

# 6

Planning Terminology  
Comprehensive Land Use Plan Land Use Typologies  
City of Shelby Zoning District Classifications  
Cleveland County Zoning District Classifications  
Supporting Maps

## APPENDIX

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# 6 APPENDIX

This part of the Plan provides more information on certain topics from throughout the Plan. It defines terminology and provides maps associated with the Washburn Switch Interchange study area that were not discussed in the Plan.

## PLANNING TERMINOLOGY

### **AADT -**

Annual Average Daily Traffic.

### **Level of Service (LOS) -**

A Level of Service (LOS) is a letter designation based on the relationship of travel demand and the roadway capacity. There are six levels of service that identify possible roadway conditions. These designations range from LOS A, which represents the best roadway conditions, to LOS F, which represents the worst roadway conditions. See the Cleveland County Transportation Plan for more information.

**LOS A:** Describes primarily free flow conditions. The motorist experiences a high level of physical and psychological comfort. The effects of minor incidents of breakdown are easily absorbed. Even at the maximum density, the average spacing between vehicles is about 528 ft, or 26 car lengths.

**LOS B:** Represents reasonable free flow conditions. The ability to maneuver within the traffic stream is only about 330 ft, or 18 car lengths.

**LOS C:** Provides for stable operations, but flows approach the range in which small increases will cause substantial deterioration in service. Freedom to

maneuver is noticeable restricted. Minor accidents may still be absorbed, but local decline in service will be great. Queues may be expected to form behind any significant blockage. Minimum average spacing is in the range of 220 ft, or 11 car lengths.

**LOS D:** Borders on unstable flow. Density begins to deteriorate somewhat more quickly with increasing flow. Small increase in flow can cause substantial deterioration in service. Freedom to maneuver is severely limited, and the driver experiences drastically reduced comfort levels. Minor incidents can be expected to create substantial queuing. At the limit, vehicles are spaced at about 165 ft, or 9 car lengths.

**LOS E:** Describes operation at capacity. Operations at this level are extremely unstable, because there are virtually no usable gaps in the traffic stream. Any disruption to the traffic stream, such as a vehicle entering from a ramp, or changing lanes, requires the following vehicles to give way to admit the vehicle. This can establish a disruption wave that propagates through the upstream traffic flow. Any incident can be

expected to produce a serious breakdown with extensive queuing. Vehicles are spaced at approximately 6 car lengths, leaving little room to maneuver.

**LOS F:** Describes a forced or breakdown flow. Such conditions generally exist within queues forming behind breakdown points.

### **Overlay Zoning District -**

Overlay Zoning Districts establish certain area regulations that are in addition to those of the underlying general use or conditional use districts. Property within a designated overlay district may be used in a manner permitted in the underlying general use or conditional use district only if and to the extent such use is also permitted in the applicable overlay district. See the Unified Development Ordinance Article 9-1.6 for more information.

### **Street Classifications -**

#### **Major Thoroughfare Street:**

Major thoroughfares consist of interstate, other freeway, expressway, or parkway links, and major streets that provide for the expeditious movement of high volumes of traffic within and through urban areas.

# SHELBY COMPREHENSIVE LAND USE PLAN

## LAND USE TYPOLOGIES

### **Minor Thoroughfare Street:**

Minor thoroughfares collect traffic from collector, subcollector, and local streets and carry it to the major thoroughfare system. Minor thoroughfares may be used to supplement the major thoroughfare system by facilitating movement of moderate volumes of traffic within and through urban areas and may also serve abutting property.

**Collector Street:** A street whose principal function is to carry traffic between cul-de-sac, local, and subcollector streets, and streets of higher classification, but which may also provide direct access to abutting properties.

**Subcollector Street:** A street whose principal function is to provide access to abutting properties, but which is also designed to be used or is used to connect local streets with collector or higher classification streets.

**Local Street:** A street whose primary function is to provide access to abutting properties.

See the Comprehensive Land Use Plan Section 3.5 for more information.

### **Agriculture -**

Agricultural uses include farming as the predominant form of activity. Working farms are active agricultural uses, generally 40 acres or larger. Some passive recreational activities, such as hiking trails, and passive parks, could be allowed under this use. Some residential uses, in the form of very low density residential, may be allowed under this use.

### **Commercial -**

The Retail land use designation includes a range of retail uses:

- **Neighborhood Retail:** Neighborhood Retail provides services serving the needs of the surrounding neighborhoods, generally a trade area of approximately one mile. Neighborhood Retail businesses range generally from 1,000 square feet up to 250,000 square feet.
- **Urban Retail:** Urban Retail is set closer to the street and generally has shared or reduced parking standards. This retail product supports a street-level, pedestrian-oriented environment within a higher-density location. This use works well with adjacent Office and Mixed Use structures. Urban Retail structures can be either single-story or up to three-stories in height but frequently must be at least

two stories.

The City of Shelby's NB (Neighborhood Business District) zoning classification is an appropriate district for this use area.

- **Regional Retail:** Regional Retail serves a trade area of approximately five miles. Regional Retail businesses generally range from 250,000 square feet up to 2,500,000 square feet. Parking for regional retail is typically provided within the site. Regional retail uses can include some of the more intensive businesses such as hotels, auto dealerships, department and furniture stores, as well as banks, restaurants, large home improvement stores, etc. Entertainment uses might also be included in this designation.

The City of Shelby's GB (General Business District) zoning classification is an appropriate district for this use area.

