistrict #1— Rural Highway + Proposed Revisions

Location: US 1 Highway and NC 690

Width: 400 feet along either side of ROW

- Pinebluff's ETJ boundary to Richmond County line;
- US 15-501 right-of-way between Carthage ETJ boundary and Lee County line;
- The NC 690 right-of-way

**Highlighted sections
Update Width**



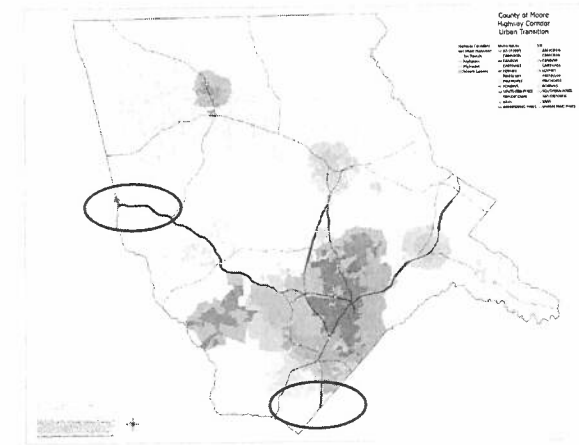
LOCATIONS:

Highway Corridor Overlay Subdistrict #2— Urban Transition + Proposed Revisions

Location: US 1 Highway, US Highway 15/501, NC 22 Highway, and NC 211 Highway

Width: 400 feet along either side of ROW

- US 1 Highway right-of-way from Southern Pines ETJ boundary north to Cameron's ETJ boundary;
- US 15-501 right-of-way between Pinehurst and Carthage and from Aberdeen to the Hoke County Line;
- NC 22 Highway right-of-way from the US 15-501 intersection at Carthage to Southern Pines;
- NC 211 Highway right-of-way from Pinehurst to the Montgomery County line (AFTER including the Seven Lakes Village Business District)



**Update Highlighted sections HCOD –Change to Rural
Transition
Update Width**



HCO80 – Uses: Process

Step 1: Pre App with applicant, verify in HCOD (which one?) = Urban Transition

Is USE permitted in the existing zoning district?

Example 1: Auction House Use in RA zoning: NO

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class
Retail Services																		
Auction House	•	•	•	•	•	•	•	•	•	•	P	P	•	P	•	A	8.14	A-3, B

Example 2: Florist Use in RA zoning : YES, verify use is NOT on Prohibited or CZ Uses list, introduce HCOD standards. ITS NOT – so it's OK to go to next step (PRT):

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class
Florist	P	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.49	B

Example 3: Warehouse Use in RA zoning : CZ, verify use is NOT on Prohibited or CZ Uses HCOD list: it is on Urban Transition Sub District Prohibited Uses list = NO

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class
Warehousing or Distribution Center	Z	•	•	•	•	•	•	•	•	•	•	S	•	P	•	•	8.114	S-1, S-2



HCOD – Uses: 7.8 F Prohibited Uses

URBAN TRANSITION SUB- DISTRICT PROHIBITED USES

The following use types are prohibited in the Urban Transition sub-district of the HCOD regardless of whether or not such use is allowable in the underlying zoning district:
Manufactured or Modular Home Sales
Storage Building Sales
Adult Uses (ALL in the commercial uses section of Principal Use Table)
Waste Related Services (ALL in the industrial uses section of Principal Use Table)
Cemetery or Mausoleum/ Commercial Family Cemetery
High Impact Outdoor Recreation
Indoor Shooting Range
Outdoor Shooting Range
Zoo/ Petting Zoo
Major or Minor Telecommunications Tower
Warehousing uses (ALL in the industrial uses section of Principal Use Table)

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
COMMERCIAL USES																	
Adult Uses																	
Adult Gaming Establishment	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	8.6 B
Bar / Tavern	*	*	*	*	*	*	*	*	*	*	*	P	S	*	*	A	8.16 A-2
Brewery / Winery	S	*	*	*	*	*	*	*	*	*	*	P	P	P	*	A	8.21 A-2, F
Dance Club / Night Club / Billiards	*	*	*	*	*	*	*	*	*	*	*	P	Z	*	*	*	8.38 A-2, A-3
Distillery	*	*	*	*	*	*	*	*	*	*	*	*	*	P	*	A	8.40 F-1
Massage & Bodywork Therapy	*	*	*	*	*	*	*	*	*	*	*	P	P	P	P	A	8.74 B
Pawn Shop	*	*	*	*	*	*	*	*	*	*	*	P	Z	P	*	*	8.83 B
Sexually Oriented Business	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	8.98 A-2, M
Tattoo Parlor, Body Piercing	*	*	*	*	*	*	*	*	*	*	*	P	*	*	*	*	8.105 B
INDUSTRIAL USES																	
Waste-Related Services																	
Debris Management Facility	Z	*	*	*	*	*	*	*	*	*	*	Z	*	*	P	*	8.39 U
Hazardous Waste / Toxic Chemical Disposal or Processing	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	8.57 U
Landfill	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	8.65 U
Mining / Quarry Operation	Z	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	8.75 U
Salvage Yard	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	8.95 U
Warehousing																	
Mini-Warehouse (self service)	*	*	*	*	*	*	*	*	*	P	*	Z	Z	Z	Z	A	8.74 S
Warehousing or Distribution Center	Z	*	*	*	*	*	*	*	*	*	*	S	*	P	*	*	8.114 S-1, S-2



