



To: Board of County Commissioners
Planning Board

From: Joshua Grant, Division Manager

Date: August 15th, 2025

Re: UDO Proposed Amendment #2025-4
Lincoln County Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 8th, 2025.

Proposal

The planning staff proposes the following amendment to the Lincoln County Unified Development Ordinance:

Amend Article 2.2.1 Use Table to remove "Riding Stables" from the Recreational Uses section and "Winery" from the Commercial Uses section.

Remove specific use standards from Article 4 for two uses.

Article 4.4.18 Riding Stable - These specific use standards are not applicable under state law, being classified as having an Agricultural Exemption by N.C.G.S. 160D-903.

Article 4.4.26 Winery - These standards conflict with the Agricultural Exemptions provided for by N.C.G.S. 160D-903.

Background Information

The purpose of the proposed amendment is to be consistent with state statutes and to remove unnecessary and unenforceable standards from the ordinance. Riding Stables are considered an element of a bona-fide farm operation for livestock. Wineries operated on a property without a vineyard are already regulated under the industrial grouping in the Use Table in Article 2.2.1

The full text of the proposed amendment is included with the text amendment application and/or excerpt included in this packet.



Zoning Amendment

Proposed Statement of Consistency and Reasonableness

Case UDO #2025-4
Applicant Lincoln County Planning & Inspections
Parcel ID# N/A
Location N/A

Proposed amendment

Amend Article 2.2.1 Use Table to remove "Riding Stables" from the Recreational Uses section and "Winery" from the Commercial Uses section. Remove specific use standards in their entirety for the following uses: Article 4.4.18 Riding Stable and Article 4.4.26 Winery.

This proposed amendment **is consistent** with the Lincoln County Land Use Plan and other adopted plans in that:

The proposed amendments make no major policy shifts in zoning and planning and are not contrary to any of the guiding principles, objectives or strategies of the Land Use Plan.



UDO Text Amendment Application

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Lincoln County Planning and Inspections Department

Applicant Address 115 W Main St, Lincolnton, NC 28092

Applicant Phone Number (704) 736-8440

Part II

Briefly describe the proposed text amendment.

Amend Article 2.2.1 Use Table to remove "Riding Stables" from the Recreational Uses section and "Winery" from the Commercial Uses section.

Remove specific use standards from Article 4 for two uses.

Article 4.4.18 Riding Stable - These specific use standards are not applicable under state law being classified as having an Agricultural Exemption by N.C.G.S. 160D-903.

Article 4.4.26 Winery - These standards conflict with the Agricultural Exemptions provided for by N.C.G.S. 160D-903. Wineries operated on a property without a vineyard are already regulated under the industrial grouping in the Use Table in Article 2.2.1

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

A handwritten signature in cursive script, appearing to read "John L. Stewart".

Applicant

8/15/2025

Date

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
Wireless facility and tower (61-100 ft)	S	S	S	S	S	S				S	S	S	P	P	4.3.8
Wireless facility and tower (101-325 ft.)	S	S	S	S								S	S	S	4.3.9
Recreational Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	
Amusement Center - Indoor											P	P			
Amusement Center - Outdoor											S	P			
Amusement Center Indoor and Outdoor											S	P			
Fitness Gym											P	P			
Golf Course/Golf Club	S	S	S	S							P	P			
Recreational Club, Private					S							P			\$4.4.15
Gymnasium												P			
Outdoor Recreation Fields	S	S	S	S							P	P			
Outdoor Private Swimming Pool	P	P	P	P	P							P			
Public Recreation facilities and Parks	P	P	P	P	P	P	P	P	P	P	P	P			
Recreational Fishing Lake	S	S										S			
Riding Stables	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Event Venue	S	S									S	P			
Commercial Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
Adult establishment														S	\$4.4.1
Agriculture*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture (sales, processing) *	S	S												P	
Agricultural supply/equipment sales	S											P		P	
Animal shelter												S		S	
Artist studio, gallery										P	P	P			
Auctions, livestock or outdoor	S											S		S	
Bank or financial institution										P	P	P	S		
Bar or nightclub												S			\$4.4.2
Bed & breakfast	S	S	S	S	S				P	P	P	P			\$4.4.3
Cabinet shop													S	P	
Campground	S				S							S			
Catering, food												P	P	P	
Club, private	P	P	S	S	S	S	S	S				P			\$4.4.4
Contractor's office												P	P	P	\$4.4.5
Contractor's yard													P	P	
Convenience store without fuel sales											P	P	P	P	
Electronic gaming operation												S	S		\$4.4.6
Farm stand	P	P	P	P							P	P	P	P	\$4.4.7
Flea market												S	S	S	\$4.4.8
Florist, wholesale												S	S	S	
Freezer lockers														P	
Funeral home											P	P	S	S	
Gas station with convenience retail											S	P	S	S	\$4.4.9
Hotel, motel					S							P			\$4.4.10
Kennel	S	S									S	S		S	\$4.4.11
Marina					S										
Microbrewery											P	P			\$4.4.12
Microbrewery combined with restaurant											P	P			\$4.4.13
Newspaper publisher											S	P	P	P	
Office, general *										P	P	P	P	P	