### **Conservation Development -**

Conservation development refers to a type of development in which the number of lots permitted by a given zoning classification is allowed, but the development is encouraged to preserve an amount of open space in exchange for building the permitted number of residential units on smaller lots. For example, if a parcel of land were entitled to build 100

1-acre lots under its current zoning classification, it would be allowed to build 100 1/2-acre lots in exchange for leaving half of the property in permanent open space. The open space could be natural area, equestrian facilities, golf courses, or similar types of open space. A density bonus could be granted to promote this form of development in Shelby. Conservation development is generally most applicable to zoning classifications of 1/2-acre lots or larger.

#### **Corridor Revitalization -**

Corridor revitalization areas are portions of heavily traveled corridors that either, have a large presence of automobile oriented retail uses or declining uses that leave these areas as blighted or under-utilized. Land uses in such areas could include a mix of retail, office, and residential with higher intensity uses close to the intersection of major roads.

The development form in these areas could respond to the surrounding conditions. A corridor going through an urban setting could be redeveloped as an urban arterial road with buildings fronting the street, sidewalks, and possibly on-street parking.

#### **Employment -**

The employment land use designation provides for office buildings with supportive retail and service uses intended primarily for occupants of such office buildings. It may also include an office park, which

is a tract containing multiple office buildings, support uses, and open space designed, planned, constructed, and managed on an integrated and coordinated basis.

The employment land use designation can also cover a fairly broad range of industrial uses, such as salvage yards, concrete batch plants, and similar intensive manufacturing and processing operations. Light industrial uses that include land and buildings used for the production of some type of goods with minimal outside storage such as electronics, manufacturing, products assembly, etc., could also be allowed under this use. Light Industrial uses are relatively nuisance free.

Corresponding City of Shelby's zoning classifications include LI (Light Industrial District) and GI (General Industrial District).

#### **Greenways -**

Greenways and Trails are defined as linear parks. A linear park is an area developed for one or more varying modes of recreational travel such as hiking and biking. Often the linear park will be developed to connect recreational facilities, as well as schools and residential neighborhoods. The acreage and service area of a linear park is variable and subject to existing natural and man-made features, the existence of public right-of-way, and the public demand for this type of park. In some cases, a linear park is

developed within a large land area designated for protection and management of the natural environment, with the recreation use a secondary objective.

#### **High Density Residential (HDR) -**

The high-density land use designation refers to single-family detached subdivisions of 7 units per acre and more. The multi-family residential use could also be allowed within this use. Multifamily use designation can refer to a variety of attached housing types, including townhouses, condominiums or rental apartments. As used in the Shelby Comprehensive Land Use Plan, this designation refers to developments of up to 19 units per acre, without implying a specific type of housing unit.

Corresponding City of Shelby zoning classifications include R6 Residential District.

#### **Institutional -**

Institutional land uses include public and private schools, city and county government facilities, churches, colleges and universities, and similar non-commercial uses. Most of above listed uses are currently present in Shelby. They range from public schools, county courthouse, and local colleges, to churches and hospitals.

Currently many zoning classifications allow institutional uses; however, RO (Residential Office) zoning district is most appropriate for these kind of uses.

**Low Density Residential (LDR) -**

The low-density residential classification is for single-family detached residential land uses which are approximately 2 units or less per acre. This classification is typical of many of the residential subdivisions in Shelby and in Cleveland County. It is also typical of many individual residential uses that are not in a formal subdivision.

Corresponding City of Shelby zoning classifications include RR (Rural Residential) and R20 (Residential District).

**Medium Density Residential (MDR) -**

Medium density residential represents single-family detached development of approximately 4 units per acre. This designation is typical of most of the residential subdivisions in Shelby and Cleveland County developed since the 1960s that are served by City/County water and sewer.

Corresponding City of Shelby zoning classifications include R10 and R8.

**Mixed Use -**

A Mixed Use Center is intended to concentrate a mix of higher-intensity commercial uses and higher-density residential around intersections of major thoroughfares.

A Mixed Use Center benefits both residential and commercial uses. The co-location of more intense uses

creates opportunities for a sense of place not possible in a more sprawling pattern of commercial uses along an arterial. The size of a Mixed Use Center could vary, but should remain within a half-mile radius of its center, or approximately a 10-minute walk.

The commercial core of a Mixed Use Center would include retail, office, entertainment, and public facilities (such as post offices and churches). The retail component would typically be a neighborhood center and include a supermarket, a drugstore, and convenience retail. Residential uses can be higher densities than the surrounding residential uses.

Some existing Shelby neighborhood centers, such as the hospital area and Cleveland Mall area have the potential to become the core of Mixed Use Centers.

There is not a zoning classification in the Shelby or Cleveland County ordinances specifically for a Mixed Use Center; however, a zoning classification that could fit within a Mixed Use Center could be Residential-Office (RO) in the Shelby ordinance.

**Neighborhood Revitalization -**

Neighborhood revitalization areas are older, declining neighborhoods that need stabilization and revitalization. Such areas have older housing stocks, which, in some areas need maintenance and in

other areas require selective removal of dilapidated houses. These areas will predominantly be residential with a mix of housing types and densities. This could include single family residential, townhomes, and multi-story apartments. The current density of these areas is between four to five dwelling units per acre. Future development densities could remain in the same range.

To support revitalization efforts, some additional complementary uses, such as parks, churches, schools, and other community services could be allowed.

**Open Space -**

Open space is large publicly or privately owned and managed land with a unique or special purpose. Conservation land is protected from future development for protection of a natural resource or unique environment. Regional parks preserve wooded or natural areas with some active uses such as trails or camping, but are largely undeveloped.

