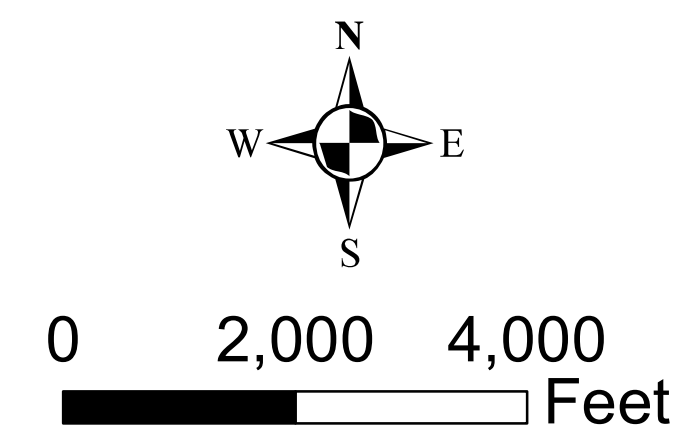


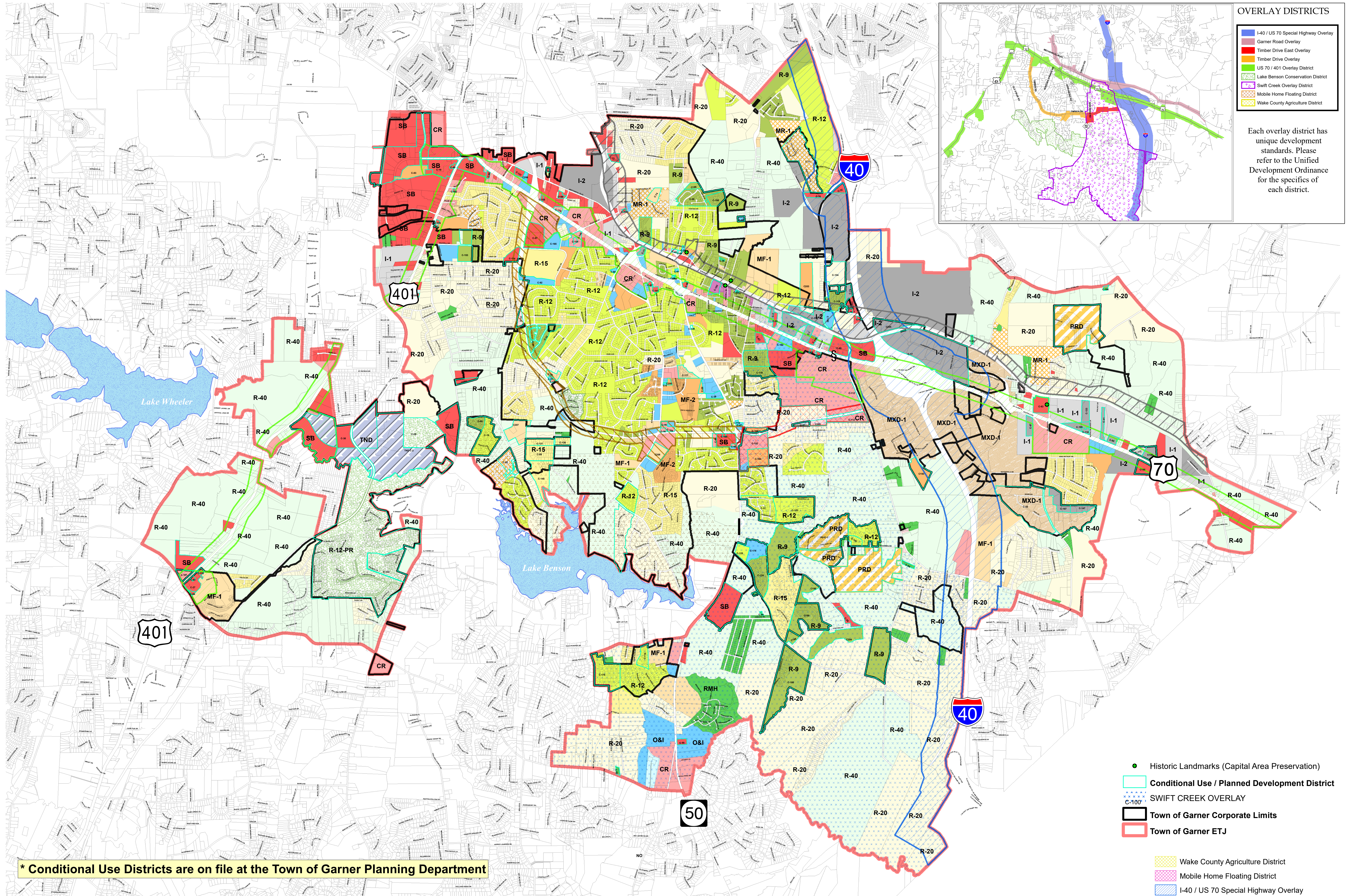
Town of Garner Official Zoning Map

Prepared by the Town of Garner Planning Department

Adopted by the Town Council: March 19, 1996
 Revised: March 4, 2019
 Plotted: March 6, 2019



NOTE: This map is a representation of the digital map housed in the Town of Garner Planning Department. It reflects the zoning districts in the Unified Development Ordinance. It is subject to change due to rezoning, future growth, et cetera. Please contact the Town of Garner for updates. This map is compiled from the best available sources and have been registered to the Wake County GIS parcel database. This map replaces the manually rendered Official Zoning Map attested May 19, 1993. The Town of Garner is not responsible for improper use of this map.



- OVERLAY DISTRICTS**
- I-40 / US 70 Special Highway Overlay
 - Garner Road Overlay
 - Timber Drive East Overlay
 - Timber Drive Overlay
 - US 70 / 401 Overlay District
 - Lake Benson Conservation District
 - Swift Creek Overlay District
 - Mobile Home Floating District
 - Wake County Agriculture District

Each overlay district has unique development standards. Please refer to the Unified Development Ordinance for the specifics of each district.

- Historic Landmarks (Capital Area Preservation)
- Conditional Use / Planned Development District
- SWIFT CREEK OVERLAY
- C-100
- Town of Garner Corporate Limits
- Town of Garner ETJ

* Conditional Use Districts are on file at the Town of Garner Planning Department

