

AR Base Zoning with IHI Overlay

Prepared from Johnston County Code of Ordinances, Sec. 14-89 (Table of Permitted Residential Uses) and Sec. 14-90 (Table of Business, Commercial, and Industrial Uses), together with Sec. 14-104 (Interstate Highway Interchange District).

Per Sec. 14-104(d): “In addition to the uses permitted within the interstate highway interchange are the permitted uses within the underlying district.” The tables below combine every by-right (“Permitted”) use from both the AR base district and the IHI overlay district applicable to this parcel. **Any prospective buyer or their representative should confirm their intended use is approved with Johnston County Planning & Zoning before relying on this summary.**

Permitted Uses from Agricultural-Residential (AR) — 6 uses

No.	Residential Use (Primary)	AR Designation
1	Single-Family Detached/ Modular Home with public water system	Permitted, limited to 1.45 du/ac density; >30,000 sf lot size
2	Single-Family Detached/ Modular Home with private well	Permitted, limited to 1.0 du/ac density, >40,000 sf lot size
3	Manufactured Mobile Home (single wide)	Permitted, limited to 1 ac min. lot size
4	Manufactured Mobile Home (double wide)	Permitted, limited to 1.45 du/ac density, > 30,000 sf lot size with public water; >40,000 sf lot size with well
5	Duplex	Permitted, limited to 1.45 du/ac density; counted as 2
6	Two-Unit Townhouse	Permitted, limited to 1.45 du/ac density; counted as 2 units

Permitted Uses from Interstate Highway Interchange (IHI) — 71 uses

No.	Business/Commercial/Industrial Use	IHI Designation
3	Automobile Car Wash	Permitted
4	Automotive Part Sales	Permitted
5	Automotive Repair—Mechanical	Permitted
6	Automotive Repair—Paint/ Body	Permitted
7	Automotive Sales and Display	Permitted
8	Automotive Service Station	Permitted
10	Bakery—Retail	Permitted
11	Bank	Permitted
12	Bar/Club	Permitted, not to be considered sexually-oriented/adult business
13	Barber/Beauty Shop to include Nail Salon	Permitted
21	Building Materials/ Supplies—Retail Sales	Permitted
23	Business—Convenience Store	Permitted
24	Business—Office	Permitted
25	Business—Retail	Permitted
26	Business—Wholesale	Permitted
29	Carnival/Circus (Temporary)	Permitted
31	Cemetery—Commercial	Permitted
32	Cemetery accessory to Place of Worship	Permitted

No.	Business/Commercial/Industrial Use	IHI Designation
34	Civic/Fraternal/Social Clubs & Organizations	Permitted
39	Contractors Office w/Storage Yard	Permitted
42	Dance Studio/Gymnastics	Permitted
43	Day Care Facility—Adult	Permitted
44	Day Care Facility—Child	Permitted
47	Dry Cleaning Establishment	Permitted
51	Farmers Market not considered Flea Market	Permitted
52	Feed & Seed Sales	Permitted
56	Funeral Home	Permitted
61	Government Use Facility	Permitted
62	Group Care Facility	Permitted
63	Heating and Air Conditioning Shop	Permitted
65	Hospital	Permitted
66	Hotel	Permitted
70	Kennel	Permitted
72	Landscaping/ Nursery Stock Sales	Permitted
75	Libraries/ Museums/Art Galleries	Permitted
77	Lumber Yard not considered sawmill	Permitted
82	Masonry Product Sales	Permitted
84	Medical Clinic	Permitted
87	Mini-Storage	Permitted
88	Mobile/Modular Home Sales	Permitted
90	Nursing Home	Permitted
91	Open Storage	Permitted
93	Parcel Post Shipping/ Receiving	Permitted
94	Pawn Shop	Permitted
95	Pharmaceutical—Manufacturing/ Distribution	Permitted
96	Pharmacies	Permitted
97	Physical Fitness Center	Permitted
98	Place of Worship	Permitted
100	Plumbing—Heating Supply Offices/Storage Area	Permitted
102	Printing/ Reproduction/ Publishing	Permitted
104	Public/Private Utility Stations	Permitted
105	Recreation—Indoor	Permitted
106	Recreation—Outdoor	Permitted
107	Research/ Development Facility	Permitted
108	Restaurant	Permitted, drive-up window permitted
108	Retail Center	Permitted

No.	Business/Commercial/Industrial Use	IHI Designation
109	Riding Stables	Permitted
113	School—Montessori and other Educational	Permitted
114	School—Public/ Private (K-12), University	Permitted
116	Shopping Center	Permitted
118	Spa—Day	Permitted
119	Spa—Medical	Permitted
120	Sporting Goods	Permitted
122	Tanning Salon	Permitted
123	Theater	Permitted
124	Thrift Store—Apparel/ Household	Permitted
126	Tire Sales—Nondistributing	Permitted
130	Vendor Sales—Temporary	Permitted
131	Veterinary Clinic	Permitted
132	Warehouse Facility/ Wholesale Establishment	Permitted
133	Warehousing	Permitted

Notes

This list reflects only uses designated “Permitted” (by right) in the source tables. It excludes uses designated “Special Use” under either district (e.g., Townhouse under AR; Flea Market, Sexually-Oriented Business, Trucking Terminals, and similar uses under IHI), which require a separate special/conditional use permit process regardless of the AR/IHI by-right confirmation above.

Density limits, size caps, and other conditions noted in the right-hand column still apply. Buyers and their representatives should confirm current use rights and any site-specific conditions directly with Johnston County Planning & Zoning prior to purchase.