**Parks**

The park land use designation refers to a range of parks, including:

- **Mini-Parks:** Mini-Parks provide small open spaces within neighborhoods for a broad variety of purposes, ranging from simple seating areas to tot-lots. A minipark could be anywhere from 1/4 to 2 acres per mini park, or about the size of a single

# CITY OF SHELBY ZONING CLASSIFICATIONS

family residential lot.

- **Neighborhood Parks:**

Neighborhood Parks are for both active and passive recreation activities geared specifically for those living within the service area. They serve an area of 1/2 to 1 mile radius, and can be anywhere from 7 to 15 acres.

- **Community Parks:**

Community Parks are focused on meeting the recreation needs of several neighborhoods or large sections of the community, as well as preserving unique landscapes and open spaces. They include both active and passive recreation activities. A desirable size is about 25 acres.

- **District Parks:** District Parks function as the major source of active recreation in the City, and include athletic facilities for league and possibly tournament play. They range from 75 to 200 acres, with about 100 acres being a desirable size.

## Uptown -

The Uptown designation is a separate category for the traditional and distinctive Uptown of Shelby. It includes a mix of residential housing types with retail and restaurants, entertainment, both neighborhood and regional office and commercial uses as well as community facilities, such as government

offices, churches, schools and parks. Such uses could be developed in an urban setting that is suitable to the existing character of uptown Shelby. The previously adopted City Center Master Plan should be the guiding document for the future land uses, development and redevelopment of this area.

The City of Shelby's CB (Central Business District) zoning classification is an appropriate district for this use area.

See City of Shelby Unified Development Ordinance Article 9-1.1, 1.2, 1.3, and 1.4 for more information and a complete list of zoning districts.

## R20 Residential District (R20) -

The R20 Residential District is primarily intended to accommodate very low density single-family detached dwellings, modular homes, two-family dwellings, and manufactured homes on individual lots in areas that generally do not have access to public water supplies and are dependent upon septic tanks for sewage disposal. Maximum densities within the R20 District are approximately 2 dwelling units per gross acre for single-family and two-family dwellings. Manufactured home parks are permitted within the R20 District by conditional use permit. Nonresidential uses permitted within this district include customary accessory, recreational, educational, and institutional land uses that are compatible with the low density residential character of the R20 District.

## R10 Residential District (R10) -

The R10 Residential District is primarily intended to accommodate low density moderate density single-family detached dwellings and modular homes at a maximum density of approximately 4 dwelling units per gross acre. Public water and sewer service is generally available in areas zoned as R10. Nonresidential uses permitted within this district

# CLEVELAND COUNTY ZONING CLASSIFICATIONS

include customary accessory, recreational, educational, and institutional land uses that are compatible with the low density residential character of the R10 District.

## **Neighborhood District (NB) -**

The Neighborhood Business District is established as a district in which to allow small, limited retail service land uses that provide goods and services primarily to surrounding residential neighborhoods. Permitted residential uses include single-family detached dwellings, modular homes, apartments, townhomes, and condominiums. Residential uses are permitted at the same density and according to the same dimensional requirements as the R6 Residential District. The major objectives of this district are to encourage the location of convenience retail establishments, professional services, and professional offices so as to be as compatible as possible with surrounding lower density residential uses; discourage intensive land uses which require large amounts of land area; and limit the location of large vehicular traffic-generating uses to major streets.

## **General Business District (GB) -**

The General Business District is established as a district in which to accommodate a wide range of retail; business, professional, and personal services; office; and limited wholesale and warehousing uses. Areas zoned as GB are generally located on the fringe of the central business district and along major highway corridors. Residential uses are

permitted at the same density and according to the same dimensional requirements as the R6 Residential District.

## **Light Industrial District (LI) -**

The Light Industrial District is primarily intended to accommodate limited manufacturing, warehousing, wholesaling, and related commercial and service activities which have little or no adverse impact upon adjoining residential, business, and industrial properties. The preservation of land for light industrial use is a major objective of the LI District. The LI District is intended to provide appropriate locations for light industrial uses in areas that are not adversely impacted by general or heavy industrial uses. Other land uses allowed within the LI District should be limited to those uses that support light industrial uses. Generally, retail and heavy commercial uses should be avoided in the LI District.

## **General Industrial District (GI) -**

The General Industrial District is primarily intended to accommodate a wide range of assembling, fabricating, manufacturing uses, and support retail and service uses. The GI District is established for the purpose of providing appropriate locations and development regulations for uses that may require special measures to ensure compatibility with adjoining residential or business properties.

See Cleveland County Code of Ordinances Section 12-121 for more information and a complete list of zoning districts.

## **Restricted Residential (RR) -**

This district is the most restrictive residential, district intended to accommodate low-density single-family detached dwellings and modular homes at a maximum density of two (2) dwelling units per acre.

## **Residential (R) -**

The purpose of this district is to accommodate low-density single-family detached dwellings, modular homes, manufactured homes at a maximum density of two (2) dwelling units per acre. Multi-family housing is also permitted in this district, but may be exempt from the density requirements depending on location.

## **Residential Manufactured Homes and Parks (RM) -**

This district accommodates the widest variety of residential uses including low-density single-family detached dwellings, modular homes, manufactured homes and manufactured home parks.

## **SUPPORTING MAPS**

On the following pages are the supporting maps from throughout the Polkville Road Interchange Small Area Plan. These include maps for environmental features, sewer services, water services, gas services, and electric services.

