

ARTICLE 8. ZONING DISTRICTS AND TABLE OF USES

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8.1. PURPOSE.

8.1.1. Purpose. In order to promote public health, safety and general welfare, all property within the planning and zoning jurisdiction of the Town of White Lake is hereby divided into districts with the designations and purposes listed in **Sections 8.2 through 8.7**. In the creation of the respective districts, careful consideration is given to the suitability of each district for the regulations applied thereto, and the necessary, proper, and comprehensive groupings and arrangements of various uses and densities of population in accordance with a well-considered comprehensive plan for the physical development of the area.

(Ord. 12/1/1997; 7/8/2014, 9-1)

8.1.2. Uniformity Within Districts. Except as authorized by the foregoing, all regulations shall be uniform for each class or kind of building throughout each district, but the regulations in one district may differ from those in other districts.

Statutory Authority – NCGS Chapter 160D-703(c)

8.1.3. Standards Applicable Regardless of District. This zoning ordinance also includes development standards that apply uniformly jurisdiction-wide rather than being applicable only in particular zoning districts.

Statutory Authority – NCGS Chapter 160D-703(d)

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8.2. R-A - RESIDENTIAL AGRICULTURAL DISTRICT.

**Residential
Agricultural
District
“R-A”**

The R-A Residential Agricultural Zone is primarily intended to accommodate low density residential uses as well as agricultural uses. It is anticipated that the RA district will include the more rural areas of the town’s ETJ. Such areas are expected to accommodate some of the town’s future growth and development while at the same time allowing continued agricultural use until such time as more intensive urban development is appropriate. Limited institutional and recreational uses that complement low density residential and agricultural areas are also allowed in RA zones

Typical Uses and Structures



Single-Family Stick Built Housing



Government Offices



Farming Operations



Manufactured Housing

(Ord. 12/1/1997; 7/8/2014, 9-1.1)

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8.3. R-1: PERMANENT RESIDENTIAL DISTRICT.

<p>Permanent Residential District</p> <p>“R-1”</p>	<p>The R-1 Permanent Residential Zone is primarily intended to accommodate permanent detached single-family homes which are predominantly occupied by year-round residents. The R-1 district is intended to have the amenities of a well-designed residential area, including low population density and a complete separation from incompatible business and transient uses. Limited institutional and recreational uses that complement low density residential areas are also allowed in R-1 zones.</p>
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Typical Uses and Structures



Single-Family Stick Built Housing



Community Buildings



Senior Care Homes



Religious Institutions

¹ Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

(Ord. 12/1/1997; 7/8/2014, 9-1.2)

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8.4. R-1A – PERMANENT RESIDENTIAL DISTRICT.

<p>Permanent Residential District “R-1A”</p>	<p>The R-1A Permanent Residential Zone is primarily intended to accommodate permanent detached single-family and manufactured homes on individual lots which are predominantly occupied by year-round residents. The R-1A district is intended to have the amenities of a well-designed residential area including low population density and a complete separation from incompatible business and transient uses. Limited institutional and recreational uses that complement low density residential areas are also allowed in R-1A zones.</p>
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Typical Uses and Structures



Single-Family Stick Built Housing



Modular Homes



Manufactured Homes



Childcare Facilities

¹ Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

(Ord. 12/1/1997; 7/8/2014, 9-1.3)

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8.5. R-2: RECREATIONAL RESIDENTIAL DISTRICT.

**Recreational
Residential
District
“R-2”**

The R-2 Recreational Residential Zone is primarily intended to accommodate permanent and seasonal homes including detached single-family dwellings, two-family dwellings, manufactured homes on individual lots, manufactured home parks, multi-family dwellings, condominiums, townhouse dwellings, and tourist cottages. The R-2 district is intended to have the amenities of a well-designed residential area, including a wide variety of residential building types at a medium density and an adequate separation from business uses. A wide range of institutional and recreational uses that complement medium density residential areas are also allowed in R-2 zones.

Typical Uses and Structures



Manufactured Home Parks



Multi-Family Housing



Manufactured Housing on Individual Lots



Duplex Homes

¹ Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

(Ord. 12/1/1997; 7/8/2014, 9-1.4)

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8.6. B: BUSINESS DISTRICT.

