

4-4.2 Multi-Family Districts

- (A) Dimensional Requirements for Permitted Single-Family District Uses and Two-Family Dwellings in RM, GO-M, and GO-H Districts: See Table 4-4-3.

TABLE 4-4-3
Dimensional Requirements for Permitted Single-Family District
Uses and Two-Family Dwellings in RM, GO-M, GO-H, NB, and LO Districts

Min. Lot Size (ft ²)	RM-5	RM-8	RM-1 2	GO-M	RM-1 8	RM-2 6	GO-H	NB	LO
Single Family	8,500	7,000	7,000	7,000	5,000	5,000	5,000	9,000	9,000
Two-Family ^a	17,500	12,000	11,000	11,000	9,000	7,000	7,000	9,000	9,000
All lots and structures must meet other requirements of	RS-9	RS-7	RS-7	RS-7	RS-5	RS-5	RS-5	RS-9	RS-9

^a Non conforming lots of record in the RM and GO districts may be developed provided they meet the following minimum lot sizes: 9,000 ft² in RM-5, RM-8, NB, and LO and 7,000 ft² in RM-12, RM-18, RM-26, GO-M, and GO-H.

- (B) Dimensional Requirements for Multi-Family Developments with Three or more Units: Dimensional requirements for Multi-family developments with three or more units are found in Table 4-4-4.

TABLE 4-4-4

Dimensional Requirements in RM & GO Districts for Multifamily Developments (Including Townhouses and Residential Condominiums), Residential Group Developments, Private Dormitories, Single Room Occupancy Residences, Congregate Care Facilities, and all Non-Residential Uses Permitted in the RM and GO Districts

	RM-5	RM-8	RM-12	GO-M	RM-18	RM-26	GO-H
Min. Lot Size (ft. ²) for first 3 DU's	26,000	16,000	15,000	15,000	12,000	9,000	9,000
Add. Lot Area per Additional Unit (ft. ²)	8,712	5,445	3,630	3,630	2,420	1,675	1,675
Min. Lot Width (ft.) for first 3 DU's	75	75	75	75	60	60	60
Additional Lot Width per Additional Unit - 5 ft., until total lot width = 120 ft.							
Minimum Street Frontage (ft.)	50	50	50	50	50	50	50
Minimum Street Setback (ft.) ^a							
Local, Subcollector & Collector	30/55	25/50	25/50	25/50	25/50	25/50	25/50
Minor Thoroughfare	40/75	35/70	35/70	35/70	35/70	35/70	35/70
Major Thoroughfare	50/95	45/90	45/90	45/90	45/90	45/90	45/90
Minimum Interior Setbacks (ft.)							
Side	10	10	10	10	10	10	10
Rear	25	25	25	25	25	25	25
Minimum Building Separation (ft.)	20	20	20	20	20	20	20
Maximum Building Height (ft.)	50 ^b	50 ^b	50/80 ^c	50/80 ^c	50/80 ^c	— ^c	— ^c
Max. Building Coverage (% of lot)	35	40	45	45	45	50	50

^a Setback from right-of-way line or property line/setback from street centerline, whichever is greater.

^b No more than three (3) full or partial stories entirely above grade.

^c Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above eighty (80) feet in height.