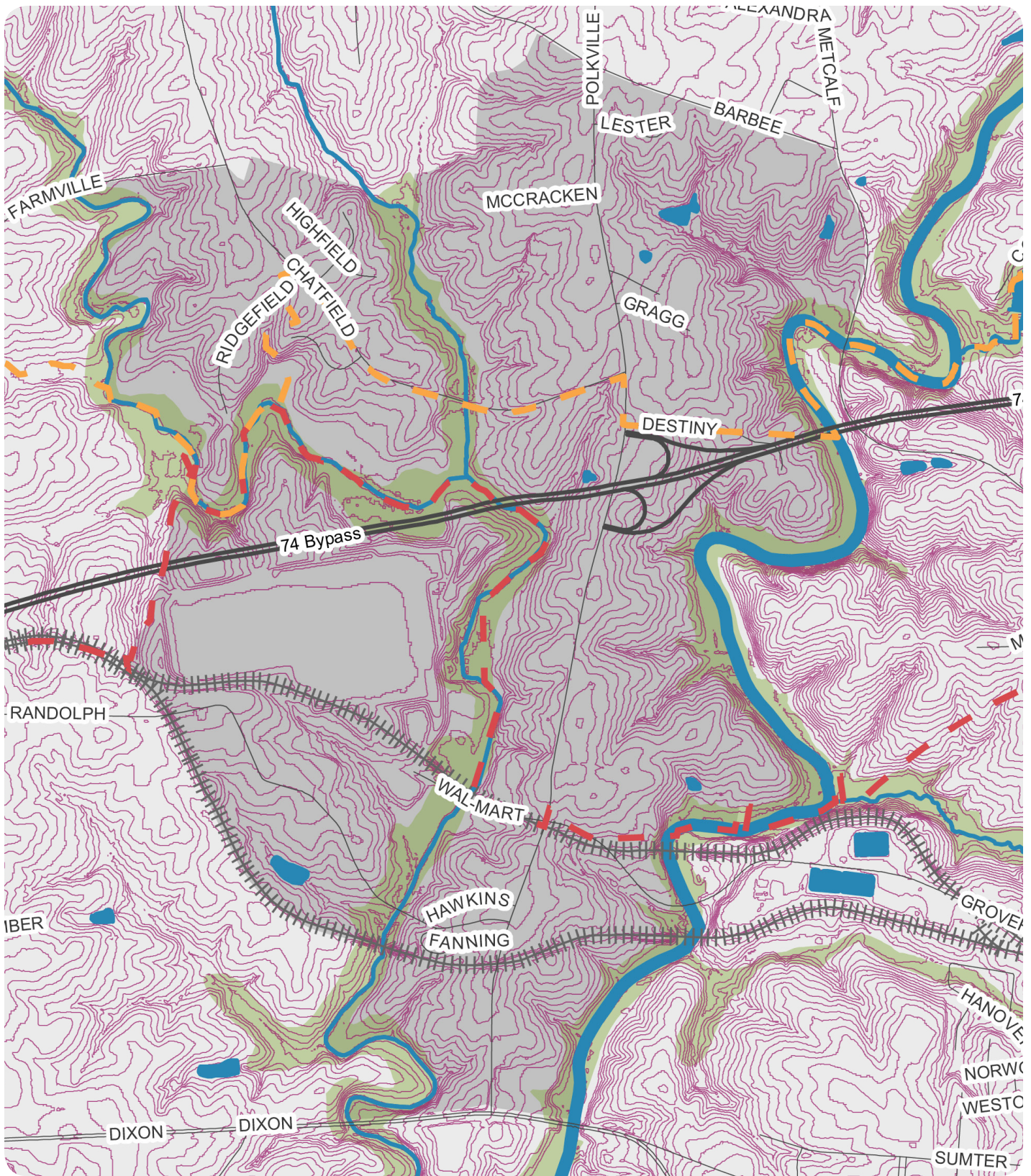
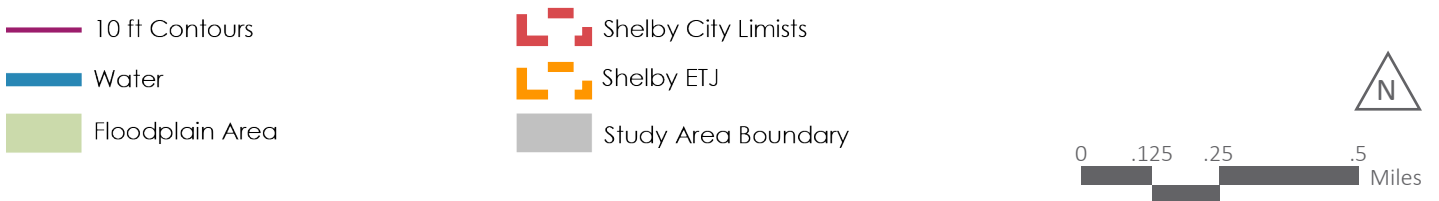


