

DEMOGRAPHICS:

MILES	1MI	3 MI	5 MI
POPULATION	3,749	22,063	47,082
HOUSEHOLDS	1,707	8,865	19,106
AHI	\$64,639	\$69,372	\$67 <i>,</i> 695
EMPLOYEES	3,067	13,895	30,749

1.01 Acres

HIGHLIGHTS:

- * Utilities at site
- * Level grade
- * Validated Trade Area

LOCATION:

- * No restrictions from Mall
- * Zoned HB

TRAFFIC COUNTS:

20,500 on Statesville Blvd.



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Permitted Use Tables

													CHAI	PTER 2: D	ISTRIC	TS
P Permitted PS Permitted subject PND Permitted as new of			1 Chapter 3			Not	Permitted	,	I subject to A osed and ado							
	TI	T2	T3		T4		7	5	T6		Assigned	Districts		Plant	ed Develop	ment
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
Manufacturing / Wholesale		Storage														
Agriculture	p	P	_	_	_	_	_	_	_		_	_	_	_	_	_
Laundry, dry cleaning plant		_								P	P	Р	Р			
Manufacturing, Light								P	p	p	p	p				_
Manufacturing, Neighborhood	—					PS	P	P	P	P	P	P				P
Manufacturing, Heavy			_									P		_		
Media production	_							р	р	р	р	p	р			_
Metal products fabrication,																
machine or welding shop	-							P	P	P	P	P				
Mini-Warehouse		_						P		P	P	P				_
Research and development	_							SUP/CD	SUP/CD	p	- P	P	p			P
Storage: Outdoor Storage Yard								301700	00017000							
as a primary use	—									—	P	P				
Storage: Warehouse/Indoor			-	-												
Storage	—							PS	PS	P	р	P				
Wholesaling and distribution	—	_	—					_		Р	р	P				_
Civic / Institutional																
Camperound	PS	PS		_								_		_		
Cemetery	p	PS				PS	PS	p	p	P	р	P	P		p	P
College/University	_		_			SUP/CD	SUP/CD	SUP/CD	SUP/CD	_	_	_	_	Р	_	_
Hospital						SUP/CD	SUP/CD	SUP/CD	SUP/CD				P	P		
Public Safety Station	_	SUP/CD	SUP/CD	SUP/CD	SUP/CD	PS	PS	P	P	P	P	P	P	SUP/CD	P	P
Religious Institution	_	p	p	p	p	p	p	P	P	p	p	p	P	p	p	p
School: Elem, & Secondary	_	P	P	p	P	P	P	P	P	_	_	_	_	P	_	P
School: Vocational/Technical	_		_	_		P	p	p	P	P	p	P	P	P	р	P
Transportation / Infrastruc	ture															
Air Transportation	_	SUP/CD		_	_	_	_	_	_		р	P	_	—	_	_
Parking Lot (primary usc)						P	Р	P	P	P	р	P	Р	_		_
Parking Structure (primary use)	_					SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	_		SUP/C
Road/Rail Transit - Passenger	—		_			P	Р	Р	P	Р	р	P	Р	_	Р	Р
Road/Rail																
Freight/Courier/Trucking	—									P	Р	P				
Utilities-Class 1	P	P	P	Р	P	P	P	P	P	P	Р	P	P	P	P	P
Utilities-Class 2	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	р	p	P	P	P	P	P	P	p	SUP/C
Utilities-Class 3		SUP/CD		-		_	-	SUP/CD		SUP/CD	p	P	-		-	
Wireless Telecomm Facility:			PS	DC	TIC	PS	DC	PS	PS	PS	DC	DC	DC.	PS	THC .	The second
Stealth	—		15	PS	PS	15	PS	1.2	15	15	PS	PS	PS	15	PS	PS
Wireless Telecomm Facility:								SUP/CD	SUP/CD	SUP/CD	PS	PS	SUP/CD	SUP/CD		
Tower								SUP/CD	ser/cb	SUP/CD	13	15	SCP/CD	SCP/CD		—