<p>Business District “B”</p>	<p>The B Business Zone is primarily intended to accommodate moderate intensity retail, office, service, and recreational uses. Institutional and other nonresidential uses that complement business areas are also allowed in B zones. Limited medium density residential uses which are compatible with business uses are also permitted in B zones.</p>
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Typical Uses and Structures



Water Parks



Retail Stores



Family Campgrounds



Convenience Stores

¹ Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

(Ord. 12/1/1997; 7/8/2014, 9-1.5)

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8.7. ESTABLISHMENT OF OFFICIAL ZONING MAP.

8.7.1. The Official Zoning Map for the Town of White Lake shall be identified by the signature of the Mayor attested by the Town Clerk, and shall bear the seal of the Town of White Lake, together with the effective date of this Ordinance. This map shall be located in the office of the Town Clerk.

(Ord. 12/1/1997; 7/8/2014, 9-2.2.)

Cross Reference – Section 3.2

8.8. CHANGES TO THE OFFICIAL MAP.

8.8.1. Changes to the official Zoning Map in district boundaries shall be made in accordance with the process outlined in **Section 7.3**. All official action by the Town Board of Commissioners regarding district boundaries will be recorded and a new map generated to reflect the change.

(Ord. 12/1/1997; 7/8/2014, 9-2.3.)

Cross Reference – Section 7.3

8.9. INTERPRETING DISTRICT BOUNDARIES.

8.9.1. Unless otherwise provided, zoning district boundaries shall be located on municipal corporate lines, section lines, parcel lines, natural boundary lines or on the center lines of highways, streets, alleys, or railroad rights-of-way. When it is necessary to interpret the boundary of a zoning district, this interpretation shall be done by the Zoning Administrator. In making these interpretations, the Zoning Administrator will adhere to the following:

8.9.1.1. ***Centerline***: Where a boundary line lies within and follows a street or alley right-of-way, a railroad right-of-way, or utility easement, the boundary shall be construed to be in the center of such street or alley right-of-way, railroad right-of-way, or utility easement. If such a street or alley right-of-way, railroad right-of-way, or utility easement forming the boundary between two separate zoning districts is abandoned or removed from dedication, the district boundaries shall be construed as following the centerline of the abandoned or vacated street bed or utility easement.

8.9.1.2. ***Edge Line***: Where a boundary line follows the edge of a street or alley right-of-way, a railroad right-of-way, or utility easement, the boundary shall be construed to be in the edge of such street or alley right-of-way, railroad right-of-way, or utility easement. If such a street or alley right-of-way, railroad right-of-way, or utility easement forming the boundary between two separate zoning districts is abandoned or removed from dedication, the district boundaries shall be construed as following the edge of the abandoned or vacated street bed or utility easement.

8.9.1.3. ***Lot Line***: Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.

8.9.1.4. ***District Boundary Divides a Parcel***: If a parcel of land is divided by a zoning district boundary line at the time of enactment of this Ordinance, or by subsequent amendments thereto, the appropriate standards and uses for each zone shall apply on the portion of the parcel covered by that zone.

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9.9.1.4. Municipal Limits: Boundaries indicated as approximately following municipal limits or extraterritorial boundary lines shall be construed as following the municipal limits or extraterritorial boundary lines.

8.9.1.5. County Line: Boundaries indicated as approximately following county lines shall be construed as following the county line.

8.9.1.6. Watercourses: Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.

8.9.1.7. Extensions: Boundaries indicated as parallel to, or as extensions of street or alley rights-of-way, channelized waterways, railroad rights-of-way, utility easements, lot lines, municipal limits, county lines, or extraterritorial boundaries, shall be so construed.

8.9.1.8. Scaling: Where a district boundary does not coincide with any boundary line as delineated above and no distances are described by specific ordinance, the boundary shall be determined by the use of the scale appearing on the map.

(Ord. 12/1/1997; 7/8/2014, 9-3.1.)

8.9.2. Interpretation by Board of Adjustment. Where existing natural or man-made features on the ground are at variance with those shown on the Official Zoning Map, or are not covered by **Section 9-3.1**, the Board of Adjustment shall interpret the district boundary.

(Ord. 12/1/1997; 7/8/2014, 9-3.2.)

8.9.10. Annexation. When the Town annexes or extends its jurisdiction to include an area that is currently being regulated by Bladen County, the County regulations and powers or enforcement shall remain in effect until:

8.9.10.1. The Town has adopted regulations for said annexed or extended extraterritorial area; or

8.9.10.2. A period of sixty days has elapsed following the effective date of annexation or extension of extraterritorial jurisdiction, whichever is sooner.

