

# Official Zoning Map

For  
Town of Smithfield  
North Carolina

THIS MAP IS THE OFFICIAL ZONING MAP AS ADOPTED BY THE SMITHFIELD TOWN COUNCIL ON DECEMBER 1, 2009 WITH SUBSEQUENT MAP AMENDMENTS AS APPROVED BY ACTION OF THE TOWN COUNCIL THROUGH OCTOBER 3, 2023. THE TOWN OF SMITHFIELD IS HEREBY NOT RESPONSIBLE FOR FURTHER MAP AMENDMENTS AFTER OCTOBER 3, 2023.

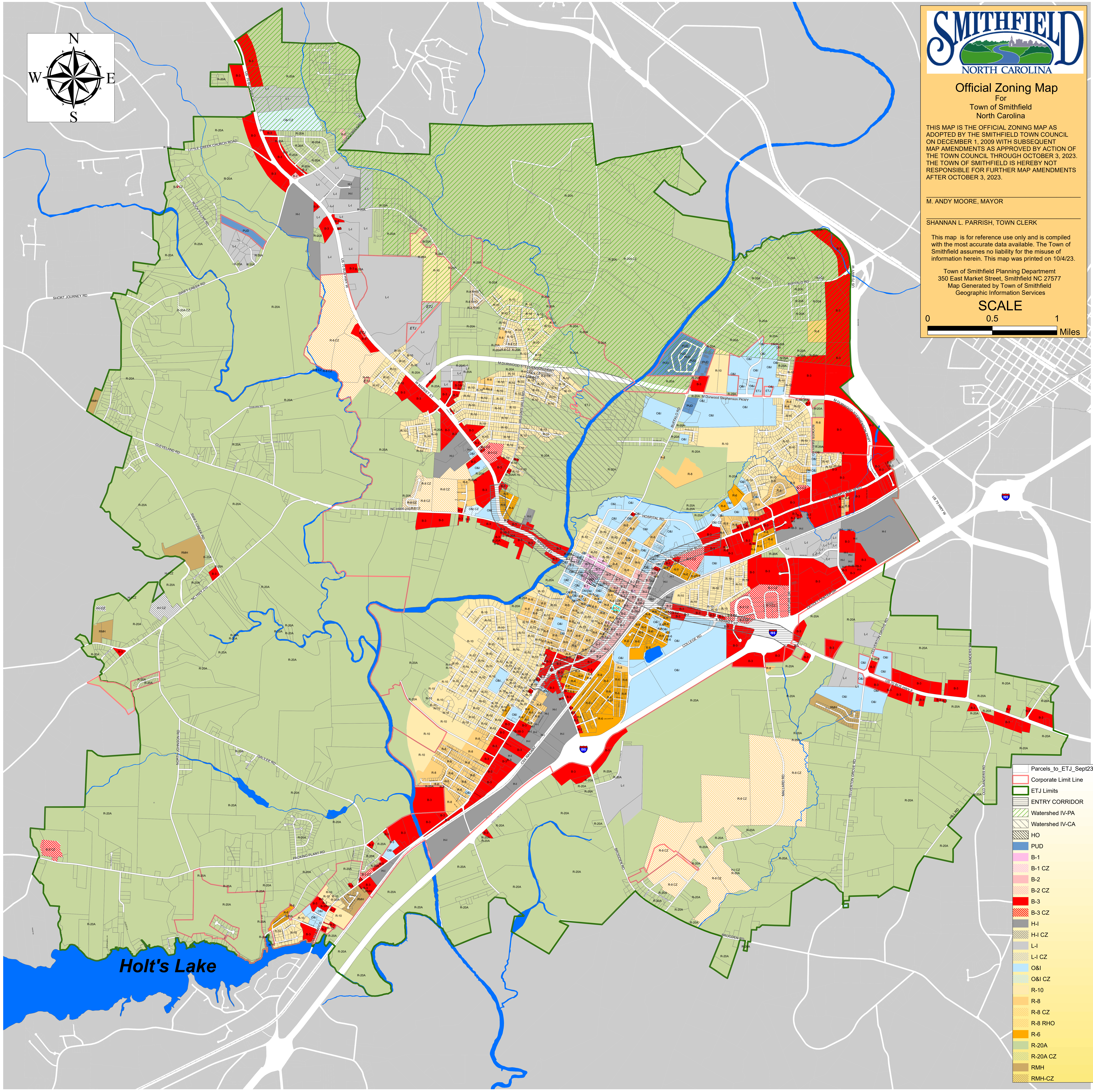
M. ANDY MOORE, MAYOR

SHANNAN L. PARRISH, TOWN CLERK

This map is for reference use only and is compiled with the most accurate data available. The Town of Smithfield assumes no liability for the misuse of information herein. This map was printed on 10/4/23.

