At a Glance: Annotated Table of Contents for the 2021 Land Development Code

The annotated table of contents is provided, in part, to help connect, for review purposes, the existing Land Development Code to the proposed Land Development Code. This is a general starting point for comparing the two documents. The proposed articles are summarized here.

**Article 1. Purpose and Organization** lays out the purpose, form, and statutory authority for the Land Development Code. This article replaces current Article 1.

**Article 2. Zoning Districts** describes each zoning district, including the purpose, permitted uses, and district-specific standards. This article replaces current Article 5.

**Article 3. Use Standards** contains prescribed and special conditions for certain uses, conditions for accessory uses, and temporary use standards. This article replaces current Article 6 and portions of current Article 11.

**Article 4. Environmental Standards** spells out stormwater regulations, floodplain management, conservation resource regulations, and standards for exceptionally-design projects. This article replaces current Article 10 and portions of article 5, 6, 13, and 14.

**Article 5. Site Development Requirements** includes standards for site landscaping (including tree preservation, buffers, and street yard landscaping) parking requirements, sign regulations, frontage standards, and proportionate compliance standards. This article consolidates current articles 8, 9, and 12, and portions of current article 5, 11, and 14.

**Article 6. Subdivision of Land** defines provisions for subdividing land and the extension of public infrastructure, including streets, sidewalks, bicycle and pedestrian facilities, and water and sewer infrastructure. This article replaces current Article 7, and portions of current Article 3.

**Article 7. Administrative Provisions** outlines procedures for site plan review, zoning map amendments (rezoning), special use permits, variances, subdivision review, certificates of appropriateness, and modifications to approved plans. This article also describes boards, commissions, and committees, as well as administration and enforcements. This replaces portions of current article 2, 3, and 5.

**Article 8. Measurements and Definitions** prescribes how certain things are measured and also includes interpretations and definitions. This article replaces current Article 15 and a portion of Article 1.
Annotated Table of Contents for the 2021 Land Development Code

How to use this tool: Each article or division is annotated to explain the general purpose and content of that section. Also noted is which, generally, each article replaces in the current LDC. Within each section, if available, a link to the roughly equivalent LDC division or section is provided; there may be one or more additional sections that have been consolidated or reconfigured that are not linked here. Where there may not be a direct section equivalent, an overarching, more general link is provided. Because the new code is not simply a remake of the current code, there is not always a direct translation or replacement. Further, as the 2021 code is still under development, this table of contents should be considered incomplete and subject to change. This table of contents and these links to the current code do not serve as a full comparison between the two documents but offer a general overview and starting point for review.

Article 1. Purpose and Organization

This article outlines the purpose of the land development code, the state statutes from which the city derives the authority to adopt and implement the code, how the code works in concert with adopted plans, and the effective date of the chapter.

This article replaces much of what is in the current Article 1, In General.

Sec. 18-1. Title
Sec. 18-2. Authority
Sec. 18-3. Jurisdiction
Sec. 18-4 Purpose
Sec. 18-5. Relationship to Long-range Plans
Sec. 18-6 Interpretation
Sec. 18-7. Severability
Sec. 18-8 Effective date
Secs. 18-x – 18.x. Reserved

Article 2. Zoning Districts

Generally, this article replaces the current Article 5, Zoning District Regulations. Sections of the current Article 5 related to the floodplain overlay district move to Article 4.

Division 1. Zoning Districts, Map, and Uses
This section outlines the types of uses (by right, prescribed conditions, special uses, and prohibited use), requirement for zoning permits for new uses and certain changes of use, how uses not listed specifically will be interpreted, and the process for a use interpretation. This section also contains the universal use table, listing all permitted uses in all districts.

Sec. 18-x. Districts Established
Sec. 18-x. Conformity Required
Sec. 18-x. Official Zoning Map
Sec. 18-x. Uses
Secs. 18-x – 18-x. Reserved.

Division 2. Residential Districts

This division lists residential districts, the uses permitted within residential districts, dimensional standards (lot area, setbacks, building footprint, building height), and any district-specific standards, such as design criteria for multiple dwelling and manufactured housing sites. R-20, MF-MH, and MF-H are proposed to become legacy districts, with the remainder of the residential districts carrying forward in a similar manner to the current code.

