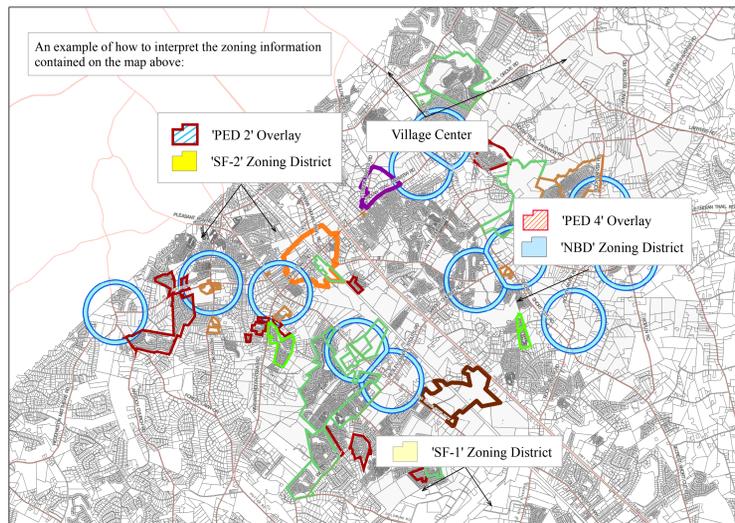
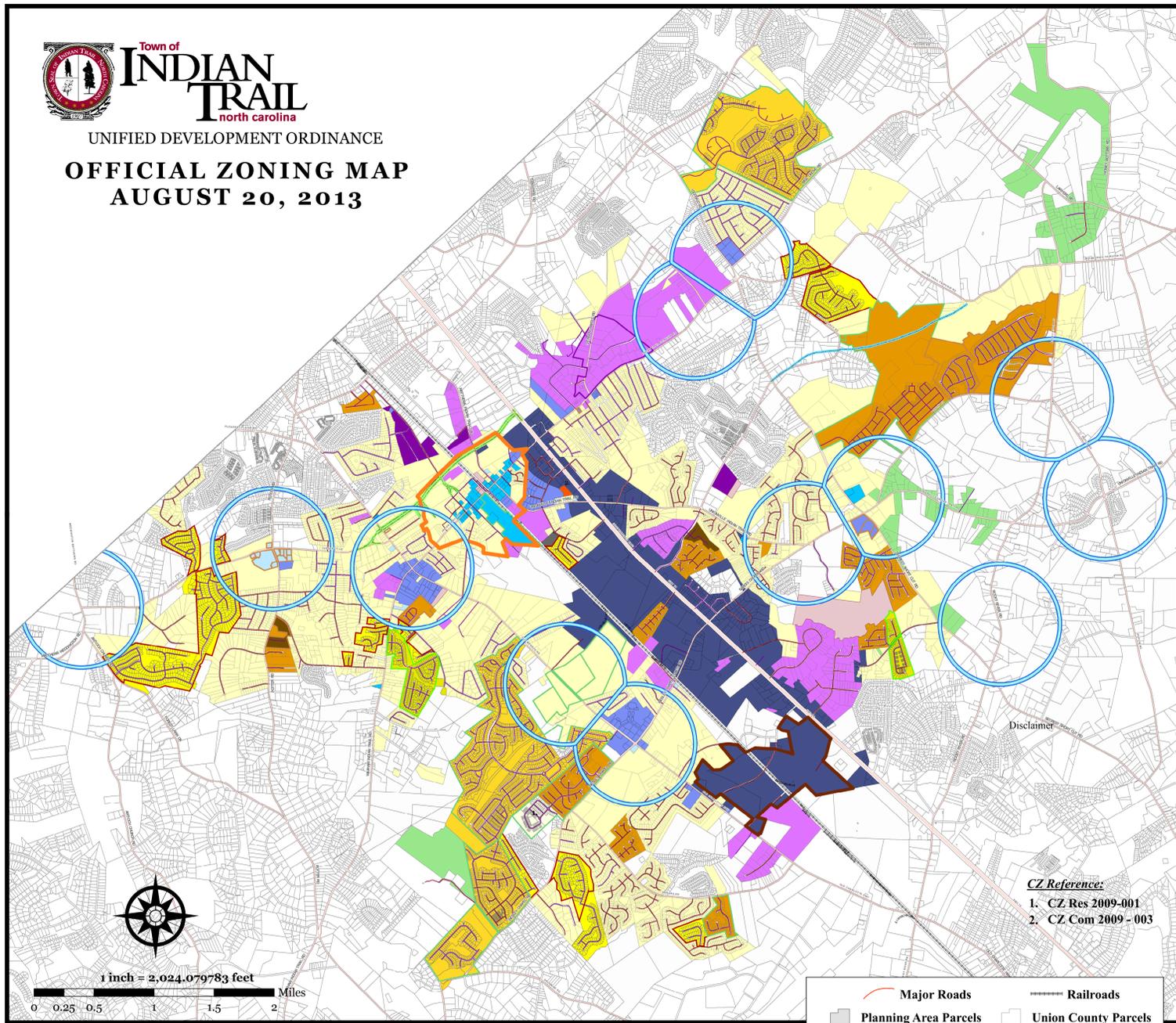