Town of Smithfield Planning Department  
350 East Market Street, Smithfield NC 27577  
Map Generated by Town of Smithfield  
Geographic Information Services

## SCALE



- Parcels\_to\_ETJ\_Sept23
- Corporate Limit Line
- ETJ Limits
- ENTRY CORRIDOR
- Watershed IV-PA
- Watershed IV-CA
- HO
- PUD
- B-1
- B-1 CZ
- B-2
- B-2 CZ
- B-3
- B-3 CZ
- H-1
- H-1 CZ
- L-1
- L-1 CZ
- O&I
- O&I CZ
- R-10
- R-8
- R-8 CZ
- R-8 RHO
- R-6
- R-20A
- R-20A CZ
- RMH
- RMH-CZ

Holt's Lake

### ***Sec. 6.3. Primary Zoning Districts.***

For the purposes of this ordinance, the Town of Smithfield, North Carolina, and its extraterritorial jurisdiction, is hereby divided into the following primary zoning districts:

#### **6.3.1. R-20A Residential-Agricultural District.**

The purpose of this district is to provide for areas where the principal use of land is for low density residential and agricultural purposes. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses likely to render them undesirable for farms and future residential development.

#### **6.3.2. R-10 Single-Family Residential District.**

The purpose of this district is to provide areas for conventional single-family neighborhoods. The regulations of this district are intended to discourage any use which, because of its character, would substantially interfere with the development of residences and which would be detrimental to the quiet residential nature of the areas included within this district.

#### **6.3.3. R-8 Single-, Two-, and Multi-Family Residential District.**

The purpose of this district is to provide areas where a mixture of housing types are allowed, some as permitted and others as special uses, with proper review, site planning, and design controls.

#### **6.3.4. R-6 High Density Single-, Two-, and Multi-Family Residential District.**

The purpose of this district is to provide for older areas which have developed with a mixture of housing types at fairly high densities. Except in unusual circumstances, it will not be used in new areas, and additional property will not be considered for rezoning to this district.

#### **6.3.5. R-MH Manufactured Home Residential District.**

The purpose of this district is to provide areas in which the principal uses of land are single-family dwellings and manufactured homes on individual lots

#### **6.3.6. O/I Office/Institutional District.**

A district designed for office/institutional uses at low to moderate densities and multi-family housing. This district should be used as a transitional zone between areas of conflicting land uses.

#### **6.3.7. B-1 Central Business District.**

The purpose of this district is to provide for those uses which can provide and contribute to a strong retail and service core for downtown Smithfield.

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### **6.3.8. B-2 General Business District.**

The purpose of this district is to provide for those business areas adjacent to the downtown core as well as other intensive and extensive business areas in Smithfield.

### **6.3.9. B-3 Highway Entranceway Business District.**

The purpose of this district is to allow commercial uses with proper regulations and safeguards to promote the safe and efficient movement of traffic, and the orderly development of land along major arteries leading into town, while enhancing and preserving the environmental and aesthetic qualities of these areas. The proper location and development of the uses along these corridors will contribute to and enhance trade, tourism, capital investment, and the general welfare.

### **6.3.10. LI Light Industrial District.**

The purpose of this district is to accommodate wholesale and warehousing uses as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive or cause adverse effects for the area or adjacent uses.

### **6.3.11. HI Heavy Industrial District.**

The purpose of this district is to accommodate the development and operation of industrial, distribution, and manufacturing uses which, by nature of their intensity, may be incompatible with other types of land uses. Permitted uses in the HI zone may be more intensive than those allowable in the LI Zoning District.