

Town of Cornelius Land Use Classification System

- 1. Single Family Residential**-Any development where:
 - No building contains more than one dwelling unit.
 - Every Dwelling unit is on a separate lot, and
 - Where no lot contains more than one dwelling unit (Exception: rental studios and apartments). Such uses include family care homes and group homes as defined in this sub section.
 - Low Density-0 to 4 units per acre
 - Medium- 5 to 7 units per acre
 - High Density-8 to 20 units per acre
- 2. Duplex**-A detached single family structure containing 2 dwelling units located in common ownership.
- 3. Multi-Family Residential**-Three or more attached single family dwellings units located in a single lot of record.
- 4. Manufactured Housing**-A residential dwelling unit that is not constructed in accordance with the standards set forth in the NC State Building and is composed of one or more components, each of which was assembled in a manufacturing plant and designed to be transported to the home site on it's own chassis. This term does not include a recreational vehicle but includes mobile homes.
- 5. Open Space/Conversation**-any area of land, which has not been subdivided, nor consist of buildings, streets, rights of ways, parking or easements, and serves as a passive or active recreational area, as conversation land for important vistas and topographic features, or as pervious cover or buffer for watershed requirements. Definitions and design standards can be found in the Land Development Code by type.
- 6. Agriculture/Farming**-The raising of crops or livestock including orchards, vineyards or nurseries. This is to include residence of the farmer along with any buildings or structures necessary to conduct such activities.
- 7. Parks and Recreation**-Land intended to be used for either active or passive recreation. Can be Government or privately owned.
- 8. Civic/Institutional**-Civic uses are intended to serve as public gathering places. Such uses include governmental offices, churches or other places of worship, schools, post offices and non-profit or charitable clubs and organizations. Institutional uses include large scale civic and semi-civic uses such as elementary and secondary schools, colleges, hospitals, assisted living residences, convents, monasteries, hospices and other long term medical facilities.
- 9. Mixed Use/Neighborhood Commercial**-All retail sales establishments, office uses (i.e.: medical, financial) service industry uses (i.e.: restaurants, hotels/motels/inns), wholesale businesses, light manufacturing, general business (i.e.: mini-storage, convenience stores) and banks. Mixed use can also refer to different categories of non-residential uses such as institutional, retail and office within the same complex of a building.
- 10. Campus Business**-Includes large businesses, light industrial parks as employment centers.

- 11. Special Purpose-**Independent light and heavy industrial uses not within a campus setting.
- 12. Heavy Industrial-**The assembly, fabrication, production or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the uses and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute “Light Industrial” or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, production, or processing exceeds 25 percent of the floor area of all buildings on the lot. “Heavy Manufacturing” shall include, but not limited to following: enameling, lacquering, or the plating or galvanizing of metals; foundries or mills producing iron and steel products; industrial chemical manufacturing, poultry dressing for wholesale; pressure treating of wood, stone cutting; tire recapping and re treading; tobacco products manufacturing, tobacco stemming and re-drying plants this shall include resource extraction and recycling and salvage operations.
- 13. Vacant-**A parcel of land that is part of a subdivision that is undeveloped, or a parcel of land that has been disturbed. Ex. Infill parcels graded lots that have been inactive for such a length of time so as to have grass cover all the red clay.