Sec. 18-x. Purpose Statements
Sec. 18-x. Residential Use Table
Sec. 18-x. Dimensions
Sec. 18-x. District Specific Standards
Secs. 18-x – 18-x. Reserved

Division 3. Mixed-Use Districts

This division includes uses, dimensional standards (lot area, setbacks, building footprint, building height), and district-specific standards for mixed use districts, which at this time include the UMX (only within the 1945 Corporate Limits) and RO districts. District-specific standards include frontage standards within the UMX district and site design standards. Additional mixed-use options are included as uses permitted with prescribed conditions within certain other districts (Article 3). MX is proposed to become a legacy district

Sec. 18-x. Purpose Statements
Sec. 18-x. Mixed-Use Use Table
Sec. 18-x. Dimensions

Sec. 18-x. District-Specific Standards

Sects. 18-x – 18-x. Reserved

**Division 4. Historic Districts**

This division includes uses, dimensional standards (lot area, setbacks, building footprint, building height), and district-specific standards for historic districts. District-specific standards include a standard for parking decks in the HDMU and HD to include commercial uses for a minimum depth of 15 feet on the ground floor.

Sec. 18-x. Purpose Statements

Sec. 18-x. Historic Districts Use Table

Sec. 18-x. Dimensions

Sec. 18-x. District-specific Standards

**Division 5. Form Districts**

This division will include the Central Business District (CBD) regulations, which are still being drafted. It is intended that the CBD regulations will be brought forward as part of the comprehensive LDC document. It is the intention of staff to bring forward, following the adoption of the LDC, at least one form-based district. A form district focuses on the regulation of the interaction of buildings with the public realm and less so on specific uses. Because the development of a form-based code will require significant public input, these districts will be a second phase of the LDC adoption.

**Division 6. Commercial Districts**

This division includes uses, dimensional standards (lot area, setbacks, building footprint, building height), optional height increase standards, residential compatibility standards for development adjacent to single-dwelling residential development, and district-specific standards for commercial districts. District-specific standards include parking standards, utility screening, and building materials. Proposed are CB, RB, CS, and O&I; proposed to be eliminated are O&I-2 and NB.

Sec. 18-x. Purpose Statements

Sec. 18-x. Commercial Use Table

Sec. 18-x. Dimensions

Sec. 18-x. District Specific Standards

Sec. 18-x – 18-x. Reserved
Division 7. Industrial Districts

This division includes uses, dimensional standards (lot area, setbacks, building footprint, building height), optional height increase standards, residential compatibility standards for development adjacent to single-dwelling residential development, and district-specific standards for commercial districts. District-specific standards include parking standards, utility screening, and building materials.

Proposed are two districts, LI and IND. The current code includes AI, Airport Industrial, which is proposed to be a legacy district.

Sec. 18-x. Purpose Statements
Sec. 18-x. Industrial Use Table
Sec. 18-x. Dimensions
Secs. 18-x – 18-x. Reserved

Division 8. Overlay, Special, and Legacy Districts

This division includes uses and dimensional standards (lot area, setbacks, building footprint, building height) for the Cemetery District, provisions for historic overlay districts, provisions for the Wrightsville Avenue Corridor Overlay, and guidelines for legacy districts.

Sec. 18-x. CEM, Cemetery District
Sec. 18-x. HDO, Historic District Overlay
Sec. 18-x. WACO, Wrightsville Avenue Corridor Overlay
Sec. 18-x. Legacy Districts
Secs. 18-x – 18-x. Reserved

Article 3. Use Standards

This article includes the conditions for uses listed as permitted by prescribed conditions or by special use permit. Also included are provisions for temporary uses across all districts. These standards include regulations for mixed-use as a use within specific districts, rather than as a discrete zoning district, as well as proposed workforce housing mixed-use standards. Uses are only subject to these conditions if they are listed in the use table as permitted by prescribed conditions or by special use permit; if the use is listed as permitted by right, it is not subject to these conditions. Uses may be listed as permitted in more than one manner, depending on the zoning district. Some uses may
function as a principal or primary use or as an accessory use (e.g., a restaurant may be
the primary use of a lot, with accessory outdoor seating; a principal dwelling unit may be
the primary use of a lot, with an accessory dwelling unit on the property). Accessory uses
and uses permitted by prescribed conditions/SUP have been separated and conditions
grouped by use and not by zoning district.