(Ord. 12/1/1997; 7/8/2014, 9-3.3.)

ARTICLE 8: ZONING DISTRICTS AND TABLE OF USES

8.10. TABLE OF USES.

8.10.1. Each zoning district within the zoning boundary of the Town of White Lake will have uses specified as follows:

8.10.1.1. Use Permitted by Right means a **use** of property and structures in manners consistent with that which is listed as **permissible** in the **zoning** district where the property is located.

8.10.1.2. Special Use Permit Required means a use of land which is authorized by the Town for a use of property that is an exception for the zoning district in which it is located. Refer to **Section 6.5** for further information on **Special Use Permits**.

8.10.1.3. Use Permitted by Right with Specific Development Regulations means a **use** of property and structures in manners consistent with (i) uses which are listed as **permissible** in the **zoning** district where the property is located and (ii) supplemental regulations for that specific use apply. These supplemental regulations are noted by Section reference in the Table of Permitted Uses below.

8.10.1.4. Uses Not Listed. When a use is not listed in the Permitted Use Table, the Zoning Administrator shall classify it with that use in the table most similar to it. If the Zoning Administrator should determine that a use is not listed and is not similar to a use in the Permitted Use Table, then said use is prohibited.

(Ord. 12/1/1997; 7/8/2014, 10-1.1.)

ARTICLE 8: ZONING DISTRICTS AND TABLE OF USES

KEY: P - Permitted Use PWC – Permitted with Conditions S - Special Use Permit Required

TABLE OF PERMITTED USES						
P = Permitted Use			S = Special Use Permit Required			
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
ABC Store (liquor store)					P	
Accessory Uses and Structures	PWC	PWC	PWC	PWC		See Section 11.4.1
Administrative or Management Services					P	
Adult Businesses(including bookstores)					S	See Section 11.4.2.
Agricultural Uses (including Agritourism Uses)	S				-	See Section 11.4.3.
Alcoholic Beverages (Packaged Retail Sales)					P	
Ambulance Service					P	
Amusement or Water Parks					PWC	See Section 11.4.4.
Animal Hospitals/Veterinarians	P				P	
Animal Kennels (outdoor) and Boarding and Grooming Facilities	PWC					See Section 11.4.5.
Antique Store					P	
Any Use Not Otherwise Prohibited By Law Or By This Ordinance					S	
Appliance/Appliance Repair Stores					P	
Art Galleries					P	
Arts and Crafts Shows (see Outdoor and Special Events)					P	

ARTICLE 8: ZONING DISTRICTS AND TABLE OF USES

Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Assembly Halls (see Clubs, Meeting and Assembly Halls)					P	
Assisted Living Facility/Nursing Home (see Adult Care Home)	P					
Athletic Fields	S	S	S	S	S	See Section 11.4.6.
Automated Teller Machine (ATM)					PWC	See Section 11.4.7.
Automobile Renting, Leasing and Sales					S	See Section 11.4.8.
Automobile Repair/Towing Services					PWC	See Section 11.4.9.
Automobile Supply Sales					P	
Automobile Parking (Commercial)					P	
Automobile Parking On Same Lot As Principal Use	P	P	P	P	P	
Bakery Products, Candy, Confectionary Shops					P	
Bank, Savings and Loan, or Credit Union (with or without drive-in)					P	
Barber or Beauty Shop					P	
Barber or Beauty Schools					P	
Battery Charging Station					PWC	See Section 11.4.10.
Batting Cages					PWC	See Section 11.4.11.
Bed and Breakfast Home				S	S	See Section 11.4.12.
Bicycle Shop/Rentals					P	

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Billboards, Advertising Signs					P	
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Billiard/Pool Halls, Arcades and Game Rooms					S	See Section 11.4.13.
Bingo Games					P	
Blacksmith	P					
Boarding and Rooming House	S			S	S	See Section 11.4.14.
Boat Repair					P	
Boat Sales (See also Marinas)					S	See Section 11.4.15.
Boat Storage	S				S	
Bona Fide Farms (and their customary appurtenances)	PWC					See Section 11.4.3. (Agricultural Uses)
Bookstore					P	
Bowling Center					P	
Building Maintenance Services, No Outside Storage					P	
Building Supply Sales					PWC	See Section 11.4.16.
Buildings, Governmental	P	P	P	P	P	
Bus Stations					P	
Business/Art/Professional Schools					P	
Cabinet/Woodworking Shop	P					
Camera Shop					P	
Campgrounds	S				S	See Section 11.4.17.