(C) Additional Requirements For Multi-Family Developments

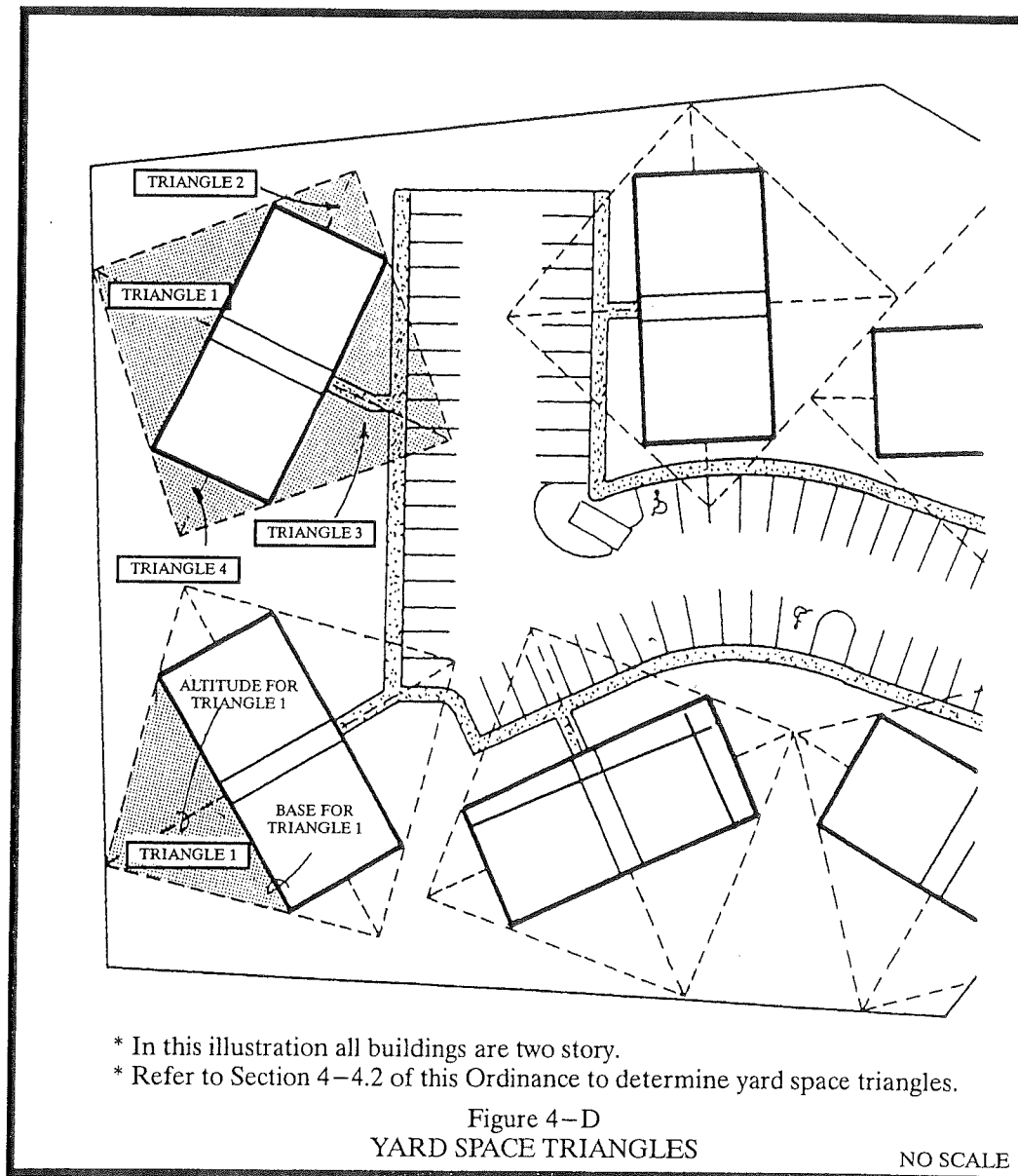
- 1) A multi-family dwelling shall not be placed behind and on the same lot as a single-family dwelling.
- 2) In order to permit adequate fire protection, all portions of every building shall be located within three hundred (300) feet of a public street that furnishes direct access to the property unless the Fire Marshall determines that the fire hydrants and service drives within the development will offer adequate protection.
- 3) All common driveways within the development shall have approved traffic circulation and shall be kept available for emergency and service use by any public vehicle.
- 4) Off-street parking spaces shall be located within two hundred (200) feet of each building in an amount proportional to the number of dwelling units in each building. No parking area with five (5) or more spaces shall be located closer than ten (10) feet to a dwelling wall with windows or doors.
- 5) All walkways within two (2) feet of and perpendicular to parking spaces shall have a minimum width of six (6) feet. Any walkway serving only one dwelling unit, other than a handicapped unit, shall have a minimum width of three (3) feet. All other walkways shall have a minimum width of four (4) feet. Walkways shall be of dustless all-weather surfaces.
- 6) Open Space and/or Recreation Facilities
 - a) Open space and/or recreation facilities shall be provided at the rate of ten (10%) percent of the total land area in developments of under three (3) acres or in the GO-H district with a building more than four (4) stories, and shall be at a single location.
 - b) In developments of three acres or more, open space shall be provided at the rate of one (1) acre per one hundred (100) dwelling units. Such open space and/or recreation facilities may be at more than one location, but each such area must have at least ten thousand (10,000) square feet to be counted toward this requirement.
 - c) All such areas must have a minimum width of at least twenty-four (24) feet and be accessible to residents of the development at no charge. All such areas shall be occupied by recreational activities, grass and landscaping, or woods. Uses suggested for these areas are swimming pools, tennis courts, play areas, passive recreation, etc. Uses not permitted in such areas are parking, garbage areas, mechanical equipment, or other similar uses. Land dedicated as parkland or as drainageway and open space shall count toward this requirement.
- 7) No building shall exceed two hundred and fifty (250) feet in length unless it is designed for the elderly and has central facilities for dining and recreation.
- 8) Trash containers (dumpsters or compactors) of a number and size conforming with the requirements of the Jurisdiction shall be provided. Each container shall be located so as not to interfere with sight distance or the free movement of vehicles on streets or access drives and so as to allow collector trucks adequate maneuvering space to empty the containers without interference from utility lines or other structures and to leave the property without excessive backing. Concrete pads shall be located beneath and in the approach to each trash container.

Note: Developments with two (2) or fewer principal buildings and a width at all potential building locations of one hundred twenty (120) feet or less are exempt from the following requirements.

- 9) On the site plan an isosceles triangle (yard space triangle) shall be drawn from each building facade which, at its closest point, lies within one hundred (100) feet of a lot line other than a street right-of-way line or within one hundred (100) feet of another building in the development. Facades shall be designated so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks), and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below.

Number of Stories	Altitude Factor
1	0.4
2	0.5
3	0.6
4 or More	0.7

An isosceles triangle thus established may not overlap any portion of another building, another triangle, or another property, unless that property is public parkland, dedicated drainageway and open space, or street right-of-way. See Figure 4-D.



- 10) Private drives shall be no closer than fifteen (15) feet to a dwelling.
- 11) Play areas and sports facilities shall not be placed within fifty (50) feet of adjacent land used or zoned for single-family residential purposes.
- 12) All electric, communications, water, and sewer utility lines shall be installed underground.
- 13) Arrangement of buildings in parallel rows shall be avoided.

4-4.3 Nonresidential Districts

- (A) Dimensional Requirements for Non-Residential Districts: Dimensional requirements for non-residential districts are shown in Table 4-4-5.