Use Table

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
Office, professional										P	P	P	P	P	
Office, medical *										P	P	P	P	P	
Parking lot, commercial														P	
Photo finishing laboratory												P	P	P	
Post office										S	P	P	P	P	
Postal/parcel processing													P	P	
Racetrack	S													S	§4.4.14
Radio or television studio												P	P		
Restaurant, general					S						P	P	S		§4.4.16
Restaurant, fast food												P	S		
Retail, neighborhood *											P	P			§4.4.17
Retail, general *											P	P			§4.4.17
Self-storage facility												S	S	P	§4.4.19
Service, neighborhood *											P	P	P		§4.4.20
Service, general *											P	P	P	P	§4.4.20
Shooting range, indoor											S	S			§4.4.21
Shooting range, outdoor	S											S			
Tattoo parlor/body piercing establishment												S			
Vehicle repair *														P	§4.4.22
Vehicle sales *												S	S	S	§4.4.23
Vehicle service *											S	P	P	P	§4.4.24
Vending supply														P	
Veterinarian, animal hospital											P	P	S		§4.4.25
Winery	S	S	S	S	S										§4.4.26
Industrial Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
2022 NAICS Classifications															
Mining, oil and gas extraction															
2111 Oil and gas extraction														S	§4.5.1
2121 Coal mining														S	§4.5.1
2122 Metal ore mining														S	§4.5.1
2123 Nonmetallic mineral mining														S	§4.5.1
2124 Support activities for mining														S	§4.5.1
Manufacturing															
3111 Animal food														S	
3112 Grain and oilseed milling														S	
3113 Sugar and confectionery product														P	
3114 Fruit and vegetable preserving, etc.														P	
3115 Dairy product														P	
3116 Animal slaughtering and processing														S	
3117 Seafood product preparation														S	
3118 Bakeries and tortilla													P	P	
3119 Other food														S	
3121 Beverage														P	
3122 Tobacco														S	
3131 Fiber, yarn and thread													P	P	
3132 Fabric													P	P	
3133 Textile and fabric finishing														S	
3141 Textile furnishings													P	P	
3149 Other textile product													P	P	
3151 Apparel knitting													P	P	
3152 Cut and sew apparel													P	P	
3159 Apparel accessories, other apparel													P	P	
3161 Leather and hide tanning														S	
3162 Footwear														P	

Industrial	75	75
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§4.4.15 Recreational Club, Private

A recreational club shall be located on a parcel of land not less than three acres in size.

§4.4.16 Restaurants

In the R-CR district, a restaurant shall be at least 200 feet from any residential dwelling located on another lot.

§4.4.17 Retail, Neighborhood or General

All activity shall be conducted entirely within a fully-enclosed building, except for the following:

- A. Outdoor storage and display may be allowed subject to §3.10, Outdoor Storage and Display).
- B. For shopping centers see §4.1 for additional requirements.

~~§4.4.18 Riding Stable (4.4.18 Reserved for Future Codification)~~

- ~~A. Minimum Lot Area: 5 acres~~
- ~~B. All stalls or designated riding areas must be located at least 200 feet from any lot line.~~
- ~~C. All manure piles shall be located at least 200 feet from any lot line and shall be disposed of on a daily basis.~~
- ~~D. Adequate fencing must be placed on the lot to ensure that horses are prevented from roaming onto adjacent roads or lots.~~
- ~~E. Notwithstanding any other provision of this UDO, a riding stable may be located on a lot which also contains a principal single family residential use.~~
- ~~F. A Class C buffer (see §3.4) shall be established along any side of the property where the riding stable abuts a residential use, provided such buffer shall not restrict clear sight at any intersection or driveway.~~

§4.4.19 Self-Storage Facility

- A. All storage shall be contained within a fully-enclosed building.

Commentary: Outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).

- B. A Class C buffer (see §3.4) shall be established along any side of the property where the self-storage facility abuts or is across the road from a residential use or a residential district.
- C. End walls shall have a brick or masonry façade.
- D. Where the end wall of the self-storage facility is visible from a public road, the wall shall be buffered by a hedge that has a mature height of at least four feet.
- E. The following activities shall be prohibited on the premises:

- F. The storage of impounded vehicles shall not be permitted.

§4.4.23 Vehicle Sales

- A. A Class C buffer (see §3.4) shall be established along any side of the property adjacent to a residential use.
- B. Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach within ten feet of the right-of-way.
- C. The outdoor overnight storage of vehicles under repair may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).
- D. Vehicle sales displayed for rental or sale visible from the public road shall provide a parking buffer as set forth in §3.4.6.B.2.

§4.4.24 Vehicle Service

- A. A Class C buffer (see §3.4) shall be established along any side of the property adjacent to a residential use.
- B. All pair or service operations, excluding washing, shall be conducted entirely within a fully-enclosed building. The term fully-enclosed building shall not be construed to limit open bay doors during hours of operation.
- C. Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach within ten feet of the right-of-way.
- D. The outdoor overnight storage of vehicles may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).
- E. There shall be no dismantling of vehicles for salvage.
- F. The storage of impounded vehicles shall not be permitted.

§4.4.25 Veterinarian, Animal Hospital

- A. All animal boarding shall occur indoors. All pens, kennels and runs shall be located within an enclosed structure.
- B. Outdoor runs may be permitted subject to Board of Commissioners approval (see §9.11, Special Use Review).

~~§4.4.26 Winery~~

- ~~A. Minimum Lot Area: ten acres~~
- ~~B. The facility must be operated in association with a vineyard located on the same property or on adjoining properties under the same ownership. Permitted accessory uses may include but shall not be limited to a tasting/sampling room, gift shop, dining and catering facilities and meeting rooms.~~
- ~~C. All structures and storage areas associated with the winery must be located a minimum of 100 feet from all property lines or road right of ways.~~