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Carpet and Rug Dealers					P	
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Carpet and Upholstery Repair and Cleaners					P	
Car Wash					PWC	See Section 11.4.18
Carnivals and Fairs (see also Temporary Events)	S				S	
Catering Business					P	
Cemetery, Columbariums or Mausoleum	PWC				PWC	See Section 11.4.19.
Church, Synagogue and Other Places of Worship	PWC	PWC	PWC	PWC	PWC	See Section 11.4.20
Civic and Fraternal Meeting Halls (see also Clubs, Meeting and Assembly Halls)	S					
Clothing Alteration or Repair					P	
Clubs, Meeting and Assembly Halls, and Lodges	S				S	See Section 11.4.21.
Coin-Operated Amusement					P	
Community Center	P	P	P	P	P	
Communication Tower Under 50' in Height	S		S	S	PWC	See Section 11.4.22.
Condominiums (see Multifamily Developments)	S			S	S	
Contractors, Building (with storage)	S				S	
Contractors, Equipment	S					
Contractors, Heavy Construction	S					

ARTICLE 8: ZONING DISTRICTS AND TABLE OF USES

Contractors, Special Trades (no storage)	P				P	
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Convalescent Homes, Nursing and Rest Homes	P					
Convenience Store with or without gas pumps					PWC	See Section 11.4.23.
Country Club with or Without Golf Course	S	S	S	S	S	
Day Care Center, Adult	S			S	S	See Section 11.4.24.
Day Care Center, Child	S	S	S	S		See Section 11.4.25
Day Care Home, Child	PWC	PWC	PWC	PWC		See Section 11.4.26.
Day Care Home, Adult	PWC	PWC	PWC	PWC		See Section 11.4.27..
Dental Clinics and Offices					P	
Department Store, Variety or General Merchandise					P	
Drive-Thru and Drive-Ins					PWC	See Section 11.4.28.
Drugstore					P	
Dry Cleaning Establishments					P	
Duplex Dwelling Unit				P	P	
Elementary or Secondary School	P			S	S	
Equestrian Facility/Stables	S				-	See Section 11.4.29.
Equipment Rental and Leasing					P	

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Event Venue, Outdoors	S	S	S	S	S	See Section 11.4.30.
Family Care Home	PWC	PWC	PWC	PWC	S	See Section 11.4.31.
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Farmer's Markets (see Open Air Markets)					P	
Farm Machinery Sales	S				P	
Feed and Seed Stores	S				P	
Fences and Walls (see Section 10.24)	P	P	P	P	P	
Fence Wraps (See Signs, 14.2.8.3.(h))	P	P	P	P	P	
Fire Station/Emergency Medical Service	P				P	
Flea Markets - Indoor					S	See Section 11.4.32.
Floating Homes	PROHIBITED					
Florist and Gift Shops					P	
Floor Covering and Home Accessories Sales					P	
Food Store					P	
Food Trucks					S	See Section 11.4.33.
Forestry	P				S	
Fuel Oil Sales					PWC	See Section 11.4.34.
Funeral Home or Crematorium					P	
Furniture and Fixtures Sales					P	

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Garden Center or Retail Nursery	P				P	
Gas Stations Auto Service Stations	PWC				PWC	See Section 11.4.35.
Go-Cart Raceway/Track					S	See Section 11.4.36.
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Golf Course - Public or Private	S	S	S	S	S	See Section 11.4.37.
Golf Course, Miniature					P	
Golf Driving Range					S	See Section 11.4.38.
Government Office/Facility					P	
Granny Pods (See Temporary Health Care Structures)						
Group Care Facility (See Family Care Homes)						
Hardware Store					P	
Hazardous Chemical Storage	S				S	See Section 11.4.39.
Health Club	P				P	
Hobby Goods Store					P	
Home Furnishings, Miscellaneous (See Furniture and Fixtures)						
Home Occupation	PWC	PWC	PWC	PWC	PWC	See Section 11.4.40.
Hospitals	P				P	
Hotel, Motel, and Inns					PWC	See Section 11.4.41.
Ice Vending Machine, unmanned	PWC				PWC	See Section 11.4.42.