**DISCLAIMER: Please consult Town Planning Staff for final verification for any and all information found in this map.**



**- Frequently Asked Questions -**

- Q: What if I am still uncertain of the zoning for a particular parcel, even after using this Zoning Map?**  
**A:** The location and boundaries of the zoning districts established by the Unified Development Ordinance are shown on a geographic layer entitled "Zoning" that is maintained as part of the Town's Geographic Information System (GIS) under the direction of the Director of Planning and Development. This "Zoning" geographic layer constitutes the Town of Indian Trail's official zoning map, and can be more intensely analyzed for the particular zoning of an area or parcel.
- Q: How can I obtain an official notice of the zoning designation for a parcel?**  
**A:** A Planner can issue an official zoning verification letter which specifies the zoning of a particular parcel.
- Q: Where can I receive more information on this zoning map, the Town's UDO and Comprehensive Plan, and how to change the use of or develop a particular property in the Town of Indian Trail?**  
**A:** The Indian Trail Planning Department can help inform and guide you in any questions or concerns you may have in regards to land use within the Town. Both staff and literature on our town website ([www.indiantrail.org](http://www.indiantrail.org)) are at your service!

Please note that Zoning districts identified on this map may not be current. Please contact the Town of Indian Trail Planning Department at 704-821-5401 to obtain the most current zoning district for a specific parcel of land.

**- Legend -**

**Residential Zoning Districts**

The Residential zoning districts are intended to create, maintain, and promote a variety of housing opportunities for individual household and to maintain the desired physical character of the Town's existing neighborhoods. While the districts primarily accommodate residential use types, certain non-residential uses such as schools, churches, parks and other uses that are compatible with residential neighborhoods are also allowed.

- RSF: Rural Single-Family (Color = Light Green)**  
The RSF, Rural Single-Family Residential district is intended to accommodate low-density residential uses, including single-family dwellings and Class AA manufactured homes, served by individual wells and sewage disposal systems. Rural Single-Family Districts are in locations characterized by large lot, agricultural activities, and limited public services or utilities.
- SF-1: Single-Family, Low Density (Color = Light Beige)**  
The SF-1, Single-Family district is established to provide a low density area for single-family dwellings under conventional or planned development controls. These areas are typically serviced by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.
- SF-2: Single-Family, Low/Medium Density (Color = Bright Yellow)**  
The SF-2, Single-Family Residential district is intended to accommodate low- to moderate density residential development, including single-family dwellings constructed under conventional or planned development controls, and served by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.
- SF-3: Single-Family, Medium Density (Color = Pea Green-Yellow)**  
The SF-3, Residential district is intended to accommodate moderate intensity residential uses, generally consisting of single family dwellings, under conventional or planned development controls. These districts are typically serviced by public water and sewer plus the governmental and support facilities necessary to service urban levels of development.
- SF-4: Single-Family, Medium/High Density (Color = Light Orange)**  
The SF-4, Residential district is intended to accommodate a variety of moderate intensity of single-family development under conventional or planned development controls. SF-4 Districts shall be serviced by public water and sewer services, plus the governmental and support services necessary for urban levels of development.
- SF-5: Single-Family, High Density (Color = Dark Orange)**  
The SF-5, Residential district is intended to accommodate a variety of moderate to high intensity residential uses, including single-family homes and attached single-family homes under conventional or planned development controls. Land designated SF-5 shall be serviced by public water and sewer services, plus the governmental and support services necessary for such levels of urban development.
- MFR: Multi-Family Residential (Color = Brown)**  
This district is designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings and, as special uses, those service, institutional, public and other compatible uses that are so designed, constructed and maintained that they do not detract from the quality of the neighborhood as a place for peaceful, quiet and aesthetically pleasing residential living.