SALISBURY, NC LAND DEVELOPMENT ORDINANCE ADOPTED DECEMBER 18, 2007; EFFECTIVE JANUARY 1, 2008

2-27

AMENDED 2/5/08, ORD.2008-03; 5/6/08, ORD.2008-17; 9/2/08, ORD.2008-44; 1/18/11, ORD.2011-03; 3/15/11, ORD.2011-13; 6/4/13, ORD.2013-25; 3/17/15, ORD.2015-07; 8/18/15, ORD.2015-27; 3/7/17, ORD.2017-17; 10/2/18, ORD.2018-48; 4/6/2019, ORD.2019-19



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CHAPTER 2: DISTRICTS

C. Use Matrix

P Permitted PS Permitted subject	ALC: NO	Real and a	Charter 1		SU		al Use Permi Permitted	t required an	d subject to /	Additional Str	indards in Cl	apter 3				
PS Permitted subject PND Permitted as new of			n Chapter 3		CD			d when proc	osed and ade	opted as part	of a Conditic	nal District				
				T4 T5 T6 Assigned Districts Planned Devel												
	T1	T2	T3		T4		T5		T6						inned Developmen	
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TNI
Residential																
Dwelling-Single Family	P	P	P	P	P	P	P	P	P			—		P	P	P
Dwelling-Multifamily			PND	p	PS	P	р	р	p	р			p	_	р	р
4 units/bldg, or less			PIND	- P	1.9	- P	P	P	- P	1 P	_		1 B	_	- P	- P
Dwelling-Multifamily						p	P	р	p	p			P			P
more than 4 units/bldg.						- P	P	P	P P	P	—		100 C	—		P
Dwelling-Secondary		SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	P	P	P				P	—		P
Family Care Home	_	р	р	р	p	р	р	р	р	р	_		P	р	_	р
(6 or less residents)				- P		- P	P	P	- P	1 P 1	—		1 P. 1	P		- P
Home Occupation	PS	PS	PS	PS	PS	PS				—	—		PS	PS	PS	PS
Housing Service for the Eklerly			PS	PS	—	P	P	P	P	P	—		P	P		P
Live-Work Unit						PS	PS	PS	PS	—	—		PS	—		PS
Manufactured Housing		PS	_								—				PS	-
odging																
Bed and Breakfast	_	р	P	P	P	P	P	P	P	P	_	_	P	_	_	P
Hotel/Motel/Inn		_	_	_	_	_	_	P	P	p	_		P	_		P
Rooming or Boarding House								_	_				P			P
Office / Service																
Animal Services		PS		PS			P	D	P	p	P	P	P			P
Banks, Credit Unions, Financial		15		15							_					
Services						P	P	P	P	P	—		P	—		P
Business Support Services						p	p	p	p	р	P	р	р			P
Child Care Home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			PS	PS	PS	PS
Child Care Center in Residence	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	PS	PS	PS	PS	PS			PS	PS	PS	PS
Commercial Child Care Center	3017035	JUTTED	301703	301700	serres	SUP/CD	PS	PS	PS	PS			PS	PS	-	PS
Community Service																
Organization						P	P	P	P	P	—		P	Р		P
Drive Thru Service			-			PS	PS	p	SUP/CD	p						SUP/
Equipment Rental	_	_	_			-	_	p	PS	p	p	P	_			3017
Funeral Home							р	P	P	p	-		Р	_		P
Group Care Facility																-
(More than 6 residents)				SUP/CD	—	PS	PS	PS -	PS	PS			PS	PS		PS
Government Services	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/
Laundry Services				and a state		p	p	p	p	p						p
cannery our need						P	P	P	P					SUP/CD		P