TABLE 4-4-5
Nonresidential District Dimensional Requirements

	LO	GO-M	GO-H	NB	LB	GB	HB	SC	CP	LI	HI	PI
Min. Development Size (ac.)	—	—	—	—	—	—	—	5	20	—	—	5
Min. Development Width (ft.)	—	—	—	—	—	—	—	250	—	—	—	—
Min. Lot Size (ft. ²) ^a	9,000	20,000 ^g	20,000 ^g	9,000 ^b	15,000	12,000	20,000	20,000	40,000	20,000	20,000	40,000
Min. Lot Width (ft.)	60	100	100	60	80	75	100	—	150	100	100	150
Min. Street Frontage (ft.)	60	75	75	60	80	75	100	100	100	75	75	100
Min. Street Setback (ft.) ^c												
Local, Subcollector, Collector	20/45	25/50	25/50	20/45	25/50	15/40	30/55	30/55	30/55	25/50	25/50	30/55
Minor Thoroughfare	30/65	30/65	30/65	30/65	30/65	15/50	40/75	40/75	40/75	30/65	30/65	40/75
Major Thoroughfare	35/80	35/80	35/80	35/80	35/80	15/60	50/95	50/95	50/95	35/80	35/80	50/95
Min. Interior Setbacks (ft.)												
Adj. to Non-Residential Zoning	0/5 ^d	10	10	0/5 ^d	10	0/5 ^d	10	20 ^{e,i}	20	0/5 ^d	0/5 ^d	20
Adj. to Residential Zoning	20	25	25	20	25	10	25	35 ⁱ	50	25	50	35
Max. Building Height (ft.)	50 ^h	50/80 ^f	— ^f	50 ^h	50 ^h	50/80 ^f	50/80 ^f	50/80 ^f	50/80 ^f	50/80 ^f	50/80 ^f	50/80 ^f
Max. Building Coverage (% of lot)	—	—	—	—	—	—	—	—	45	60	60	—

^a Lots of record having less than minimum required area may be developed pursuant to Section 3-14.1 (Nonconforming Lots of Record).

^b Maximum district size of three (3) acres (excluding any street right-of-way).

^c Setbacks from right-of-way line or property line/street centerline, whichever is greater.

^d Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.

^e A through lot has two street setbacks but no rear setback.

^f Increase all setbacks by one (1) foot for every foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above eighty (80) feet in height.

^g Smaller lots are permitted for residential uses (refer to Table 4-4-3).

^h No more than three (3) full or partial stories entirely above grade.

ⁱ Development perimeter only.

(B) Additional Requirements for Non-Residential Districts

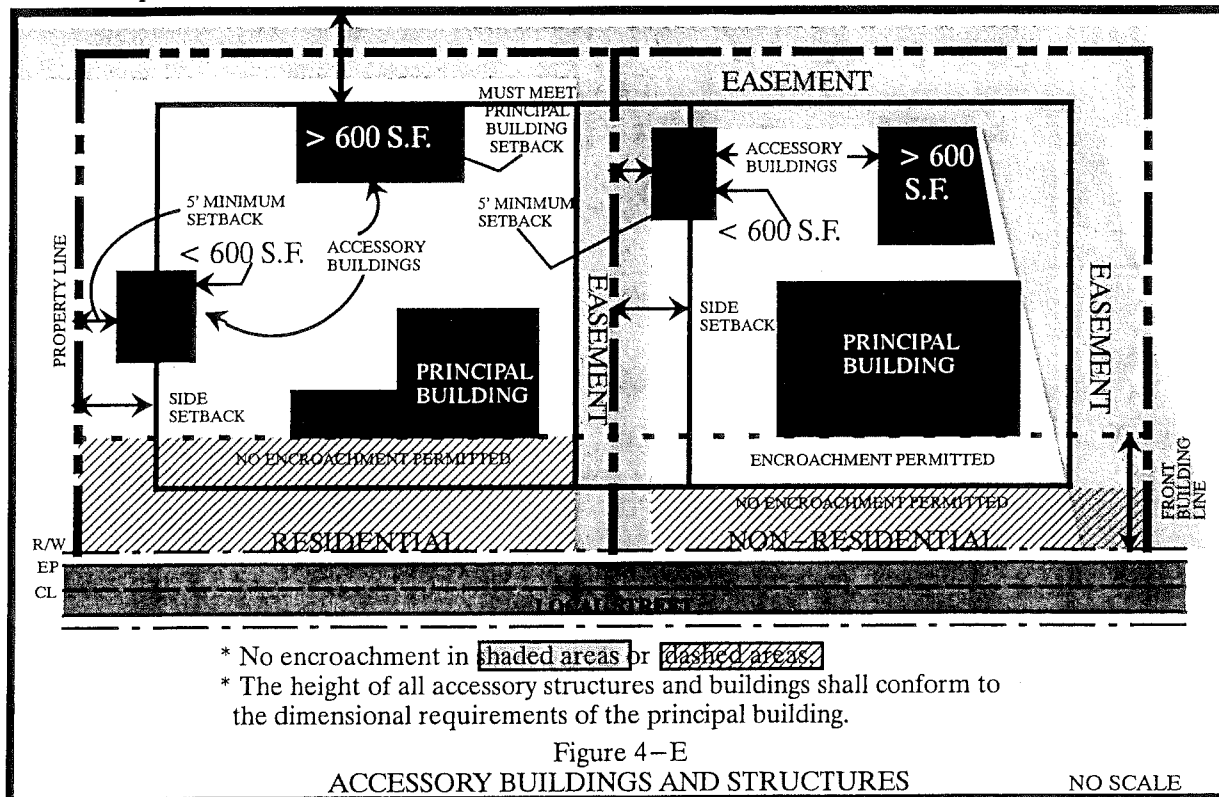
- 1) Neighborhood Business District (NB)
 - a) No more than three thousand (3,000) square feet of gross floor area per use shall be permitted on a lot.
 - b) Outside storage is prohibited.
 - c) Hours of operation shall be restricted to between 6:00 AM to midnight.
 - d) Drive-thru sales and services are not permitted.
 - e) Exterior lighting is limited to indirect illumination and safety lighting. All exterior lighting shall be hooded or shielded so that the light source is not directly visible from adjacent streets or properties. No exterior lighting shall be located higher than fifteen (15) feet above ground or pavement.
 - f) All off-street parking shall be located to the rear of the building.
 - g) Buildings must be reflective of the architectural styles, exterior material, and colors of nearby residences.
 - h) A maximum of two (2) dwellings units are permitted above each business.
- 2) Limited Business (LB)
 - a) No more than fifty thousand (50,000) square feet of gross floor area per use shall be permitted on a lot.
 - b) No more than one hundred thousand (100,000) square feet of gross floor area per development shall be permitted.
 - c) Outside storage is prohibited.
- 3) General Business (GB): All permitted uses within the Wholesale Trade category, except Market Showrooms, shall meet the following standards:
 - a) A maximum of ten thousand (10,000) square feet of gross floor area intended for wholesale trade shall be permitted per establishment, and
 - b) No outside storage of materials shall be permitted.
- 4) Highway Business (HB): All permitted uses within the Wholesale Trade category shall meet the following standards:
 - a) A maximum of ten thousand (10,000) square feet of gross floor area intended for wholesale trade shall be permitted per establishment, and
 - b) No outside storage of materials shall be permitted.
- 5) Corporate Park District (CP)
 - a) Loading areas shall not be located on the side of a building facing a public street.
 - b) Accessory outside storage shall not cover an area exceeding twenty-five percent (25%) of the ground level gross floor area of the principal building(s), shall be restricted to the area between the rear property line and the building(s), and shall be fully screened from ground level view.
 - c) Outside assembly, manufacturing, or processing shall not be permitted.
- 6) Light Industrial District (LI)
 - a) Loading areas shall not be located on the side of a building facing a public street, unless such areas are screened from view by plant materials, earthen berm, or combination thereof, with a minimum height of six (6) feet; or unless the street is classified as a local industrial or industrial cul-de-sac street.
 - b) Outside storage or assembly shall be fully screened from ground level view or public streets.

