

**RESIDENTIAL DISTRICTS:**

**AGRICULTURAL/OPEN SPACE**

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

**Rationale**

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

**AGRICULTURE/OPEN SPACE USES**

**AO Permitted (P) Uses**

|                                       |   |
|---------------------------------------|---|
| Agriculture Excluding Livestock       | Hatchery  |
| Agriculture Including Livestock       | Livestock Sales   |
| Agritourism, Accessory to Agriculture | Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4 |
| Bulk Grain Storage                    | Nursery, Greenhouse   |
| Dairy Processing                      | Single Family Detached Residential  |
| Family Care Home                      | Stables, Commercial   |

Wireless Telecommunications Services,  
 Stealth Antennae, 65 feet or less

**AO Permitted based on Standards (PBS) Uses**

Accessory Dwelling Unit

Accessory Building

Auction House

Auction, Estate or Asset Liquidation,  
 Temporary Use

Auction, Livestock, Temporary Use

Barn, Greenhouse as Primary Structure

Bed and Breakfast

Cemetery

Civic Organization Facility

Communications Tower, 911  
 Communications Tower

Community Garden, Accessory Use

Contractor Office, Construction Equipment  
 Storage, Temporary Use

Contractor or Trade Shops

Convenience Store with Petroleum Sales

Convenience Store without Petroleum Sales

Country Club with Golf Course

Dumpsters, Commercial Waste Containers,  
 Temporary Use

Ethanol Fuel Production, Residential District,  
 Private Use Only, Accessory Use

FEMA Trailers, Natural Disaster or Significant  
 Weather Event, Temporary Use

Gas Service station

Golf Course, Public or Private

Home Occupation, General

Home Occupation, Rural

Ice Production, Dispensing, Accessory to  
 Convenience Store

Ice Production, Dispensing, Accessory to Gas  
 Service Stations

Kennel, Private

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,  
 Temporary Use

Mobile Personal Storage Unit, Vacate or  
 Occupy Premises, Temporary Use

Nursery, Daycare Center

Promotional Activities Involving the Display  
 of Goods or Merchandise, Temporary Use at  
 Existing Business

Public Cultural Facility

Real Estate Office in Construction Trailer or  
 Modular Unit, Commercial/Mixed Use Projects,  
 Temporary Use

Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use

Real Estate Office in Model Home, Temporary Use

Recyclable Materials Drop Off

Recreational Trail, Greenway, or Blueway Connector

Religious Institution with Total Seating Capacity 350 or Less

Repair Garage, Automobile

Repair Shop, Farm Machinery

Repair Shop, Small Engine

Rest Home, Convalescent Home, Nursing Home with 10 Beds or Less

Restaurant, Excluding Drive-Thru

Retail Sales, Neighborhood Market 1,000 Square Feet or Less

Sawmill

Scientific Research and Development, Accessory to Agriculture

**AO Special Uses (SU)**

Airstrip, as Accessory Use

Animal Hospital

Animal Shelter

Correctional Facility

Colleges, Universities

Swim Club, Tennis Club, Country Club

Swimming Pool, Accessory to Single Family Residential

Temporary Dwelling for Large Construction Projects, Temporary Use

Temporary Health Care Structure

Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use

Towing Service, Accessory to Automobile Repair

Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales

Trail Head, Accessory

Trail Head, Primary Use Site

Wind Energy Facility, Accessory Use, On-Site Use Only

Wireless Telecommunications Services, Co-location

Day Camp, Summer Camp, Civic Group Camp Facility

Elementary, Middle and High Schools

Kennel, Commercial

Landfill, Demolition-One Acre or More

|   |   |
|---|---|
| Landfill, Sanitary  | Religious Institution with School                                 |
| Multimedia Production & Distribution Complex                  | Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds |
| Public Service Facility                                       | Shooting Range with Outdoor Target Practice                       |
| Public Use Facility   | Slaughter House, Meat Packing                                     |
| Race Shop, Race Team Complex                                  | Sports and Recreation Instruction or Camp                         |
| Reception Facilities  | Trade and Vocational Schools                                      |
| Recreational Facility, Outdoor                                | Veterinarian Wireless Telecommunications Services                 |
| Recreational Therapy Facility, Rural Setting                  | Wellness Retreat, Wellness Spa                                    |
| Religious Institution with Total Seating Capacity 351 or More |   |

**COUNTRYSIDE RESIDENTIAL**

Lands in this district have a strong rural, pastoral feel. Natural environmental elements such as tree lines, small ponds, rock formations, and manmade elements such as pasture fencing are to be retained, if at all possible. Although the area is capable of handling higher densities of development, development is kept at very low overall densities. Development includes only the standard single family detached dwelling.

**Rationale**

This land use district was created as a direct result of the County's systematic area planning process. As a reaction to the growth of the past decade (as much as 80% in some townships) many residents are anxious to see their areas retain the appeal that inspired the resident to make his or her original investment. This district helps implement a growth management philosophy before the fact, rather than after. In summary, the principle purpose of this district is to provide some land area in the County for a permanent country, rural residential life style.