

PROPOSED NEW ZONING DISTRICTS VERBIAGE

Residential Multi-Family (RM12) - The RM12 district is established as a district in which the principal use of the land is for duplex and twin homes and is appropriate in areas where the Comprehensive Plan supports high density residential use. This district can be applied to locations that are suitable for multi-family development in that they are on the perimeter of the Town with access to municipal water and sewer, adjoin property with similar density and has adequate highway frontage. The maximum density is 12,000 square feet per unit. The minimum acreage requirement is 24 acres. This district is also subject to Conditional Use and Special Use Permit provisions.

Highway Business-Interstate (HB-I) - The HB-I district is to apply to properties that are located at the exit intersection of an Interstate Highway and a State Highway. It will require sanitary sewer and municipal water. It is intended to accommodate business that cater to mobile travelers that will generally use business at the exit only. The HB-I district is also subject to the Conditional Use and Special Use Permit provisions.

Light Industrial (LI) - The LI, Light Industrial district applies to properties fronting the Interstate with suitable access to the interstate. Generally sanitary sewer and municipal water is desired but not required and will be based on Guilford County Health Department assessment. The LI zone use is primarily for clean, smaller business that are low impact on the Town. The LI zoning is also subject to Conditional Use and Special Use Permit provisions.