4-5 ACCESSORY USES, BUILDINGS AND STRUCTURES – See Figure 4-E.

The following requirements are for customary accessory buildings and structures. Other accessory buildings and structures containing specific accessory uses listed in Table 4-3-1 (Permitted Use Schedule) may have additional development requirements found in Section 6-4 (Development Standards for Individual Uses).

4-5.1 Setback Requirements

- (A) Front: No encroachment in the front setback is permitted.
- (B) Side and Rear: If the gross floor area (GFA) of the accessory structure or building is less than or equal to six hundred (600) square feet, the structure or building may be located five (5) feet from a side or rear line. If the GFA is greater than six hundred (600) square feet, it must meet the principal building(s) setback requirements.



4-5.2 Location

- (A) Single Family Developments: All accessory structures and buildings must be located behind the front building line of the principal structure, except that in the AG, RS-40, and RS-30 zoning districts, existing accessory structures and buildings with any horizontal dimension greater than twelve (12) feet may be located in front of the front building line of the principal structure.
- (B) Multifamily Development: Clubhouses, rental or administrative offices, and mailbox kiosks or shelters may be located in front of the front building line of the principal building, but shall follow the same street setbacks as the principal building. All other accessory buildings and structures shall be located behind the front building line of the principal building(s).
- (C) Non-Residential Zoning Districts: Accessory structures and buildings may be in front of the front building line of the principal structure, but must follow the same street setback as the principal building.
- (D) All Districts: No accessory structure or building except utility substations shall be erected in any easements.

4-5.3 Height

The height of all accessory structures and buildings shall conform to the zoning district in which it is located.

4-5.4 Accessory Use Area

An non-residential accessory use shall not exceed twenty-five (25%) percent of any of the following measures: gross sales, building volume, floor area, land area, or any other appropriate measure of usage.

4-6 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

4-6.1 Structures Permitted Above Height Limits

Except as otherwise prohibited by the Airport Overlay District, the height limitations of this Ordinance shall not apply to public buildings, church spires, belfries, cupolas and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, flag poles, radio, television and communication towers, masts, aerials and similar structures, provided such structures meet the required NC Building Code.

4-6.2 Prevailing Street Setback

Where fifty (50%) percent or more of the lots on the same side of the block as the lot in question are developed with less than the required street setbacks, the average setback of the two principal buildings nearest that lot shall be observed as the required minimum setback.

4-6.3 Encroachments into Required Setbacks – See Figure 4-F.

(A) Encroachments Permitted in Required Setback: The following are permitted in required setbacks provided there is no interference with any sight area:

- 1) Landscaping features, including but not limited to, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths;
- 2) Pet shelters, at grade patios, play equipment or outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, address posts, HVAC equipment, mailboxes, outdoor fire places, public utility wires and poles, pumps or wells, and fences or retaining walls subject to the requirements of Article VI (Development Standards);
- 3) Handicapped ramps; and
- 4) Gatehouses/guardhouse and bus shelter.