HCOD – Uses: 7.8 F Prohibited Uses

7.8 F. Prohibited Uses

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	V/B	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
INDUSTRIAL USES																	
Waste-Related Services																	
Debris Management Facility	Z	•	•	•	•	•	•	•	•	•	Z	•	•	P	•	8.39	U
Hazardous Waste / Toxic Chemical Disposal or Processing	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	8.57	U
Landfill	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	8.65	U
Mining / Quarry Operation	Z	•	•	•	•	•	•	•	•	•	•	•	•	S	•	8.75	U
Salvage Yard	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	8.95	U

RURAL
HIGHWAY
SUB-
DISTRICT
PROHIBITED
USES

The following use types are prohibited in the Rural Highway sub-district of the HCOD regardless of whether or not such use is allowable in the underlying zoning district:

Sexually Oriented Business
Outdoor Shooting Range
Waste Related Services (ALL in the industrial uses section of Principal Use Table)



HCOD – Uses: 7.8 G. Conditional Zoning Uses

URBAN TRANSITION
SUB-DISTRICT
CONDITIONAL
ZONING USES

Any commercial bldg >10,000 sf AND any of the following use types
Group Care Facility
Vehicle Services (ALL in commercial uses section of Principal Use Table)
Manufacturing, General

RURAL HIGHWAY
SUB-DISTRICT
CONDITIONAL
ZONING USES

Any commercial bldg > 50,000 sf AND any of the following use types
Group Care Facility
Vehicle Services (ALL in commercial uses section of Principal Use Table)
Adult Uses (ALL in the commercial uses section of Principal Use Table)
Low Impact & High Impact Outdoor Recreation
Mini-Warehouse (Self-Service)
Manufactured Home Sales
Storage Building Sales
Indoor Shooting Range

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
Vehicle Services																	
Boat & RV Storage	•	•	•	•	•	•	•	P	•	•	•	Z	Z	•	•	8.19	S-1
Car Wash or Auto Detailing	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.25 B
Commercial Truck Wash	•	•	•	•	•	•	•	•	•	•	S	P	•	P	•	A	8.32 B
Parking Lot as a Principal Use	•	•	•	•	•	•	•	•	•	•	P	P	P	P	Z	A	8.82 S-2
Taxi Service	•	•	•	•	•	•	•	•	•	•	Z	P	•	P	•	A	8.106 B, A-3
Vehicle, Auto Parts, Tires, Farm Equipment, Boat, RV – Sales, Rental, or Service	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.110 B, S-1
Vehicle Service Station (Gas Stations)	•	•	•	•	•	•	•	•	•	•	P	P	Z	P	•	A	8.111 M
Vehicle Wrecker Service	•	•	•	•	•	•	•	•	•	•	Z	Z	•	P	•	•	8.112 S-1

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
Adult Uses																	
Adult Gaming Establishment	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.6 B
Bar / Tavern	•	•	•	•	•	•	•	•	•	•	P	S	•	•	•	A	8.16 A-2
Brewery / Winery	S	•	•	•	•	•	•	•	•	•	P	P	P	•	•	A	8.21 A-2, F
Dance Club / Night Club / Billiards	•	•	•	•	•	•	•	•	•	•	P	Z	•	•	•	•	8.38 A-2, A-3
Distillery	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	A	8.40 F-1
Massage & Bodywork Therapy	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.74 B
Pawn Shop	•	•	•	•	•	•	•	•	•	•	P	Z	P	•	•	•	8.83 B
Sexually-Oriented Business	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.98 A-2, M
Tattoo Parlor, Body Piercing	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	•	8.105 B



HCOD – General Development Standards Application Table

I. BUILDING STANDARDS:																	K. PARKING:										N. VEHICLE USE AREA SCREENING:				
H. STORM WATER MGMT	1. SETBACKS	2. BUILDING DESIGN	3. HEIGHT	J. FENCES	1. REQUIRED SETBACKS	2. LOCATION	3. PAVING	4. STRIPING	5. CURBING	6. MAINTENANCE	7. SERVICE AREA	8. COMPACT SPACES	9. STORAGE	10. STACKING	L. ACCESS	SCREENING ALONG HIGHWAY RIGHTS-OF-WAY	1. PERIMETER SCREENING	2. SCREENING WITHIN VEHICLE USE AREA	ELECTRICAL & MECHANICAL EQUIPMENT, OUTDOOR STORAGE SCREENING	P. SIGNS	Q. LIGHTING										
Urban Transition Subdistrict REQUIRED	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X										
Rural Highway Subdistrict REQUIRED	X	X	X	X	X	X				X	X	X	X	X		X			X	X	X										



Additional Questions, Discussion, Feedback?