This article generally replaces the current Article 6, Supplemental Development
Regulations, and portions of Article 11, Site Design Standards.

Because several existing uses have been combined, reconfigured, or moved to other
sections, links provided to the current code for this article should not be considered all
inclusive. For example, “assembly” includes religious, entertainment and trade, and
community, but only religious assembly is linked in this table of contents. How the uses
are permitted (by prescribed conditions or by special use permit) and in which districts
are also not reflected with these links.

Division 1. Use Standards

Sec. 18-xx. Uses Distinguished

Division 2. Use-Specific Standards

Sec. 18-xx. Applicability

Sec. 18-xx. Airport

Sec. 18-xx. Alternative Financial Service

Sec. 18-xx. Animal Hospital, Veterinary Clinic with Outdoor Pens or Runs

Sec. 18-xx. Artisan Food and Beverage Production

Sec. 18-xx. Assembly

Sec. 18-xx. Assisted Living Residence

Sec. 18-xx. Auction House

Sec. 18-xx. Bed and Breakfast Lodging

Sec. 18-xx. Brewery or Distillery

Sec. 18-xx. Campground

Sec. 18-xx. Commercial Parking

Sec. 18-xx. Commercial Recreation, Outdoor

Sec. 18-xx. Community Garden
Sec. 18-xx. Continuum of Care Community
Sec. 18-xx. Contractor Storage Yards
Sec. 18-xx Correctional Facility
Sec. 18-xx. Daycare, Adult or Child
Sec. 18-xx. Dormitory, Fraternity, or Sorority House
Sec. 18-xx. Dwelling Unit
Sec. 18-xx. Electronic Gaming Establishment
Sec. 18-xx. Equipment Repair
Sec. 18-xx. Family Care Home
Sec. 18-xx. Farmers’ Market
Sec. 18-xx. General Business Service
Sec. 18-xx. General Retail
Sec. 18-xx. Government Facilities Outside Rights-of-Way
Sec. 18-xx. Group Home Residential
Sec. 18-xx. Group Home Supportive: Small, Medium, or Large
Sec. 18-xx. Heliport/Helipad
Sec. 18-xx. Home Maintenance Service
Sec. 18-xx. Homestay Lodging
Sec. 18-xx. Hospital
Sec. 18-xx. Kennel, Commercial
Sec. 18-xx. Library
Sec. 18-xx. Marina
Sec. 18-xx. Motion Picture Production and Distribution
Sec. 18-xx. Moving Company
Sec. 18-xx. Multiple-dwelling Mixed-use
Sec. 18-xx. Museum/Cultural Arts Center
Sec. 18-xx. Nightclub
Sec. 18-xx. Nursery and Greenhouse
Sec. 18-xx. Outdoor Storage
Sec. 18-xx. Railroad Facilities, Freight or Passenger
Sec. 18-xx. Recreation Facility, Private
Sec. 18-xx. Restaurant
Sec. 18-xx. School
Sec. 18-xx. Self-storage Facility
Sec. 18-xx. Sexually-oriented Business
Sec. 18-x. Solar Farm
Sec. 18-xx. Spa and Health Club
Sec. 18-xx. Truck Stop
Sec. 18-xx. Utility and Public Facility
Sec. 18-xx. Vehicle Renting
Sec. 18-xx. Vehicle Repair and Service
Sec. 18-xx. Vehicle Sales/Leasing
Sec. 18-xx. Vehicle Towing
Sec. 18-xx. Vehicle Wash
Sec. 18-xx. Warehouse and Distribution Centers
Sec. 18-xx. Whole-house Lodging
Sec. 18-xx. Wholesale Business
Sec. 18-xx. Wind Energy Conversion System, Commercial
Sec. 18-xx. Wireless Telecommunication Facilities and Towers