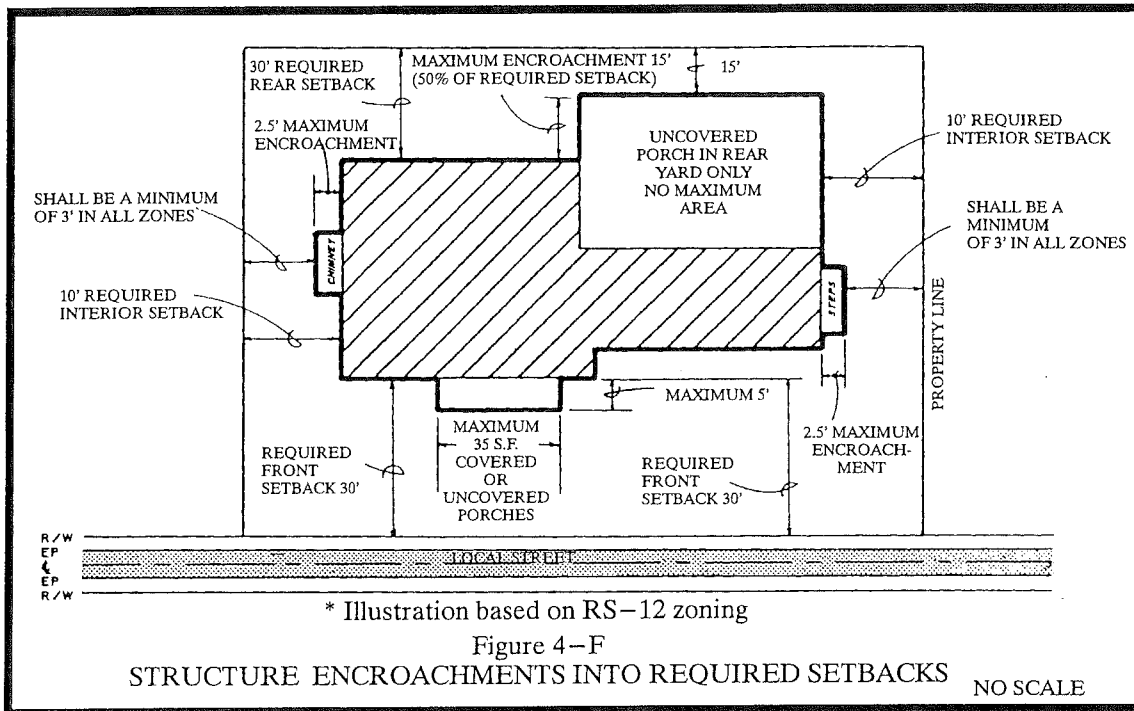
(B) Structures Permitted in Required Setbacks: The following structures may encroach into any required setback:

- 1) Cornices, steps, overhanging eaves and gutters, window sills, bay windows or similar architectural features, chimneys and fireplaces, fire escapes, fire balconies, and fire towers may project not more than two and one-half (2 1/2) feet into any required setback, but in no case shall be closer than three (3) feet to any property line; and
- 2) Porches may encroach into the required front and rear setbacks as follows:

Type	Yard	Maximum Encroachment	Maximum Area
Covered or Uncovered	Front	5 feet	35 ft. ²
Uncovered only	Rear	50 % of setback	–

(C) Permitted Projections: Canopies, awnings, and marquees or similar covers attached to a building in the GB districts may project into the street right-of-way provided that:

- 1) No portion of the cover is located closer to the face of the street curb than a horizontal distance of three (3) feet;
- 2) No portion of the cover or sign hanging below the cover is less than nine (9) feet above the grade; and
- 3) No cover requiring vertical support to the sidewalk is located over a sidewalk with a total width of less than eight (8) feet.



(D) Canopy Projections: Gas station and convenience store pump canopies may be located in the street setback provided that no equipment or part of a canopy is located closer than fifteen (15) feet to a street right-of-way line.

4-6.4 Easement Encroachments

- (A) Utility Easements: In addition to the lines, boxes, structures, and substation buildings for which utility easements are intended, fences without foundations may be located within utility easements. (Note: Prior to fence construction the property owner should contact ULOCO.)
- (B) Drainage Maintenance and Utility Easements: Water-related improvements, such as boat docks, may be placed or constructed within drainage maintenance and utility easements
- (C) Water Quality Conservation Easements: Water-related improvements, such as boat docks and soil erosion and sedimentation control structures, may be placed or constructed within water quality conservation easements.

4-6.5 Setbacks from Thoroughfares

Where proposed street alignments have been established, building setbacks shall be measured from the future right-of-way line or centerline of the proposed street.

4-7 ZONE LOT REQUIREMENTS**4-7.1 Principal Buildings Per Lot**

Every building hereafter erected or moved shall be located on a zone lot; and in no case shall there be more than one (1) principal residential building and its accessory buildings on a zone lot except as provided below.

- (A) Nonresidential Group Development: Two or more principal nonresidential buildings are permitted on a zone lot pursuant to a site plan approved by the Town Council, provided that an access driveway is maintained to each building in passable condition for service and emergency vehicle.
- (B) Residential Group Development: Two or more principal buildings are permitted in a multi-family development pursuant to a site plan approved by the Town Council, provided that an access driveway is maintained to each building in passable condition for service and emergency vehicle.

4-7.2 Street Access Requirements

- (A) Access to Public Street Required: Every zone lot shall abut and have direct access to a publicly maintained street or other public right-of-way legally dedicated, except as provided in this Section. No building or structure shall be constructed, erected, or placed on a zone lot that does not abut and have direct access to a publicly maintained street or other public right-of-way legally dedicated, except as provided in this Section. The zone lot shall have an open and passable access from the street, where the legally assigned address is located, to the principal building or structure. For corner lots, the access may be from the side street if the access is clearly visible from the street where the address is assigned.
- (B) Dead-End Streets: For purposes of this Section the terminus of a dead-end street does not provide the required access to a publicly maintained street unless that terminus is a circular turnaround or other turnaround approved and constructed in conformance with Article V(Subdivisions: Procedures and Standards).
- (C) Single Family Detached Cluster Development: Private streets may be used to meet access requirements for lots in single family detached cluster developments and for single family or twin home lots in planned unit developments, provided the development as a whole abuts and has direct access to a publicly maintained street.
- (D) Private Lanes: Subdivision lots that abut and have access to private lanes platted in accordance with Section 5-13.3(H).
- (E) Townhouse Developments: Individual parcels shall have right of access through common areas containing private streets and/or private drives at least twenty-four (24) feet in width leading to a publicly maintained street. Individual parcels may have direct access to a publicly maintained street with Town Council approval.
- (F) Manufacturing Dwelling Park: Manufactured Dwelling park lots or spaces developed in accordance with Section 6-4.56.
- (G) Unified Development: Individual parcels, whether leased or sold, in a unified development shall have shared rights of access along private streets and/or along private drives at least twenty-four (24) feet in width leading to a publicly maintained street. Maintenance of all private streets and private drives shall be a mandatory responsibility, running with the land, exercised by a single entity which shall be composed of one landowner, an Owners' Association, or all owners acting collectively pursuant to a binding agreement.
- (H) Exceptions: Special-purpose lots may provide access via easement in accordance with Section 4-9 (Special-Purpose Lots); and lots served by Exclusive Access Easements in accordance with Section 5-13.2(G).
- (I) Access from Public Street Prohibited: Access from an commercial, office, industrial, or institutional zoning district shall be prohibited through an RS or RM district, unless it is the sole access.
- (J) Access Through Districts Permitted: Any use located in a zoning district which is also a permitted use in a neighboring zoning district may have access through the neighboring zoning district without additional requirements.