Zoning Districts

- | | | | |
|---------------------------------------|-------------------------------------|-------------------------------|---------------------|
| R-40 Single Family (40,000 s.f. lots) | R-9 Single Family (9,000 s.f. lots) | NO Neighborhood Office | CR Community Retail |
| R-20 Single Family (20,000 s.f. lots) | RMH Manufactured Homes and Parks | O&I Office & Institutional | SB Service Business |
| R-15 Single Family (15,000 s.f. lots) | MF-1 Multi Family 1 | CBD Central Business District | I-1 Industrial 1 |
| R-12 Single Family (12,000 s.f. lots) | MF-2 Multi Family 2 | NC Neighborhood Commercial | I-2 Industrial 2 |

Obsolete Zoning Districts

- MXD-1 Mixed Use District
- MR-1 Multi Residential
- R-12-PR Planned Residential
- RCD-3 Residential Cluster

Obsolete districts have been mapped on the Official Zoning Map of the Town of Garner, but are no longer part of the zoning district hierarchy applied to the Town. These districts have been retained from the previous version of the land use ordinance, and land that is zoned with any of the obsolete district designations will continue to be developable under those use and dimensional regulations applicable to the districts immediately prior to the effective date of this UDO. See Section 4.1 entitled Establishment of Districts for list of obsolete districts.

Although not mapped, existing residential and commercial uses in place before June 1, 2005 that are within the Swift Creek Overlay boundary are exempt from the development standards.