Division 3. Accessory Use Standards

Sec. 18-xx. Accessory Use Standards
Sec. 18-xx. Accessory Structures and Buildings
Sec. 18-xx. Accessory Dwelling Unit (ADU)
Sec. 18-xx. Amateur Radio Antennas
Sec. 18-xx. Caretaker Dwelling
Sec. 18-xx. Community Boating Facility
Sec. 18-xx. Dish Antenna
Sec. 18-xx. Drive-through Facilities
Sec. 18-xx. Fuel Pumps
Sec. 18-xx. Home Occupation
Sec. 18-xx. Internal Service Facilities
Sec. 18-xx. Outdoor Sales, Display
Sec. 18-xx. Outdoor Seating
Sec. 18-xx. Outdoor Storage
Sec. 18-xx. Shipping Containers for Storage
Sec. 18-xx. Solar Energy Systems, Accessory
Sec. 18-xx. Swimming Pools, Private
Sec. 18-xx. Vending Machines
Sec. 18-xx. Wind Energy Conversion System

Division 4. Temporary Use Standards
Sec. 18-xx. Purpose
Sec. 18-xx. Use Table for Temporary Uses
Sec. 18-xx. General Standards

Division 5. Temporary Use Specific Standards
Sec. 18-xx. Temporary Use Standards
Sec. 18-xx. Fairs or Related Temporary Recreation or Entertainment Events
Sec. 18-xx. Family Health Care Unit
Sec. 18-xx. Helicopter Tours
Sec. 18-xx. Mobile Food Unit
Sec. 18-xx. Non-permanent Housing and Facilities in Redevelopment and Disaster Areas
Sec. 18-xx. Open Lot Sales for Agricultural, Craft, and Related Products
Sec. 18-xx. Real Estate Sales Office
Sec. 18-xx. Wireless Telecommunication Towers
Sec. 18-xx. Yard Sales

Article 4. Environmental Standards

This article includes the standards for stormwater management, floodplain management (listed as an overlay district in the current code), and conservation resource regulations. Also included in are the regulations for exceptionally-designed projects, an optional development pattern that allows for additional impervious surface for developments that incorporate sustainable development techniques.

This article replaces the current Article 10, Exceptionally Designed Projects, portions of current Articles 5, 6, and 13, (Zoning District Regulations, Supplemental Development Regulations, and Floodplain Management) and a portion of Article 14, Public Infrastructure.

Division 1. Stormwater Management
Sec. 18-xx. General Provisions
Sec. 18-xx. Administration and Procedures
Sec. 18-xx. Standards
Sec. 18-xx. Maintenance
Sec. 18-xx. Stormwater Drainage

Division 2. Floodplain Management
Sec. 18-xx. General Provisions
Sec. 18-xx. Administration and Enforcement
Sec. 18-xx. Floodplain Management Standards
Sec. 18-xx. Miscellaneous Provisions

Division 3. Conservation Resource Regulations
This division includes the identification of conservation resources (primary nursery areas, coastal wetlands, and 404 wetlands), preservation options, and regulations for structures, including setbacks, buffers, erosion control, and stormwater management. These regulations are in addition to any other regulations established elsewhere in the Land Development Code.

Sec. 18-xx. Purpose

Sec. 18-xx. Applicability

Sec. 18-xx. Conservation Resources

Sec. 18-xx. General Performance Controls

Sec. 18-xx. Vegetated Buffer Controls

Division 4. Exceptionally-designed Projects

Sec. 18-xx. Purpose

Sec. 18-xx. Applicability

Sec. 18-xx. Compliance with Exceptionally Designed Standards

Sec. 18-xx. Scaled Criteria

Article 5. Site Development Requirements

This article outlines the requirements for both new development and redevelopment, with standards for site landscaping, including parking lot islands, tree preservation, buffers, and street yard landscaping), parking requirements (which move from both a minimum and a maximum standard to simply a maximum number of parking spaces for nonresidential uses), sidewalks, sign regulations, frontage standards (specific design, dimensional, and public realm standards along major roadways), proportionate standards, which are intended to facilitate redevelopment by prescribing the level of compliance required with various site development requirements when a site is redeveloped, and consolidates the alternative lot layouts into one location within the code.

