

NC Peer Cities Fertilizer Plant Zoning Regulations

	Winston-Salem PROPOSED	Winston-Salem Existing	Charlotte	Durham	Fayetteville	Greensboro	Raleigh
Zoning District Allowed	Heavy Industrial (GI)	Heavy Industrial (GI)	Heavy Industrial (I2)	Heavy Industrial (I)	Heavy Industrial (HI)	Heavy Industrial (HI)	Industrial Heavy (IH)
Use Classification	Manufacturing C: Chemical/Battery Manufacturing	Manufacturing C: Chemical Manufacturing	Chemical Manufacturing, Refining, Processing	Other Facilities for Manufacture/Storage of Chemicals	Manufacturing, High Impact/Hazardous	Other Facilities for Manufacture/Storage of Chemicals	Chemical Bulk Storage
Use Restrictions	Approval of Special Use Zoning District with site plan; Prohibited within entire Salem Lake Watershed; 6-foot fence/wall around property; Hazardous Management Plan for local review before building permit issuance	Prohibited in Salem Lake Watershed Protection Areas	Primary Access to Nonresidential Street; 300 foot setback from Residential	Special Use Permit Required; 1,500 foot setback from Residential; 8-foot fence/wall around property; Plan Review by Fire/EMS staff	1,000 foot setback from Residential or NB districts; Hazardous Management Plan submitted with Site Plans for local EMS review	Special Use Permit Required; 500 foot setback from Residential; 8-foot fence/wall around property	None
Minimum Site Size (acres)	25	NA	NA	NA	NA	NA	NA
Minimum Lot Size (sq. ft.)	NA	1 acre	8,000	30,000*	40,000	20,000	NA
Minimum Lot Width (ft.)	100	150	50	150*	100	100	NA

Minimum Setbacks (ft.)							
Front	200 for parking/ 400 for facility operations	40	20	40*	Lesser of 50 or 75 feet from street centerline	25 local/collector streets; 30 thoroughfares	50
Rear	200 for parking/ 400 for facility operations	20	10	40*	20; 50 from Residential District	0 or 5; 50 from Residential	0; 70 for both front and rear yard
Side, Street	200 for parking/ 400 for facility operations	20	20	40*	Same as front setback	25 local/collector streets; 30 thoroughfares	50
Side, Interior	200 for parking/ 400 for facility operations	12	0 or 5	50*	15: 100 from Residential District	0 or 5; 50 from Residential	0
Maximum Height (ft.)	70 next to Residential; unlimited with additional setback	70 next to Residential; unlimited with additional setback	40 adjoining Residential; unlimited with additional setback	90; 145 with SUP Approval	90: 50 from Residential District	50; 80 with additional setback	50
Maximum Building Coverage (%), or Floor Area Ratio (FAR)	NA	NA	FAR: 1.0	65%*	NA	NA	NA
Minimum Bufferyard Width (ft.)	20-100 next to Residential	20-100 next to Residential	40-100 next to Residential based on acreage	50-80	25	35-70; 45 average	20-35

\* Dimensional Standards vary by growth management tiers. Dimensions listed are for the suburban tier.