FIGURE 6.1:  
Polkville Road Interchange Study Area Contours Map





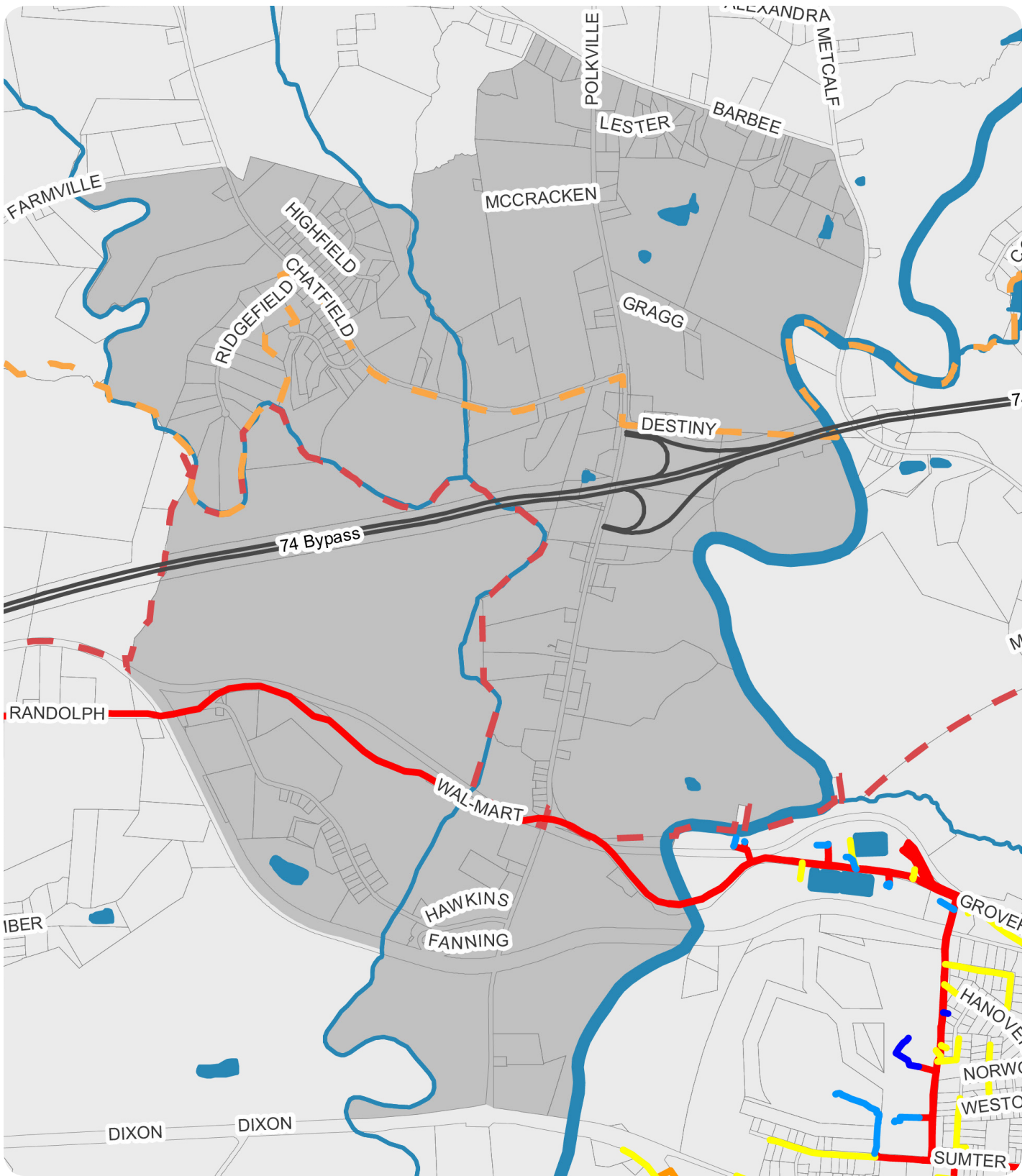
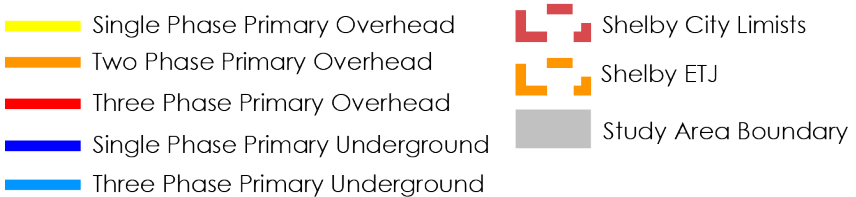