This article replaces the current Article 8, Landscaping, Article 9, Off-street Parking and Loading, Driveways, Article 12, Sign Regulations, and portions of article 5, 11, and 14 (Zoning District Regulations, Site Design Standards, and Public Infrastructure).

Division 1. Landscaping

Sec. 18-xx. General

Sec. 18-xx. General Standards for Landscaping
Sec. 18-xx. Tree Preservation
Sec. 18-xx. Tree Removal
Sec. 18-xx. Street Yard Landscaping
Sec. 18-xx. Parking Lot Landscaping
Sec. 18-xx. Foundation Plantings
Sec. 18-xx. Buffer Yards
Sec. 18-xx. Screening for Dumpsters, Utilities, and Outside Storage Areas
Sec. 18-xx. Fences, Walls, and Screens
Sec. 18-xx. Landscaping for Expansions to Existing Principal Structures or Uses
Sec. 18-xx. Authority to Treat or Remove Trees on Private Property

Division 2. Parking Standards

Sec. 18-xx. Purpose and Overview
Sec. 18-xx. Quantity of Parking
Sec. 18-xx. Parking Location and Access
Sec. 18-xx. Parking Lot Design
Sec. 18-xx. Limitations on Use of Parking Lots
Sec. 18-xx. Loading

Division 3. Proportionate Standards

Sec. 18-xx. General Applicability
Sec. 18-xx. Proportionate Compliance

Division 4. Sidewalks and Infrastructure

Division 5. Signs

Division 6. Frontage Standards

Sec. 18-xx. Generally
Sec. 18-xx. Street-specific Standards

Division 7. Dimensional Standards and Exceptions

Sec. 18-xx. Generally Applicable Standards
Sec. 18-xx. Setback Adjustments and Encroachments

Sec. 18-xx. **Height Adjustments and Exceptions**

**Division 8. Alternative Lot Layouts**

Sec. 18-xx. Cohesive Development Projects

Sec. 18-xx. **Zero Lot-Line Development**

Sec. 18-xx. **Courtyard Development**

**Article 6. Subdivision of Land**

*This article outlines provisions for subdividing land and the extension of public infrastructure, including the coordination of streets, sidewalks, bicycle and pedestrian facilities, and water and sewer infrastructure.*

*This article replaces current Article 7, Subdivision of Land and portions of the current Article 3, Enforcement and Review Procedures.*

**Division 1. Subdivision General Provisions**

Sec. 18-xxPurpose

Sec. 18-xx. Applicability

Sec. 18-xx. Exemptions

Sec. 18-xx. Compliance with Other Standards

Sec. 18-xx. **Plat Submission and Approval**

Sec. 18-xx. No Service Until Full Compliance

Sec. 18-xx. Phasing Plan

**Division 2. Required Improvements**

Sec. 18-xx. **Sidewalks, Walkways, and Bikeways**

Sec. 18-xx. Streets

Sec. 18-xx. Public Transportation System

Sec. 18-xx. Subdivision Names; Street Names and Signs

Sec. 18-xx. Street Lights

Sec. 18-xx. Traffic Control Devices

Sec. 18-xx. Grading
Sec. 18-xx. Control Monuments
Sec. 18-xx. Easements
Sec. 18-xx. Electric and Communication Utilities
Sec. 18-xx. Fire Hydrants
Sec. 18-xx. Private Areas within Subdivisions
Sec. 18-xx. Water Supply and Sewage Disposal
Sec. 18-xx. Open Space
Sec. 18-xx. Reservation of Public Sites

Division 3. Design Standards
Sec. 18-xx. Generally
Sec. 18-xx. Alternate Design and Construction Methods, Uses, and Materials
Sec. 18-xx. Bikeways
Sec. 18-xx. Blocks, Lots, and Access
Sec. 18-xx. Intersections
Sec. 18-xx. Lots

Division 4. Construction
Sec. 18-xx. Construction Plans and Permits
Sec. 18-xx. Construction Procedures

Division 5. Specifications for Required Plats and Related Plans, Certificates, and Statements
Sec. 18-xx. Contents of Preliminary Plans
Sec. 18-xx. Contents of Constructions Plans and Profile Sheets
Sec. 18-xx. Contents of the Final Plat


This article outlines the requirements for many common procedures, including site plan review, zoning map amendments (rezoning), special use permits, variances, subdivision review, certificates of appropriateness, and modifications to approved plans. This article also describes planning and zoning-related boards, commissions, and committees, including their roles and organization. The final division covers administration, violations, and enforcement.
This article replaces portions of the current articles 2, 3, and 5 (Administrative Officials and Agencies, Enforcement and Review Procedures, and Zoning District Regulations).

