

ARTICLE 3 | DISTRICT REGULATIONS

ZONING DISTRICTS ESTABLISHED

In order to classify, regulate, and restrict the locations of uses and locations of buildings designated for specific areas and to regulate and determine the areas of yards, courts, and other open spaces within or surrounding such buildings, property is hereby classified into the following districts:

CP Conservation Preservation
FA Forest and Agriculture
R-10 Low Density Residential, Single Family
R-8 Medium Density Residential, Two Family
R-6 High Density Residential, Multi-Family
R-6R High Density Residential, Multi-Family (Restricted)
CC Core Commercial
HC Highway Commercial
OC Office Commercial
LI Limited Industrial
PD Planned Development

The individual districts may be cited by full title, e.g. Conservation Preservation District, or by abbreviated reference, e.g. CP.

DISTRICT INTENT

Individually, each district is designed and intended to accomplish the following specific objectives:

Conservation/Preservation District (CP): It is the intent of this district to preserve and control development within certain land, swamp, and/or water areas of the Town which serve as wildlife habitats, flood plains, possess great natural beauty, possess historical significance, or serve as needed open space for the health and general welfare of the Town's inhabitants. The regulations which apply within this district are designed to reserve such areas for the purpose outlined herein and to discourage any encroachment by residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of this district.

Forest/Agriculture District (FA): It is the intent of this district to encourage the development and continuance of farming such as the cultivating of crops, forest management, and horticultural nurseries and to discourage any encroachment by residential, commercial, industrial, or other uses capable of adversely affecting the practice of general farming activities.

Low Density Residential, Single Family District (R-10): It is the intent of this district to provide areas for livable low density residential development and to discourage the encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of this district.

Medium Density Residential, Two-Family District (R-8): It is the intent of this district to provide areas for livable medium density residential development and to discourage the encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of this district.

High Density Residential, Multi-Family District (R-6): It is the intent of this district to provide areas for livable high density residential development and to discourage the encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of this district.

High Density Residential, Multi-Family District (Restricted) (R-6R): It is the intent of this district to provide areas conducive to high density residential development where, due to the prevailing lot size, property arrangements, and/or aesthetic considerations, the use of manufactured housing is inappropriate. This district utilizes similar use and dimensional standards as the R-6 district; however, manufactured home placements are prohibited.

Core Commercial District (CC): It is the intent of this district to establish an area for concentrated general business development that the general public requires. These regulations are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial and wholesale developments which do not lend themselves to pedestrian traffic.

Highway Commercial District (HC): It is the intent of this district to establish areas adjacent to highways for general business and to encourage the grouping of compatible business activities in which adequate off-street parking is provided and traffic congestion is minimized.

Office Commercial District (OC): The purpose of the Office Commercial District is to create and protect areas for general office uses and similar establishments. The regulations which apply within the district are designed to provide a transition area between areas designated for general business and residential areas, to reduce traffic congestion, to avoid the development of "strip" business districts, and to discourage industrial uses and other development capable of adversely affecting the office character of the district.

Neighborhood Commercial District (NC): It is the intent of this district to provide for the establishment of needed commercial developments designed to serve the surrounding residential neighborhoods and to minimize any adverse impacts on surrounding property.

Limited Industrial District (LI): It is the intent of this district to provide areas for limited industrial uses which are not specifically objectionable to surrounding properties in terms of noise, odor, fumes, etc., and to encourage the formation and continuance of a compatible environment for uses generally classified to be limited industrial in nature.

**KINGSTREE ZONING ORDINANCE
As Amended Through Ordinance 2010-09**