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Industrial Research Offices and Laboratories	P				P	
Junk Yards/Salvage Yards and Auto Graveyards	S					See Section 11.4.43.
Kennels or Pet Grooming (See Animal Kennels)						
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Landscape and Horticultural Businesses	P				P	
Laundromat, Coin-Operated					P	
Lawn and Garden Center	P				P	
Library	P				P	
Manufactured Home, Class A on individual lot	PWC	PWC	PWC	PWC	S	See Section 11.4.44.
Manufactured Home, Class B on Individual Lot	PWC		PWC	PWC	S	See Section 11.4.45.
Manufactured Home, Class C on Individual Lot or in MHP	PROHIBITED					See Section 11.4.46.
Manufactured Home Park	S			S	S	See Section 11.4.47.
Manufacturing/Processing or Warehousing Business	S					
Marina					S	See Section 11.4.48.
Massage Parlor, Adult (See Adult Businesses)						
Medical, Dental or Related Office					P	
Microbrewery/Distillery	S				S	See Section 11.4.49.
Mining/Quarrying/Sandpits and General Extraction Industries	S					See Section 11.4.50.

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Miscellaneous Retail Sales					P	
Miscellaneous Services, Not Listed					S	
Multifamily Developments - Apartments, Condos, Townhouses	S			S	S	See Section 11.4.51.
Museums					P	
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Nature Observation Points and Reserves	P					
Newsstand					P	
Office - Accessory to a Use Permitted in the District in Which Located (see Accessory Uses)	P	P	P	P	P	
Office Uses Not Otherwise Classified					P	
Open Air Market (includes farmer's markets and produce stands)	P				P	
Outdoor Events, Other (See Temporary Uses)						
Outdoor Flea Markets (See Temporary Uses)						
Outpatient Health Services					P	
Outside Sales, Other					PWC	See Section 11.4.53.
Parking Lots					P	
Parking Structures					P	
Public Park or Recreational Facility, Other	P	P	P	P	P	

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Radio, Television or Communication Tower Over 50' In Height/Amateur Radio Antennas	S				S	See Section 11.4.54.
Recreational or Retreat Facility - Private	S	S	S	S	S	See Section 11.4.55.
Recreational Vehicle Sales					S	See Section 11.4.56.
Recycling Stations	PWC	PWC	PWC	PWC	PWC	See Section 11.4.57.
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Restaurants	P				P	
Satellite Dish Antenna	PWC	PWC	PWC	PWC	PWC	See Section 11.4.58.
Shopping Centers including Strip Malls					P	
Skating Rink					P	
Small Scale Wind Turbines	S				S	See Section 11.4.59.
Self-Service Storage/Mini-Warehouses	PWC			PWC	PWC	See Section 11.4.60.
Shooting Range	S					See Section 11.4.61.
Solar Collectors (on individual homes and businesses)	PWC	PWC	PWC	PWC	PWC	See Section 11.4.62.
Solar Farms	S					See Section 11.4.63.
Swim and Tennis Club	PWC	PWC	PWC	PWC	PWC	See Section 11.4.64.
Swimming Pools - public and private	PWC	PWC	PWC	PWC	PWC	See Section 11.4.65.
Tattoo/Body Piercing Parlor					PWC	See Section 11.4.66.
Taxi Terminal					P	

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Taxidermist	P				P	
Telecommunications Facilities (Cell Towers)	S	S	S	S	S	See Section 11.4.67.
Temporary Uses and Structures	PWC	PWC	PWC	PWC	PWC	See Section 11.4.68.
Theater (indoor)					P	
Theater (outdoor)	S				S	See Section 11.4.69.
Tourist Cottages				S	S	See Section 11.4.70.
Use Type	Zoning Districts					Specific Development Regulation
	RA	R-1	R-1A	R-2	B	
Travel Trailer Parks (See Campgrounds)						
Utility Company Office					P	
Utility Equipment and Storage Yards	P					
Utility Lines	P	P	P	P	P	
Utility Related Appurtenances, Substation	P	P	P	P	P	
Veterans Outreach Services					P	
Veterinary Services (See Animal Hospitals/Veterinarians)						
Warehouse (general storage, enclosed)					S	
Waste Transfer/Material Recovery Facility	S					See Section 11.4.71.
Wholesale Trade					S	
Wind Farm	S					See Section 11.4.72.

(Ord. 12/1/1997; 7/8/2014, 10-1.1.)

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