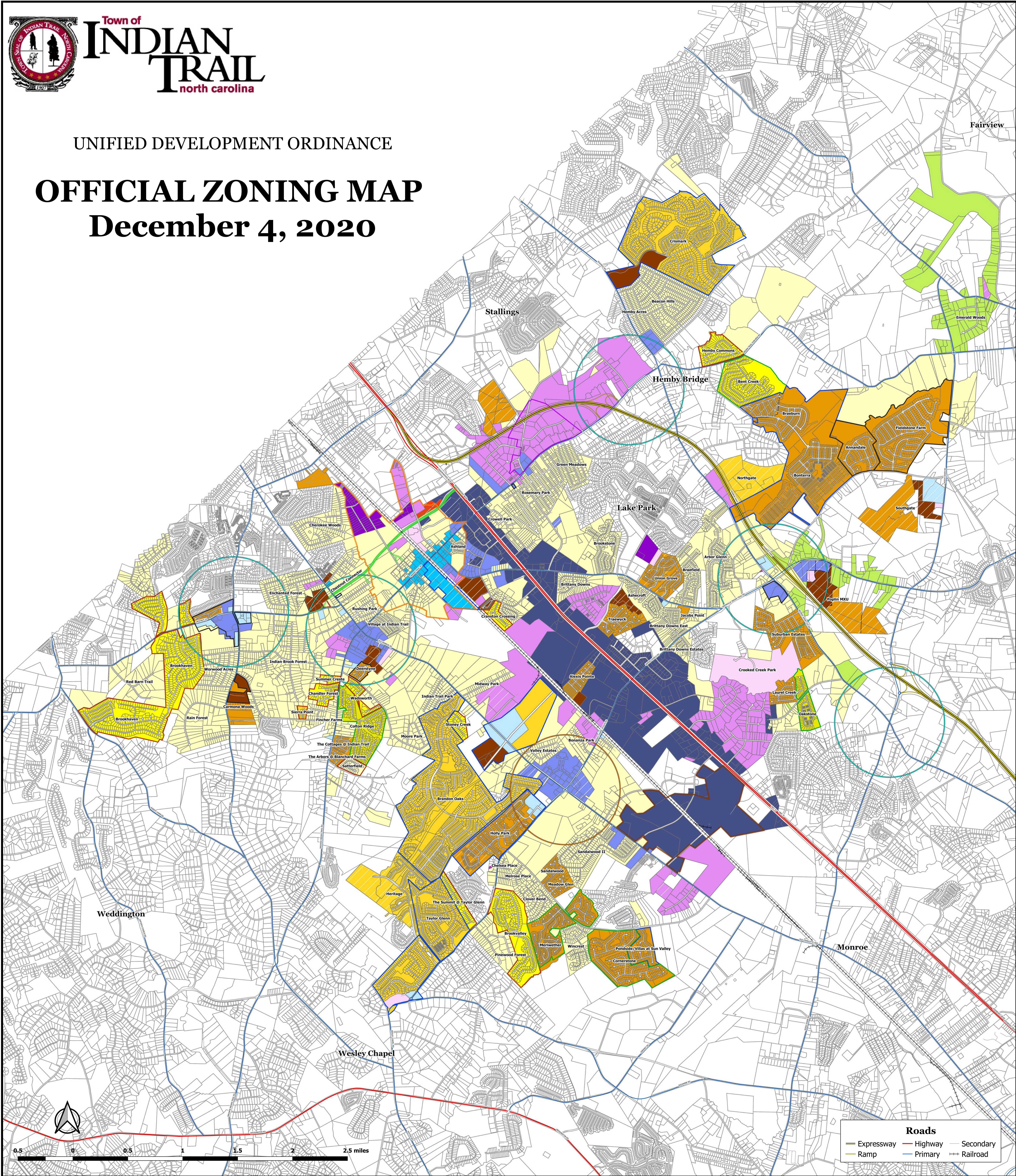




UNIFIED DEVELOPMENT ORDINANCE

OFFICIAL ZONING MAP  
December 4, 2020



Residential Zoning Districts

- RSF: Rural Single-Family (Color = Light Green)**  
The RSF district is intended to accommodate low-density residential uses, including single-family dwellings and Class AA manufactured homes, served by individual wells and sewage disposal systems. These areas are in locations characterized by large lots, agricultural activities, and limited public services or utilities.  
(Minimum Lot Size = 20,000 sf)
- SF-1: Single-Family, Low Density (Color = Beige)**  
The SF-1 district is established to provide a low density area for single-family dwellings under conventional or planned development controls. These areas are typically serviced by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.  
(Minimum Lot Size = 20,000 sf)
- SF-2: Single-Family Low/Medium Density (Color = Bright Yellow)**  
The SF-2 district is intended to accommodate low- to moderate density residential development, including single-family dwellings constructed under conventional or planned development controls, and serviced by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.  
(Minimum Lot Size = 15,000 sf)
- SF-3: Single-Family Medium Density (Color = Green-Yellow)**  
The SF-3 district is intended to accommodate moderate intensity residential uses, generally consisting of single family dwellings, under conventional or planned development controls. These districts are typically serviced by public water and sewer plus the governmental and support facilities necessary to service urban levels of development.  
(Minimum Lot Size = 12,000 sf)
- SF-4: Single-Family Medium/High Density (Color = Light Orange)**  
The SF-4 district is intended to accommodate a variety of moderate intensity single-family development under conventional or planned development controls. Land designated SF-4 shall be serviced by public water and sewer services, plus the governmental and support services necessary for such levels of urban development.  
(Minimum Lot Size = 10,000 sf)
- SF-5: Single-Family High Density (Color = Dark Orange)**  
The SF-5 district is intended to accommodate a variety of moderate to high intensity residential uses, including single-family homes and attached single-family homes under conventional or planned development controls. Land designated SF-5 shall be serviced by public water and sewer services, plus the governmental and support services necessary for such levels of urban development.  
(Minimum Lot Size = 8,000 sf)
- MFR: Multi-Family Residential (Color = Brown)**  
The MFR district is designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings and, as special uses, those service, institutional, public and other compatible uses that are designed, constructed and maintained that they do not detract from the quality of the neighborhood as a place for peaceful, quiet and aesthetically-pleasing residential living.  
(Minimum Lot Size per Unit = 3,350 sf)

Nonresidential Zoning Districts

- CBD: Central Business District (Color = Sky Blue)**  