**Business and Commercial Zoning Districts**

The Business and Commercial zoning districts are intended to accommodate retail, service, and commercial uses and to ensure that business and commercial-zoned areas are conveniently located so as to provide goods and services to Town residents and so that new business and commercial development is compatible with the character of existing neighborhoods.

- CBD: Central Business District (Color = Sky Blue)**  
The CBD, Central Business District is intended to implement the policies of the Town's Comprehensive Plan that calls for a downtown that serves as a central location that serves all the neighborhoods and sub-areas of the Town. Generally, the CBD district is covered by the Downtown Overlay but eventually the CBD may extend beyond the boundaries of the overlay district.
- NBD: Neighborhood Business District (Color = Light Blue)**  
The NBD, Neighborhood Business District is intended to allow for small scale retail and business service uses in close proximity to residential neighborhoods. The NBD district is intended to allow for "convenience" shopping and services close to home without the need to travel long distances.
- GBD: General Business District (Color = Ocean Blue)**  
The GBD, General Business District is intended to provide for businesses that provide goods and services to the entire Town. These districts provide for a wide variety of commercial, financial, business service, and office uses. The service area of businesses in the GBD will be primarily from residents of the Town. The standards that apply in the district are intended to create and maintain an appealing shopping environment for the community.
- RBD: Regional Business District (Color = Dark Navy Blue)**  
The RBD, Regional Business District is intended to establish suitable development standards for the provision of convenience goods, groceries, and services at locations along major transportation routes to the motoring public, both local and transient. The RBD District should always be located with access directly from major or minor thoroughfares, never local residential streets.

**Industrial Zoning Districts**

The Industrial districts are intended to accommodate industrial park development, manufacturing, warehousing, and wholesaling in locations with good access to highways and arterial roads. The Industrial districts are intended to promote job retention and job creation and such districts are intended to promote expansion of the Town's employment base and access to jobs in close proximity to people's homes.

- L-I: Light Industrial (Color = Light Purple)**  
The LI, Light Industrial district is established to provide regulations for the development of areas generally devoted to light manufacturing, processing and assembly uses, warehousing, distribution and servicing enterprises and office activities controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts. Development in this district under the planned development process is encouraged.
- H-I: Heavy Industrial (Color = Dark Purple)**  
The HI, Heavy Industrial district is established to produce areas for intensive manufacturing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.

**I: Institutional District (Color = Rose)**

The I, Institutional district is intended to provide a transition zone between residential and business or industrial districts and to accommodate a moderate to high intensity mixture of institutional uses. Within this district, uses such as schools, hospitals, government buildings, churches, and public utility buildings may be allowed. Land designated I, Institutional District shall normally be served with public water and sewer services and has direct access to major or minor thoroughfares.

**Conditional Zoning District**

- CZ Com.: Commercial Conditional Zoning District (Color = Fire Red)**  
  - yyyy - 000
  - yyyy - 001

Currently, no Conditional Zoning Districts are established within the Town.

**CZ Res.: Residential Conditional Zoning District (Color = White/Yellow)**

**ANNEXED - NOT YET APPLIED A ZONING DISTRICT (Color = White)**

No. 000

**EXPIRED - PREVIOUS ZONING HAS EXPIRED (Color = Gray)**

No. 000

**Overlay Districts**

**Overlay Districts**

Overlay districts are districts that are superimposed over properties that are also subject to other "underlying" zoning district requirements. An overlay district can affect the regulations applicable to properties within such districts in two ways. First, an overlay district can add to the regulations of the underlying district, or make such regulations more restrictive. Second, an overlay district can alter the regulations of the underlying district so that they are less restrictive.

