CRITERIA	RESIDENTIAL					COMMERCIAL									INDUSTRIAL/ MANUFACTURING			
	High Density	Medium Density	Low Density	Suburban Density	Rural Density	Light	Heavy	Activity Node	Regional Shopping Center	Community Shopping Center	Neighborhood Shopping Center	Area Shopping Center	Mixed Use Development	OFFICE & INSTITUTIONAL	Light	Heavy	OPEN SPACE	AGRICULTURAL
OTHER PLANS																		
Must not be located in any critical area as defined by the Fort Bragg Small Area Study and Fayetteville Airport Plan	X	X																
Must not be located in any defined critical area as defined by the Fort Bragg Small Area Study			X	X														
Could be located in any defined critical area as defined by the Fort Bragg Small Area Study					X													
May be designated on the 2030 Growth Strategy Map as Conservation Area																	X	
May be designated on the Fort Bragg Small Area Study as an environmentally sensitive area																	X	
Should meet criteria for Voluntary Agricultural District designation																		X
FLOOD/SOILS							1					1				1		
Development in areas with hydric soils is discouraged	Χ	X																
Desirable to not be located in the Special Flood Hazard Area (100- year Flood Area)			X															
Must not be an area with hydric soils unless sewer is available			Χ															
Desirable to be limited to 1 unit per acre in areas with hydric and severe septic tank limitations soils					X													
Outside the Special Flood Hazard Area (100-year Flood Area)															X	X		
Could include the Special Flood Hazard Area (100-year Flood Area)																	Χ	
OTHER											•							
Should provide convenient goods and services to the immediate surrounding neighborhood						X												
Should have 3,000 plus households within 5 -10 minute drive market area											X							
May be a "mom & pop" country store in the rural area												X	X					
May require a feasibility study submitted to justify that there are sufficient households in the development to support the commercial													X					
area Commercial uses should be oriented to residents in the development													X					
Sliding scale for commercial development																		
Separation of mixed uses																		
Is a means to promote an alternative to strip commercial development													X					
Existing farm or agricultural operation																		X