

# Land Use Categories of the Horizon Land Use Plan

## Agricultural/Residential

Primary Uses - compatible mixture of low-density residential and agricultural uses  
- cultivated  
- vacant and wooded

Lot Sizes - 20,000 sq. feet and greater

Potential Zoning Classifications - Agricultural Residential District

## High Density Residential

Primary Uses - single-family residential, two family residential, limited multi-family residential

Lot Sizes - 6,000 sq. feet to 9,999 sq. feet

Potential Zoning Classifications

- R-6 District;
- R-8 District;
- Multi-family Residential District;
- Conditional Use Districts that provide for high density residential development.

## Medium Density Residential

Primary Uses - single-family residential

Lot Sizes - 10,000 sq. feet to 14,999 sq. feet

Potential Zoning Classifications:

- R-10 District;
- Conditional Use Districts that provide for lot sizes from 10,000 sq. feet to 14,999 sq. feet.

## Low Density Residential

Primary Uses - single-family residential

Lot Sizes - 15,000 sq. feet and greater

Potential Zoning Classifications:

- R-15 District;
- R-20 District;
- Conditional Use Districts that provide for lot sizes of 15,000 sq. feet and greater.

## Commercial/Residential Transition

This category applies to an area west of NC Highway 11 and south of Pitt Community College. This area includes properties along NC 11, Reedy Branch Road, and Davenport Farm Road. An extension of Fire Tower Road is planned through the north portion of this area. This extension of Fire Tower Road will serve as a connector with the proposed Southwest Bypass and as a major thoroughfare. The precise alignment of the Fire Tower Road extension has not yet been determined.

The purpose of this category is to indicate a transition of land use placing commercial uses along the thoroughfares and transitioning into office and institutional uses and/or high density residential uses as you proceed away from the thoroughfares. This strategy will allow a gradual progression from higher intensity uses to lower intensity uses progressing from commercial uses to office & institutional uses to high density residential uses and finally to low density residential uses.

## Office and Institutional

Primary Uses - general business offices, professional offices, institutional types, single-family residential, two family residential, limited multi-family residential

Lot Sizes - nonresidential - 15,000 sq. feet minimum  
- residential - 10,000 sq. feet minimum

Potential Zoning Classifications - Office & Institutional District

## Government/Utility

Primary Uses - government facilities, utility facilities, town hall, fire, police, rescue, post office, water tanks, wells, sewer lift stations, electric substations, telephone facilities, cable TV facilities, other utility facilities

Lot Sizes - vary according to zoning classification and/or use.

Potential Zoning Classifications - vary according to use.

## Commercial

Primary Uses - this category is intended to reflect a wide possible variety of general business, retail, and service type uses. The Commercial Land Use Category is not intended to reflect a specific density and/or intensity of use. The appropriate density and/or intensity of commercial use in a given area or on a given tract will be determined by application of a specific commercial zoning classification.

Lot Sizes - varying according to specific zoning classification

Potential Zoning Classifications - Neighborhood Commercial, Central Business, General Business Districts.

## Industrial

Primary Uses - industrial, warehousing, and storage; also allows general commercial type uses.

Lot Sizes - 20,000 sq. feet minimum.

Potential Zoning Classifications - Industrial District

## Recreational/Cultural

Primary Uses - recreation facilities, cultural facilities, parks, libraries, museums, tennis courts, athletic fields, Boys & Girls Club, Shrine Club

Lot Sizes - vary according to Zoning Classification

Potential Zoning Classifications - vary according to use