4-7.3 Unified Development

- (A) Parking and Landscaping: A unified development shall be treated as a single zone lot for purposes of providing required off-street parking and required planting yards, even if outparcels for sale are included within the development.
 - 1) If the entire development meets the total off-street parking requirement, it is not required that each parcel provide all the required parking for the use thereon.

- 2) If required planting yards are provided along the development perimeter, including street frontages, and requirements for parking lot planting are met, planting yards are not required along property lines and lease lines between two parcels within the unified development.

- (B) Plat and Notice Requirements: If the owner of a development elects to organize it in an unified development, a plat shall be recorded displaying a prominent note identifying it as such and explaining that the property must be developed with common driveways and off-street parking and be subject to a common signage plan and a common landscaping plan. The note shall further state that should the property cease function as a unified development, the property will then be in violation of this Ordinance and shall be retrofitted with conventional parking and landscaping, even if doing so requires the removal of previously installed improvements.

4-8 LOT SIZE REDUCTION PROHIBITIONS

4-8.1 Single Lot

No lot shall be reduced in size so that noncompliance with respect to any frontage, building coverage, area, built-upon area, width, setback, parking, planting yard, or signage requirement of this Ordinance is created, nor shall any existing nonconformity or violation be increased.

4-8.2 Zone Lot

Where two (2) or more contiguous lots in one ownership collectively form a zone lot, that zone lot shall not be reduced in size so that noncompliance with respect to any frontage, building coverage, area, built-upon area, width, setback, parking, planting yard, or signage requirement of this Ordinance is created, nor shall any existing nonconformity or violation be increased.

4-8.3 Exemption

These prohibitions shall not apply to county, municipal or state acquisition of land.

4-9 SPECIAL-PURPOSE LOTS

Requirements of this Article with respect to street frontage, minimum lot area, and minimum lot dimensions shall not apply to lots for family or church cemeteries, sewer lift stations, radio, television, and communication towers, and similar utility uses. Such lots shall comply with the requirements below.

4-9.1 Minimum Size

The special-purpose lot shall be permitted only after the Governing Body has determined that the proposed lot has sufficient dimensions to accommodate the intended use and, where required by this Ordinance, planting yards.

4-9.2 Access Easement

If the special-purpose lot does not have direct access to a public street, an easement for ingress and egress with a minimum width of ten (10) feet shall be platted.

4-9.3 Platting

The subdivision to create the lot shall be approved in accordance with Article V (Subdivisions: Procedures and Standards). The Final Plat shall label the lot as a "Special-Purpose Lot for use as _____."

4-10 PLANNED UNIT DEVELOPMENT

4-10.1 Applicability

A planned unit development is an area of land under unified ownership or control to be developed and improved as a whole under a Unified Development Plan in accordance with the requirements of this Ordinance.

4-10.2 Minimum Size and Uses Allowed

- (A) Planned Unit Development – Residential (PD-R)

- 1) Minimum Size: No PD-R district shall be approved for a site of less than twenty-five (25) contiguous acres under unified ownership or control.

- 2) **Uses Allowed:** The uses allowed in a PD-R district are those allowed in any residential district, the Neighborhood Business District (NB) and the Limited Office (LO) district.

(B) Planned Unit Development – Mixed (PD-M)

- 1) **Minimum Size:** No PD-M district shall be approved for a site of less than twenty-five (25) contiguous acres under unified ownership or control.
- 2) **Uses Allowed:** The uses allowed in a PD-M district are those allowed in any zoning district created by this Ordinance except those uses which must, under the terms of this Ordinance, be placed in a Heavy Industrial (HI) or Agricultural (AG) district.

4-10.3 Relationship To Other Applicable Regulations

A planned unit development shall be subject to all of the applicable standards, procedures, and regulations of this Ordinance except as varied or changed by the express terms of this Section.

4-10.4 Development Standards

(A) Dimensional Requirements: The dimensional requirements of this ordinance are waived except that:

- 1) No structure of any type which is in excess of thirty-five (35) feet in height shall be erected within fifty (50) feet of a single family zoning district or single-family portion of a planned unit development; and
- 2) Lots planned for single family detached dwelling use shall each contain an area equal to or greater than the minimum area allowed in the RS-5 zoning district or shall have convenient access to nearby open space.

(B) Access

- 1) Areas between structures shall be covered by easements where necessary to preserve access and to provide for maintenance and utility service; and
- 2) Primary vehicular access to commercial or industrial development shall not be through intervening residential development.

(C) Commercial Areas

- 1) Commercial areas within planned unit developments shall be arranged to:
 - a) Separate pedestrian and vehicular traffic such that pedestrians can safely walk between stores within a development and from parking areas to stores; and
 - b) Promote pedestrian access from adjacent residential and office areas into commercial areas.
- 2) Commercial uses in a PD-R district shall be located on and shall face an internal street of the development;
- 3) No more than ten percent (10%) of the total land area in a PD-R district may be occupied by or used for commercial purposes; and
- 4) Commercial uses in a PD-R district are permitted if they are designed and located to serve primarily the residents of the planned unit development.