FIGURE 6.2:  
Polkville Road Interchange Study Area Electric Services Map



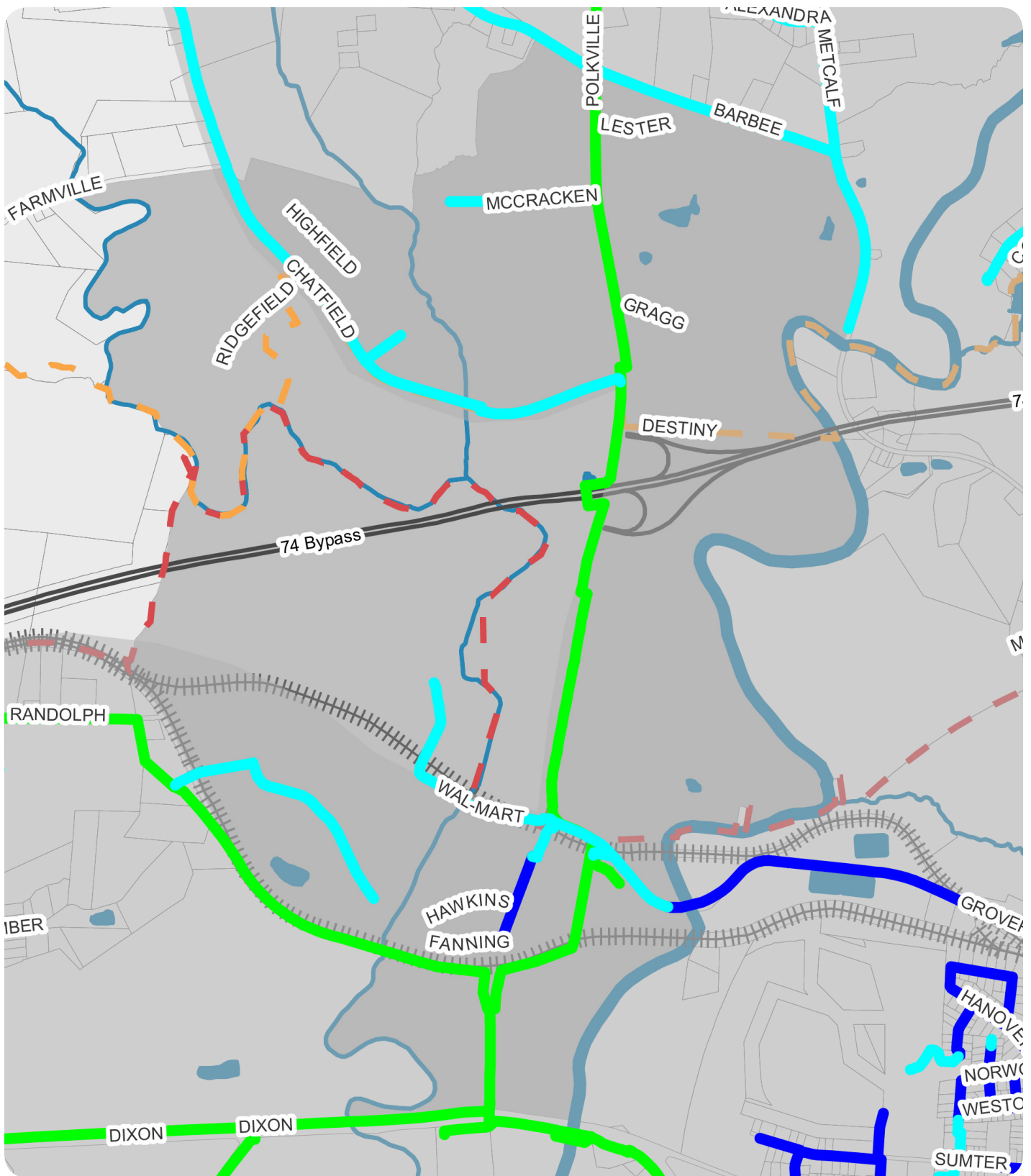
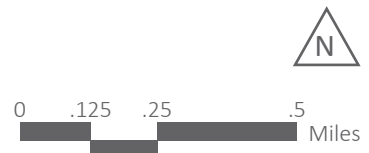


FIGURE 6.3:  
Polkville Road Interchange Study Area Gas Services Map

- Gas Line - 150 lbs
- Gas Line - 25 lbs PE
- Gas Line - 25 lbs STL
- Gas Service Area
- Shelby City Limits
- Shelby ETJ
- Study Area Boundary