Division 1. Generally Applicable Procedures
   Sec. 18-xx. General Procedures
   Sec. 18-xx. Pre-application Meeting
   Sec. 18-xx. Neighborhood Meeting
   Sec. 18-xx. Application Submission, Contents, Fees
   Sec. 18-xx. Public Notice
   Sec. 18-xx. Legislative and Quasi-judicial Hearings
   Sec. 18-xx. Procedures for Complete Applications with Changed Status
   Sec. 18-xx. Appeal
   Sec. 18-xx. Post-review Actions

Division 2. Specific Administrative Procedures
   Sec. 18-xx. Zoning Map Amendment – General
   Sec. 18-xx. Conditional Zoning Map Amendment
   Sec. 18-xx. Land Development Code Text Amendment
   Sec. 18-xx. Site Plan Review
   Sec. 18-xx. Special Use Permit
   Sec. 18-xx. Appeal of Administrative Determination
   Sec. 18-xx. Variance
   Sec. 18-xx. Floodplain Variance
   Sec. 18-xx. Subdivision Plat
   Sec. 18-xx. Expedited Subdivision
   Sec. 18-xx. Subdivision Improvements
   Sec. 18-xx. Official Acceptance of Improvements
   Sec. 18-xx. Historic Preservation
   Sec. 18-xx. Vested Rights
Sec. 18-xx. Sign Permit
Sec. 18-xx. Building Permit
Sec. 18-xx. Certificate of Occupancy
Sec. 18-xx. Appeals
Sec. 18-xx. Design Adjustment
Sec. 18-xx. Administrative Adjustment

Division 3. Boards, Commissions, and Committees

Sec. 18-xx. Board of Adjustment
Sec. 18-xx. Planning Commission
Sec. 18-xx. Historic Preservation Commission
Sec. 18-xx. Technical Review Committee
Sec. 18-xx. Design Adjustment Committee

Division 4. Nonconformities and Vested Rights

Sec. 18-xx. General
Sec. 18-xx. Nonconforming Uses of Land
Sec. 18-xx. Extension or Enlargement of Nonconforming Situations
Sec. 18-xx. Change in Kind of Nonconforming Use
Sec. 18-xx. Abandonment and Discontinuance of Nonconforming Situations
Sec. 18-xx. Amortization of On-premises Signs
Sec. 18-xx. Vested Rights

Division 5. Administration, Violations, and Enforcement

Sec. 18-xx. Penalties and Remedies
Sec. 18-xx. Withholding or Revocation of Permits

Article 8. Measurements and Definitions

This article includes prescriptions for how things are measured, including time and lot dimensions and measurements, interpretations, and definitions. The measurements section is regulatory in nature and includes a significant number of diagrams to illustrate the provisions. The definitions section defines terms used throughout other articles and aids in differentiation
between similar, but distinct, uses. Also included are commonly used terms with a cross reference to the prescriptive terminology.

This article replaces current Article 15, Definitions, and portions of Article 1, In General.

Division 1. Measurements

Sec. 18-xx. Fractions and Computation of Time

Sec. 18-xx. Footprint, Height, and Lot Type Measurements and Regulations

Sec. 18-xx. Lot Measurement Instructions and Regulations

Division 2. Interpretation

Sec. 18-xx. Rules of Interpretation

Division 3. Definitions

Sec. 18-xx. A/B/C Definitions

Sec. 18-xx. D/E/F Definitions

Sec. 18-xx. G/H/I Definitions

Sec. 18-xx. J/K/L Definitions

Sec. 18-xx. M/N/O Definitions

Sec. 18-xx. P/Q/R Definitions

Sec. 18-xx. S/T/U Definitions

Sec. 18-xx. W/X/Y/Z Definitions