(D) Local Street Design: Local streets within a planned unit development shall be located and designed so that they do not provide for through access by traffic with origins and destinations outside of the development.

(E) Boundary Treatment

- 1) The scale and setbacks of planned unit development improvements within one hundred and fifty (150) feet of the perimeter of the planned unit development shall be in harmony with development on adjacent lands; and

- 2) No commercial or industrial use shall be permitted within one hundred and fifty (150) feet of the perimeter of a planned unit development unless the same or a similar use exists adjacent to the perimeter at the time of the approval of the planned unit development.

(F) Signs

- 1) The size, height, setback, location, design, illumination and number of signs shall be specified in the Unified Development Plan.
- 2) All signs shall use a coordinated color, style and lettering scheme.

(G) Parking: Off-street parking for each use in a planned unit development shall be provided in accordance with the standards set forth in this Ordinance for the same use or uses of similar intensity. The Town Council may reduce the parking spaces if the Unified Development Plan provides convenient pedestrian and/or bicycle access among uses.

(H) Environmentally Sensitive Areas: The following shall be left natural and undisturbed except for road crossings, utilities and erosion control devices:

- 1) Land within a floodway or floodway fringe; and
- 2) Wetlands, steep slopes and other critical ecological areas.

(I) Open Space and Common Recreational Facilities

- 1) In a planned unit development district, open space is only that land dedicated to the public or designated by the development plan for the use, benefit, and enjoyment of all residents of the planned unit development. Open space may be common area owned by an owner's association or parkland or drainageway and open space dedicated to the public.
- 2) To qualify as open space, land shall be useable for recreation purposes or provide visual, aesthetic or environmental amenities, and may not be occupied by street rights-of-way, drives, parking areas or structures other than recreational structures.
- 3) Land within a floodway or floodway fringe zone may be used to provide not more than fifty percent (50%) percent of the open space required in a planned unit development.
- 4) All property owners in the planned unit development shall have access to the open space by means of a public or private street right-of-way or all-weather walkway in an easement a minimum of twenty (20) feet in width.
- 5) The following amount of open space is required:
 - a) two and one-half (2.5) acres per one hundred (100) dwelling units; and
 - b) ten (10%) percent of the gross land area for commercial and industrial uses.
- 6) Open space requirements may be reduced depending upon the nature and extent of active recreation facilities provided.
- 7) Open space shall be provided within each phase of the planned unit development in sufficient amounts to serve the expected population of that phase or the gross land area devoted to nonresidential land uses.

(J) Utilities: Water, sewer, electrical, gas, television and telephone utilities shall be installed in accordance with Section 5-13.6.

4-10.5 Procedures

(A) Rezoning to Planned Unit Development

- 1) Prior to submitting an application for rezoning to PD-R or PD-M the applicant shall submit a Sketch Plan prepared in accordance with Appendix 2 (Map Standards) that includes:

- a) The general location and amount of land proposed for single family residential, multifamily residential, office, commercial, industrial, open space/recreation, and street use;
 - b) The number of dwelling units or gross floor area and the acreage of each tract or area shown on the Sketch Plan;
 - c) The maximum height of buildings and structures in each such tract or area;
 - d) The location and amount of land in flood hazard areas and any other lands not suitable for development; and
 - e) Proposed watershed protection measures, including their general location, if the development is within a Watershed Critical Area or a General Watershed Area.
- 2) The Planning Board and Town Council shall review the Sketch Plan for consistency with the requirements of Article V (Subdivisions: Procedures and Standards) and other applicable standards in this Ordinance. The Planning Board and Town Council, upon finding such consistency, shall approve the Sketch Plan for submission in combination with a rezoning application. If the Sketch Plan is not approved for submission, it shall be returned to the applicant with written reasons for disapproval and/or requests for further information. If it is not approved, the applicant may revise and resubmit the Sketch Plan.
- 3) The rezoning application shall consist of the following materials:
- a) A rezoning application prepared in accordance with Article III (Permits and Procedures);
 - b) The Sketch Plan approved by the Town Council;
 - c) Written documents which specify:
 - i) The amount of land proposed to be used for each of the following uses: single-family residential, multi-family residential, commercial, industrial, open space/recreation, or streets;
 - ii) The amount of land in floodplain and any other lands not suitable for development;
 - iii) The overall gross density of the development and the specific density of each tract or area shown on the the Sketch Plat. Residential density shall be shown in dwelling units/acre; non-residential intensity shall be shown in gross floor area (GFA)/acre;
 - iv) Traffic generation data which shows trips to and from the development, within the development, and through the development on proposed collector or thoroughfare-level streets; and
 - v) An overall watershed protection concept plan if the development lies within a Watershed Critical Area or a General Watershed Area.
- 4) Once submitted as required herein, the petition for rezoning shall proceed to conclusion in accordance with Article III (Permits and Procedures) and other provisions of this Ordinance. Approval of the rezoning establishes the maximum density and use of each tract or area shown on the Sketch Plan. Any request for change in use or increase in density shall be considered a change in zoning and shall be subject to all applicable procedures.