The CBD district is intended to implement the policies of the Town's Comprehensive Plan that calls for a downtown that serves as a central location that serves all the neighborhoods and sub-areas of the Town. Generally, the CBD district is covered by the Downtown Overlay but eventually the CBD may extend beyond the boundaries of the overlay district.  
(Minimum Lot Area = None; Minimum Lot Area per Dwelling Unit = 3,350 sf)
- NBD: Neighborhood Business District (Color = Light Blue)**  
The NBD district is intended to allow for small scale retail and business service uses in close proximity to residential neighborhoods. The NBD district is intended to allow for "convenience" shopping and services close to home without the need to travel long distances.  
(Minimum Lot Area = 6,000 sf)
- GBD: General Business District (Color = Ocean Blue)**  
The GBD district is intended to provide for businesses that provide goods and services to the entire Town. These districts provide for a wide variety of commercial, financial, business service, and office uses. The service area of businesses in the GBD will be primarily from residents of the Town. The standards that apply in the district are intended to create and maintain an appealing shopping environment for the community.  
(Minimum Lot Area = 6,000 sf)
- RBD: Regional Business District (Color = Dark Navy Blue)**  
The RBD district is intended to establish suitable development standards for the provision of convenience goods, groceries, and services at locations along major transportation routes to the motoring public, both local and transient. The RBD District should always be located with access directly from major or minor thoroughfares, never local residential streets.  
(Minimum Lot Area = 8,000 sf)
- L-I: Light Industrial District (Color = Light Purple)**  
The L-I district is established to provide regulations for the development of areas generally devoted to light manufacturing, processing and assembly uses, warehousing, distribution and servicing enterprises and office and ancillary service activities controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.  
(Minimum Lot Width = None)
- H-I: Heavy Industrial District (Color = Dark Purple)**  
The H-I district is established to produce areas for intensive manufacturing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.  
(Minimum Lot Width = 100 ft)
- I: Institutional District (Color = Rose)**  
The I, Institutional district is intended to provide a transition zone between residential and business or industrial districts and to accommodate a moderate to high intensity mixture of institutional uses. Within this district, uses such as schools, hospitals, government buildings, churches, and public utility buildings may be allowed. Land designated I, Industrial District shall normally be served with public water and sewer services and has direct access to major or minor thoroughfares.

Overlay Districts

Overlay districts are districts that are superimposed over properties that are also subject to the base zoning district requirements. An overlay district can add to the regulations of the underlying district, or make such regulations more restrictive.

- O-VC: Village Center Overlay (Circle with blue line perimeter)**  
The Village Center Overlay Zone is hereby established to provide for the designation of areas within the Town where mixed-use centers may be established. Village Center Overlay Districts may be established with different mixes of land uses and different densities consistent with the broad guidelines established by the Comprehensive Plan. The location of Village Center Overlay Districts will be consistent with the locations identified in the Comprehensive Plan.
- O-V-C: Sub-Regional Center Overlay (Circle with orange line perimeter)**  
The Sub-Regional Center is a larger version of the Village Center intended to concentrate higher-intensity commercial uses that serve a broader market area and higher-density residential. The Sub-Regional Center is located in the Sun Valley Village, generally centered at the intersection of Wesley Chapel Road and Old Monroe Road.
- O-DD: Downtown Overlay (Thick Orange Border)**  
The Downtown Overlay District is established to encourage the development of a mixed-use, pedestrian-oriented downtown business district, with retail, financial, service, office, governmental, cultural and entertainment uses, along with residential options. Within this district, the applicant may use property in accordance with the Table of Permissible Uses for the Downtown Master Plan Overlay District.
- O-MI: Mining Overlay (Thick Brown Border)**  
The mining (M) overlay district is hereby established as a "floating zone" since the precise location of areas within which mineral extraction (including quarrying, open-pit drilling, tunneling, etc.) should be encouraged cannot generally be predetermined. Within this district, the applicant may use property in accordance with the regulations applicable to the underlying zoning district, except that the property may also be used for mining purposes upon issuance of a conditional zoning district.

Pre-Existing Development (PED) Overlays

The Pre-Existing Development Overlays have been created to apply to Planned Residential Developments (PRDs), Planned Unit Development (PUDs), Planned Neighborhood Developments (PNDs), or Conditional Use Districts (CUDs) that were authorized prior to the adoption of this Unified Development Ordinance (UDO).

- PED Overlay 1: Blue Border**  
*Previous Zoning Designation: R-20 Planned Unit Development*
- PED Overlay 2: Red-Brown Border**  
*Previous Zoning Designation: R-20 Planned Residential Development*
- PED Overlay 3: Green Border**  
*Previous Zoning Designation: R-20 Planned Neighborhood Development*
- PED Overlay 4: Black Border**  
*Previous Zoning Designation: Conditional Use Districts*
- PED Overlay 5: Purple Border**  
*Previous Zoning Designation: Old Hickory Planned Industrial District*

Special Purpose Districts

- MXD: Mixed Use Development (Color = Fire Red)**  
The MXD, Mixed Use Development 'district' provides for a mixture of residential and nonresidential uses. Mixed use developments are permissible only on tracts of at least 10 contiguous acres for residential and 25 acres for non-residential mixed use development and shall be processed as a Conditional Zoning District.
- CZ: Conditional Zoning (Color = Base Zoning w/ White Hatch Lines)**  
The Conditional Zoning designation is established to denote rezoning cases with conditions. Properties will be displayed with the base coloring for that zone and white hatching lines.

Establishment of the Official Zoning Map

There shall be a map known as the Official Zoning Map, which shall show the boundaries of all zoning districts within the Town's planning jurisdiction. This map shall be drawn on a durable material or generated in a digital format from which prints or digital copies can be made, shall be dated, and shall be kept in the Town Hall. All zoning representation is approximate and approval documents should be referenced for project specific information.

The location and boundaries of the zoning districts established by this development ordinance are shown on a geographic coverage layer entitled "Zoning" that is maintained as part of the Town's Geographic Information System (GIS) under the direction of the Planning Director. This "Zoning" geographic coverage layer constitutes the Town of Indian Trail' official zoning map. The official zoning map - together with all notations, references, data and other information shown on the map - is adopted and incorporated into this development ordinance. It is as much a part of this development ordinance as if actually depicted within its pages. The Please contact Town staff at 704-821-5401 or in person at 315 Matthews-Indian Trail Road, Indian Trail, NC 28079 with any questions.

**Map Disclaimer:**  
This map is prepared for the inventory of real property found within the Town of Indian Trail, NC and is completed from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The Town of Indian Trail and/or Union County, their officers, employees, and elected officials, and/or any service provider to either entity, assumes no legal responsibility for the information contained on this map.  
  
Grid Based on the North Carolina State Plane Coordinate System  
Lambert Conformal Conic Projection

