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## CHAPTER 2 – Planning Elements Established

### 2.1 General Planning Districts Established

Planning districts are different from conventional zoning districts in that they are defined less by land use, and more by logical areas relating to the historical, geographical, and topographical features and patterns of growth and urban services in our community. Therefore, the conventional terminology of “zoning district” has been replaced with “planning district.” These planning districts have the same legal authority as zoning districts. The following general planning districts are established as shown in the table below. Reclassification of property to any general planning district is considered under the administrative procedures outlined in Chapter 8. The requirements of each general planning district are established in Chapter 3.

Symbol	General Planning Districts	Purpose
RR	Rural Residential (private wells & septic)	Very Low-Density SF Residential
SR	Suburban Residential (Town water & sewer – some private wells & septic in rural areas)	Low-Density SF Residential
NR	Neighborhood Residential (Town water & sewer)	Medium-Density SF Residential
UR	Urban Residential (Town water & sewer)	High-Density SF/MF Residential
NC	Neighborhood Center (Crossroad Development)	Mixed-Use Activity Center
VC	Village Center (Serving several neighborhoods)	Mixed-Use Activity Center
TC	Town Center (Surrounding Downtown Area)	Mixed-Use Activity Center
TC-1	Town Center -1 (Downtown Area)	Master Plan Implementation
C	Commercial	Accommodates existing Commercial
O&I	Office and Institutional	Accommodates existing Office and Institutional
PI	Public Institutional	Accommodates large scale Public and Institutional
IND	Industrial	Accommodates existing Industrial

#### 2.1.1 Conditional Planning Districts Established *(Amended 3/15/22)*

Conditional planning districts allow for the establishment of certain uses, which, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. Therefore, in addition to the general use planning districts established in Section 2.1, a corresponding conditional planning district, bearing the designation ‘CPD’, may be established in accordance with the provisions of Section 8.4 of The Town of Elon Land Development Ordinance. The conditional planning district option allows for the development and use of a particular property, subject to ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district, and mutually agreed-upon by both the Town and the applicant(s).

Accordingly, the following Conditional Zoning Districts may be designated upon approval by the Board of Aldermen of a petition by all property owners or their agents to establish a conditional planning district:

- (a) RR(CPD) Rural Residential Conditional Planning District
- (b) SR(CPD) Suburban Residential Conditional Planning District

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|-----|------------|--------------------------------------------------------|
| (c) | NR(CPD)    | Neighborhood Residential Conditional Planning District |
| (d) | UR(CPD)    | Urban Residential Conditional Planning District        |
| (e) | NC (CPD)   | Neighborhood Center Conditional Planning District      |
| (f) | VC (CPD)   | Village Center Conditional Planning District           |
| (g) | TC (CPD)   | Town Center Conditional Planning District              |
| (h) | TC-1 (CPD) | Town Center 1 Conditional Planning District            |
| (i) | C (CPD)    | Commercial Conditional Planning District               |
| (j) | O&I (CPD)  | Office & Institutional Conditional Planning District   |
| (k) | PI (CPD)   | Public Institutional Conditional Planning District     |
| (l) | IND(CPD)   | Industrial Conditional Planning District               |

All descriptions and definitions which apply to a general use planning district also apply to the corresponding conditional planning district, and modification of specific general use planning district provisions may be permitted through the legislative decisions of Board of Aldermen.

Conditional planning districts are not intended to avoid site conditions that are appropriately addressed by a variance. All other rules, regulations, and conditions which may be offered by the property owner and approved by the Board of Aldermen as part of the major development process shall also apply.

Property may be placed in a conditional planning district only in response to a petition by the owners or their agents of all of the property proposed to be included in the conditional Planning district. Requirements for conditional planning districts are delineated in Section 8.4 of The Town of Elon Land Development Ordinance.

## 2.2 Overlay Districts Established

Overlay districts are established as a separate set of regulations applicable to specific geographic areas. An overlay district may allow additional uses, restrict permitted uses, or impose development requirements differing from those in the underlying planning district. The underlying planning districts and overlay districts together are used in tandem to manage land development. Overlay districts take precedence over underlying planning districts if there is a conflict. The requirements of each overlay district are set forth in Chapter 3.

Symbol	Overlay Planning Districts	Purpose
<b>TND-O</b>	Traditional Neighborhood Development Overlay	Encourages development of new traditional mixed-use neighborhoods
<b>MH-O</b>	Manufactured Home Neighborhood Overlay	Accommodates manufactured homes
<b>SP-O</b>	Stream Protection Overlay (floodplains and buffers along perennial & intermittent streams)	Preserves natural resources & functions, and provides recreational opportunities

## 2.3 Interpretation of Planning District Boundaries

The Town of Elon Land Development Ordinance Map, as adopted by the Town of Elon Board of Aldermen and certified by the Land Development Ordinance Administrator, establishes the official planning districts and overlay districts. The following rules apply in the interpretation of district boundaries and the location of centers shown on the official land development ordinance map: