

**CHAPTER 3
ESTABLISHMENT OF ZONING DISTRICTS**

Section 3.1 Introduction

In order to achieve the purpose of this Ordinance, the following zoning districts are hereby established. In addition to the primary uses which are permitted by right or through the issuance of a conditional use permit, other uses including accessory uses, off-street parking and signs are permitted as listed in this Ordinance.

Section 3.2 Zoning Districts

General Zoning Districts are designated throughout the zoning jurisdiction and include numerous uses which are allowed by right subject to those uses meeting yard and height regulations. In addition, each zone allows for conditional uses which may be developed once a conditional use permit has been issued by the Town Council. The following zoning districts are hereby established:

3.2.1 R-A Residential Agricultural District

This district is established to encourage the continuance of low density residential uses as well as recreational opportunities. The R-A district has access to public water and sewer.

3.2.2 R-20 Residential District

This district is established to provide areas for low to medium density residential purposes. This district has access to public water and sewer.

Residential uses permitted in this zoning district are single-family dwellings, duplexes and isolated manufactured homes. In addition, a limited number of nonresidential uses are allowed in this district which are not permitted in other residential districts contained in this Ordinance. Some of these uses, which could potentially have a substantial effect upon adjoining properties, are subject to the issuance of a conditional use permit by the Town Council.

3.2.3 R-10 Residential District

The R-10 Residential District is established primarily as a medium density residential district for the location of single-family dwellings along with their customary accessory uses so as to establish areas where development patterns can be somewhat more dense. It is expected that all dwellings will have access to public water and sewer facilities.

In addition to single-family dwelling units, a limited number of home occupations and public and private community uses are permitted in this district. Some nonresidential uses require the issuance of a conditional use permit by the Town Council.

3.2.4 C-B Central Business District

This district is established as the centrally located trade and commercial service area of Badin. The regulations of this district are designed to encourage the continued use of land for community trade and commercial service uses and to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets.

This district encourages the use of Residential-Commercial mixed uses in one building, such as residential units on the upper floors and commercial uses on the street level. Mixed uses encourage the pedestrian orientation of C-B areas, and help ensure a lively and vibrant downtown. This district has access to public water and sewer.

3.2.5 G-B General Business District

The purpose of this district is to provide a wide array of primarily retail and personal service uses to a large trading area for persons residing in and/or traveling through the Badin area. Such uses shall be located and designed in such a manner so as to promote aesthetics, the safe and efficient movement of traffic, and to not unduly burden adjoining thoroughfares. Given the large traffic volumes generated by uses located in such a district, any area so zoned shall have access onto an arterial or collector highway. G-B zoned areas have access to public water and sewer.

3.2.6 M-I Light Industrial District

This district is designed primarily for general industrial and warehousing operations, which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential and business districts. including manufacturing, processing and assembling of goods, product distribution facilities, and a broad variety of specialized commercial and industrial operations. The large majority of industrial uses are allowed by right. Public water and sewer is provided to areas zoned M-1.

3.2.7 M-2 Heavy Industrial District

The M-2 Zoning District is designed to accommodate all but the most obnoxious industries. However, it is expected that industries permitted here by right will minimize their emission of smoke, dust, fumes, flare, noise, and vibrations. Public water and sewer service is provided to areas zoned M-2.