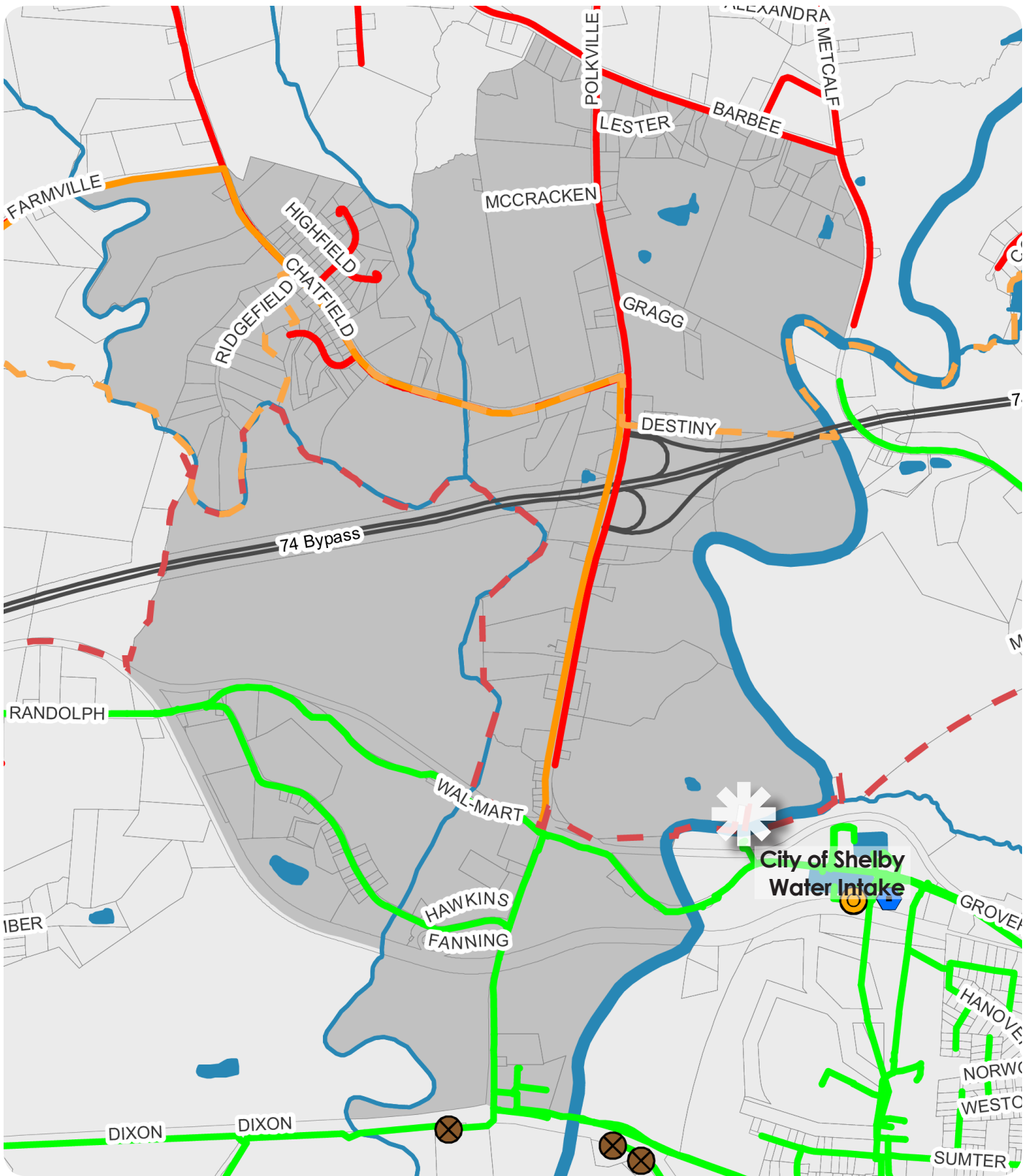
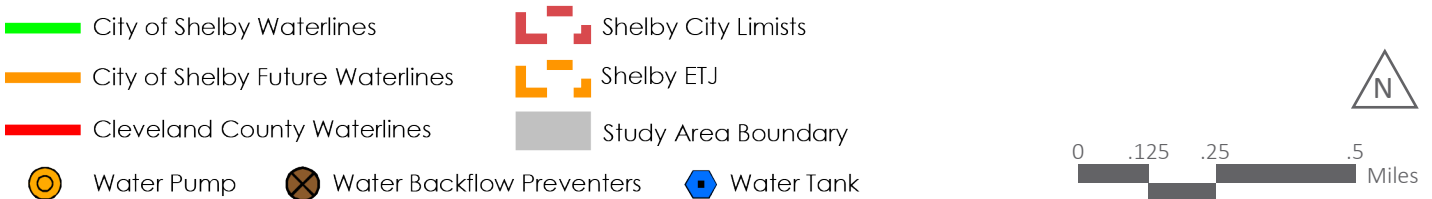


