

The R-1 Single-Family Residential District is established as a district in which the principal use of land is for residential purposes.

The R-2 General Residential District is established as a district in which the principal use of land is for residential purposes.

The C-1 Central Business District is in order to protect and improve the main shopping area of the Town, and to discourage uses which do not require a central location and which are compatible with the functions of the area as the primary shopping and office area, a central business district is hereby established.

The C-2 General Business District is established to provide for general and commercial activity at convenience points in the Town. Regulations are designed to preserve the traffic carrying capacity of the streets and to provide for off-street parking. It is not the intent of the district to encourage extensive strip commercial development, but rather to provide concentrations of general commercial activities.

The C-3 Neighborhood Business District is intended to provide retail goods and services for the surrounding neighborhood.

The C-4 Highway Business District is intended to provide for the establishment of business activity needing access to traffic flows along major thoroughfares. It is not the intent of this district to encourage strip commercial development but rather the establishment of clusters of business activities along major thoroughfares.

The I-1 Light Industrial District is intended to provide for the establishment of light industrial and warehousing uses which normally seek locations on large tracts of land.

The I-2 Heavy Industrial District is established to provide areas for manufacturing, warehousing and similar uses.

The F-1 Floodway District is established to meet the needs of the Pigeon River to carry abnormal flows of water in time of flood; to prevent encroachments into the district which will unduly increase flood heights and damage; and to prevent the loss of life and excessive damage to property in the area of greatest flood hazard.

The W-P Watershed Protection District is established to protect, maintain, and enhance; both the immediate and long term public health, safety, and general welfare of the residents of the Town of Canton by protecting the Rough Creek Watershed as a public drinking water source. To minimize sedimentation and pollution of the public drinking water source as a result of land development in the area around the watershed. To permit reasonable use of land within the area around the watershed that will not adversely affect the quality of water sources.

The C-A Pigeon River Critical Area Watershed Protection District is established to implement the provisions of the Water Supply Watershed Protection Act (N.C.G.S. 143-214.5) within the critical area of the Pigeon River Watershed. The provisions of this district are applicable to all property located within the designated water supply critical area as shown on the Official Zoning Map of the town. Whenever there is a conflict between this section and any other provision of this section, the stricter requirement shall apply.