SALISBURY, NC LAND DEVELOPMENT ORDINANCE

Adopted December 18, 2007; Effective January 1, 2008 Amended 2/5/08, Ord.2008-03; 5/6/08, Ord.2008-17; 9/2/08, Ord.2008-44; 1/18/11, Ord.2011-03; 3/15/11, Ord.2011-13; 6/4/13, Ord.2013-25; 3/17/15, Ord.2015-07; 8/18/15, Ord.2015-27; 3/7/17, Ord.2017-17; 10/2/18, Ord.2018-48; 4/6/2019, Ord.2019-19



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CHAPTER 2: DISTRICTS

PS Permitted subject PND Permitted as new			n Chapter 5		c		Permitted is not require	ed when prop	osed and add	opted as part of	of a Conditio	anal District				
	T1	T2	T3	T4 T5 T6							Assigned 1	Plann	Planned Development			
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
ffice / Service (cont.)																
Outdoor Kennels	—	Р		_	_	_		P		P		_				
Post Office		_	_			р	p	P	P	p	p		Р	P		P
Professional Services				PND		P	P	P	P	P	P	Р	P			P
Residential Treatment Facility		SUP/CD	_			SUP/CD	SUP/CD	P	_	p	_	_	_	_		SUP/C
Studio: Art, dance, martial arts,		301/01/						-								
nusic						Р	P	P	P	P			Р	SUP/CD		P
Vehicle Services: Minor								<u> </u>								
Maintenance/Repair							P	P	P	P	P	P	-			
Vehicle Services: Major																
Repair/Body Work								SUP/CD	PS	PS -	P	P	-			
etail / Restaurant																
Alcoholic Beverage Sales Store							SUP/CD	p	D	19			SUP/CD			p
Auto Parts Sales							SCP/CD	P	P	P P			SUP/CD			- P
Bar/Tavern/Night Club			-				SUP/CD	SUP/CD	SUP/CD	SUP/CD						P
Drive-Thru Retail/Restaurant			-					p	P	p						P
			-		_	-				P P	P			_		
Gas Station			_				1.9	PS	PS	P.	P	—	_			PS
General Retail: 3,500 sf or less						SUP/CD	PS	P	P	P			P			P P
General Retail:						-							_			
3,501 sf = 10,000 sf						SUP/CD	SUP/CD	P	P	P			Р			P
General Retail:													_			
10,001 sf = 50,000 sf								P	P	P			SUP/CD	—		P
General Retail:						-										
Greater than 50,000 sf								SUP/CD	SUP/CD	SUP/CD						SUP/C
Restaurant						SUP/CD	Р	р	Р	P			р			Р
Vehicle or Heavy Equipment			_			SUP/CD			P .	- P				_		- P
Sales								P	PS	P	P	P	—			PS
ntertainment / Recreatio																
Adult Establishment	1							-	_	PS	_	-	_			
Amusements, Indoor								р	р	p	р	Р	Р			
Amusements, Indoor Amusements, Outdoor	_						_	P	P	P P	P P	P	P			
Cultural or Community Facility		P				p	P	P	P	P P	P	P	P	P	p	P
Internet/Electronic Gaming		P				P			-	PS PS		P	P	1		P
Meeting Facility		P				P	P	P	P	P P	p	P	P	P	P	P
Recreation Facilities, Indoor	—	P	-			P P	- Р - Р	P P	P	P P	P	P	P P	P P		
Recreation Facilities, Indoor Recreation Facilities, Outdoor	P	P		D D	P	P P	P P	P	P	P P	P P	P	P P		P	
Recreation Facilities, Outdoor Theater, Movie			P	P	P	P	P	P	P				P	SUP/CD		P
Theater, Movie Theater, Live Performance			_				p	P	P	P		-	р	P P		
Theater, Live Performance	_	_	_	_	_	_	- P	P	P	12		_	P	1	_	P

ADOPTED DECEMBER 18, 2007; EFFECTIVE JANUARY 1, 2008 AMENDED 2/5/08, ORD.2008-03; 5/6/08, ORD.2008-17; 9/2/08, ORD.2008-44; 1/18/11, ORD.2011-03; 3/15/11, ORD.2011-13; 6/4/13, ORD.2013-25; 3/17/15, ORD.2015-07;



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