FIGURE 6.4:  
Polkville Road Interchange Study Area Water Services Map



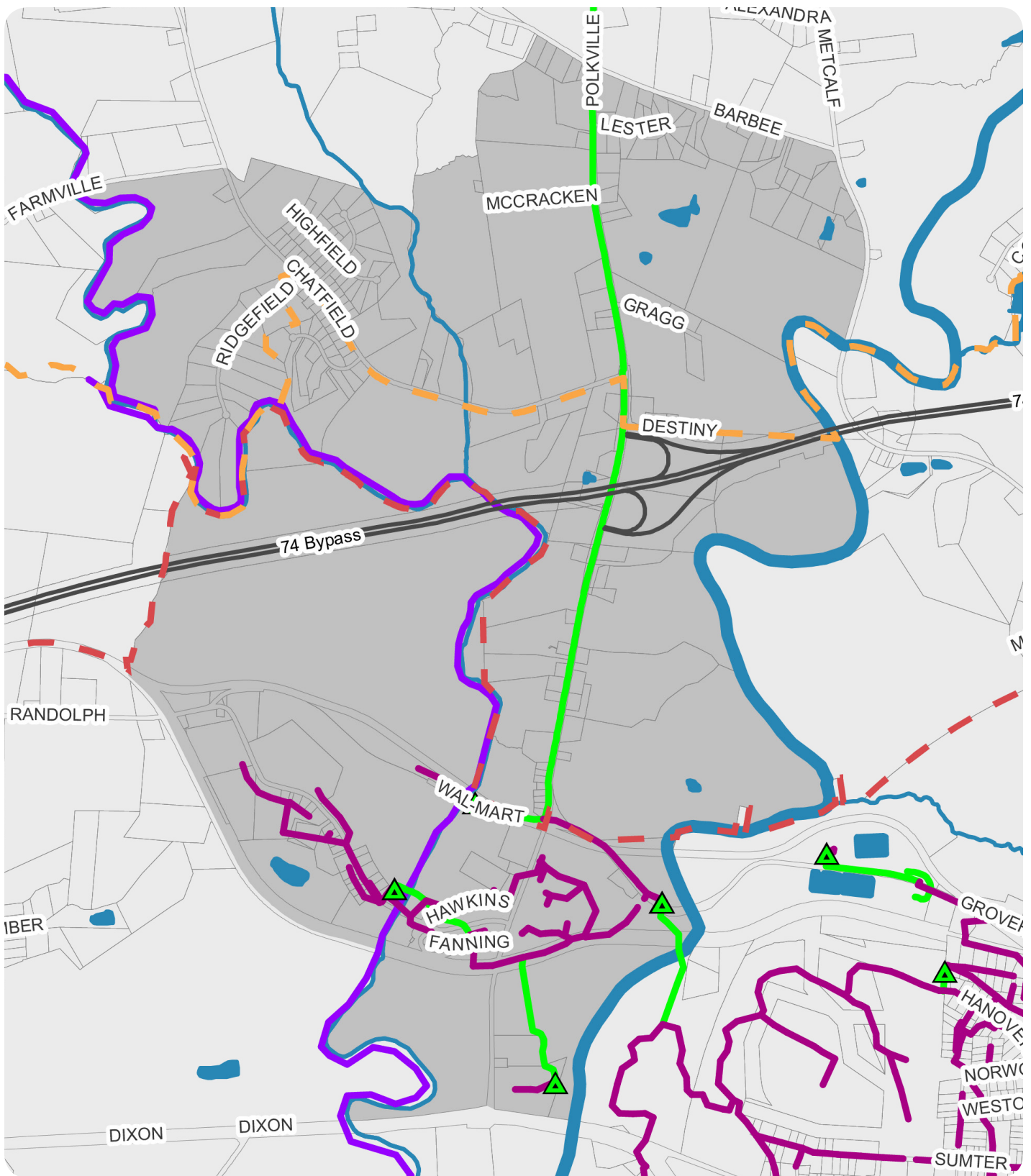


FIGURE 6.5:  
Polkville Road Interchange Study Area Sewer Services Map

- Gravity Mains
- Force Mains
- Future Sewer Lines
- Lift Station
- Shelby City Limits
- Shelby ETJ
- Study Area Boundary

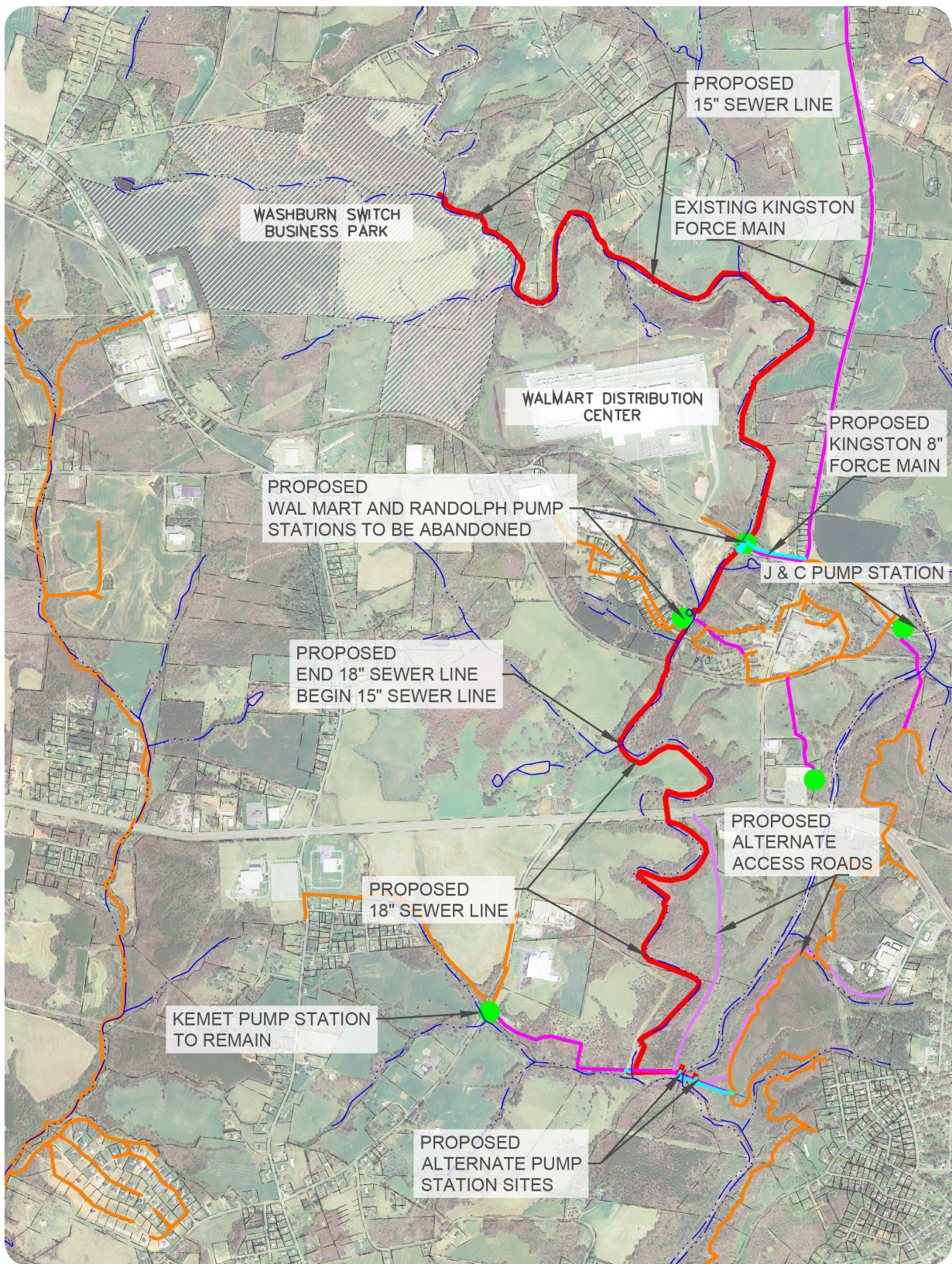


FIGURE 6.6:  
Brushy Creek Outfall Project Preliminary Map

- Existing Gravity Sewer Line
- Proposed Force Main Sewer Line
- Existing Pump Location
- Proposed Alternate Access Roads
- Existing Force Main Sewer Line
- Proposed Gravity Sewer Line