- O-VC: Village Center Overlay (Circle w/ blue line perimeter)**  
The Village Center Overlay is established to provide for the designation of areas within the Town where mixed-use centers may be established. Village Center Overlay Districts may be established with different mixes of land uses and different densities consistent with the broad guidelines established by the Comprehensive Plan. The location of Village Center Overlay Districts will be consistent with the locations identified in the Comprehensive Plan.
- O-DT: Downtown Overlay (Thick Orange Border)**  
The Downtown Overlay is hereby established to encourage the development of a mixed-use, pedestrian-oriented downtown business district, with retail, financial, service, office, governmental, cultural and entertainment uses, along with residential options. Within this district, the applicant may use property in accordance with the Table of Permissible Uses for the Downtown Master Plan Overlay.
- O-MI: Mining Overlay (Thick Brown Border)**  
The mining overlay district is hereby established as a "hosting zone" since the precise location of areas within which mineral extraction (including quarrying, open-pit drilling, tunneling, etc.) should be encouraged cannot generally be predetermined. Within this district, the applicant may use property in accordance with the regulations applicable to the underlying zoning district, except that the property may also be used for mining purposes upon issuance of a conditional zoning.

The Pre-existing Development Overlays have been created to apply to Planned Residential Developments (PRDs), Planned Unit Developments (PUDs), Planned Neighborhood Developments (PNDs), or Conditional Use Districts (CUDs) that were authorized prior to the adoption of this UDO.

- PED Overlay 1: Cross-Hatching w/ Blue Border**  
Previous Zoning Designation - R-20 Planned Unit Development
- PED Overlay 2: Blue Diagonal Lines w/ Reddish-Brown Border**  
Previous Zoning Designation - R-20 Planned Residential Development
- PED Overlay 3: Green Diagonal Lines w/ Green Border**  
Previous Zoning Designation - R-20 Planned Neighborhood Development
- PED Overlay 4: Red-Orange Diagonal Lines w/ Red Border**  
Previous Zoning Designation - Conditional Use Districts
- PED Overlay 5: Thick Purple Border**  
Previous Zoning Designation - Old Hickory Planned Industrial District

**Zoning District Conversions:**

The zoning district classifications in effect before December 30, 2008 are converted as follows:

Existing District	New District/Overlay
RC-40	Eliminated
RA-40	RSF
R-40	RSF
RA-20	SF-1
R-20	SF-1
New District	SF-2
New District	SF-3
R-8	SF-4
R-6	SF-5
R-6 Multi-Family	MFR
O	NBD / CBD if located within the Downtown Overlay
B-1	CBD
B-2	NBD / CBD if located within the Downtown Overlay
B-3	NBD
B-4	GBD
HC	RBD
B-6	Eliminated
LI	LI
HI	HI
New District	Conditional Zoning District (CZ)
Flood Plain / Floodway Overlay	Flood Plain and Floodway Overlay
Mining Overlay	Mining Overlay District
Downtown Overlay	Downtown Overlay (DD)
New District	Goose Creek Overlay
New District	Village Center Overlay
New District	Mobile Home Park Overlay
R-20 - Planned Unit Development	PED Overlay 1
R-20 - Planned Residential Development	PED Overlay 2
R-20 - Planned Neighborhood Development	PED Overlay 3
Conditional Use Districts	PED Overlay 4
Planned Industrial District	PED Overlay 5

**Establishment of the Official Zoning Map**

There shall be a map known as the Official Zoning Map, which shall show the boundaries of all zoning districts within the Town's planning jurisdiction. This map shall be drawn on a durable material or generated in a digital format from which prints or digital copies can be made, shall be dated, and shall be kept in the Town Hall.

The location and boundaries of the zoning districts established by this development ordinance are shown on a geographic coverage layer entitled "Zoning" that is maintained as part of the Town's geographic information system (GIS) under the direction of the Director of Planning and Development. This "Zoning" geographic coverage layer constitutes the Town of Indian Trail's official zoning map. The official zoning map—together with all notations, references, data and other information shown on the map—is adopted and incorporated into this development ordinance. It is as much a part of this development ordinance as if actually depicted within its pages.

Map Disclaimer:  
This map is prepared for the inventory of real property found within the Town of Indian Trail, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the disseminated public primary information sources should be consulted for verification of the information contained on this map. The Town of Indian Trail and/or Union County, their officers, employees, and elected officials, and any service providers in either entity, assume no legal responsibility for the information contained on this map.

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Lambert Conformal Conic Projection



Last Update: 8/20/2013  
Planning & Neighborhood Services