(B) Unified Development Plan Approval

- 1) The applicant may submit a Unified Development Plan any time after approval of the Sketch Plan by the Town Council. A Unified Development Plan may be processed simultaneously with the petition for rezoning.
- 2) The Unified Development Plan shall contain the following materials:
 - a) The approved Sketch Plan with proposed phase lines, if any;

- b) Land use, density and traffic data specified in Section (A) above;
 - c) Preliminary plat(s) for the first phase(s) of development including:
 - i) Utilities Plan in accordance with Appendix 2 (Map Standards);
 - ii) Grading/Watershed Development Plan in accordance with Appendix 2 (Map Standards); and
 - iii) Landscaping Plan in accordance with Appendix 2 (Map Standards);
 - d) Common Sign Plan in accordance with Article VI (Development Standards); and
 - e) Documents which specify proposed setbacks or other regulations governing building placement on the land, height restrictions, architectural controls, and other information which the Planning Board and Town Council may deem pertinent to Plan approval. The applicant may use district regulations provided by this Ordinance or may propose regulations unique to his development. In no case, shall the Unified Development Plan leave any area proposed for development unregulated.
- 3) The Planning Board and Town Council shall review the Unified Development Plan and determine if it meets all applicable provisions of this Ordinance and is consistent with the Sketch Plan. If the Unified Development Plan is approved, it shall be noted on the zoning map by project name and/or file reference number. The Sketch Plan, Common Sign Plan and documents specified in B(2)(e) above shall also be recorded in the Register of Deeds within sixty (60) days of approval. After approval of a Unified Development Plan, no building or structure may be erected or building permit issued, nor any lots sold, nor any plats recorded unless such building, structure, permit or plat substantially conforms to the Unified Development Plan.
- 4) Phased Development of Planned Unit Developments
- a) Planned Unit Developments may be developed in phases provided that the following requirements are met:
 - i) All phases shall be shown with precise boundaries on the Unified Development Plan and shall be numbered in the expected order of development;
 - ii) All data required for the project as a whole shall be given for each phase shown on the plan;
 - iii) Development of the cumulative area of open space in all recorded phases and the total number of dwelling units approved in those phases shall comply with Section 4-6;
 - iv) A proportionate share of the project's open space and common facilities shall be included in each phase of development; and
 - v) The phasing shall be consistent with the traffic circulation, drainage and utilities plans for the entire planned unit development.
 - b) If an approved Unified Development Plan includes phasing provisions, then:
 - i) No final plat for a phase of a planned unit development shall be approved unless all open space and common facilities included in previous phases are substantially complete; and
 - ii) No final plat for a phase of a planned unit development shall be approved if there is any uncorrected violation of the Unified Development Plan, a Preliminary Plat, a Final Plat or this Article in any previous phase.
- 5) Owners Association Documents Required: After approval of a Unified Development Plan, no final plat shall be recorded until the Owners Association documents prepared in accordance with Section 5-9 (Owner's Associations) are recorded with the Register of Deeds.

4-11 OVERLAY DISTRICT REQUIREMENTS

4-11.1 Historic District

- (A) Designation Procedure: Historic districts, as provided for in this Section, may be designated, amended or repealed through the following procedure:
- 1) An investigation and report describing the significance of the buildings, structures, features, sites or surroundings included in any such proposed district, and a description of the boundaries of such district must be prepared by the Historic Preservation Commission and a recommendation thereon made to the Planning Board and Town Council;
 - 2) The North Carolina Department of Cultural Resources, acting through the State Preservation Officer or his designee, shall make an analysis of and recommendations concerning such report and the description of proposed boundaries. Failure of the Department of Cultural Resources to submit its written analysis and recommendation to the Governing Body within thirty (30) calendar days after a written request for such analysis has been received shall relieve the Governing Body of any responsibility for awaiting such analysis, and said Body may at any time thereafter take any necessary action to adopt or amend this Ordinance with regard to historic districts;
 - 3) The Governing Body may also refer the report and proposed boundaries to any Local Preservation Commission or other interested body for its recommendation prior to taking action.
 - 4) Changes in the boundaries of such district subsequent to its initial establishment, or the creation of additional districts within the Jurisdiction, shall require the preparation of investigative studies by the Historic Preservation Commission, and they shall be referred to the Department of Cultural Resources for its review and comment according to the procedures of set forth in this Section. Changes in the boundaries of district or proposals for additional districts shall also be submitted to the Department of Cultural Resources in accordance with the provisions of this Section;
 - 5) The Planning Board shall review the recommendations and forward its comments and recommendations to the Governing Body; and
 - 6) The Planning Board shall process the historic district overlay zoning as a zoning map amendment, in the same manner set forth in Article III (Permits and Procedures).
- (B) Dimensional Regulations and Exceptions: Structures within a historic district shall comply with the regulations of the underlying zoning district, except as follows:
- 1) Structures erected in a historic district may use the prevailing setback of structures on the same side of the street in accordance with Section 4-6.2 (Prevailing Street Setback);
 - 2) All applicable zoning regulations shall apply to property within a historic district unless a variance is approved by the Board of Adjustment. The said variance shall be granted only if it complies with the intent of the architectural and historic guidelines of the historic district and if first recommended by the Historic Preservation Commission; and
 - 3) Where the Commission, in considering an application for a Certificate of Appropriateness, shall find that the number of off-street parking spaces and/or design standards for parking lots specified by this Ordinance would render the site incompatible with the historic aspects of the district, it may recommend to the Board of Adjustment a variance, in part, or in whole, of the off-street parking requirements and/or design standards. The Board of Adjustment may authorize as a variance a reduced standard concerning off-street parking provided:
 - a) the Board of Adjustment finds that the lesser standard will not create problems due to increased on-street parking; and
 - b) the Board of Adjustment finds that the lesser standard will not create a threat to the public safety.

(C) Certain Changes Not Prohibited: Nothing in this Section shall be construed to prevent the following:

- 1) The ordinary maintenance or repair of any exterior architectural feature in a historic district which does not involve a change in design, material, or outer appearance thereof;
- 2) The construction, reconstruction, alteration, restoration, moving or demolition of any such feature which the building inspector or similar official shall certify in writing to the Commission is required to protect the public safety because of unsafe or dangerous conditions; and
- 3) The ordinary maintenance or repair of streets, sidewalks, pavement markings, utility service lines, street signs, traffic signs and/or replacement of street light fixtures in the event of equipment failure, accidental damage or natural occurrences such as electrical storms, tornadoes, ice storms, and the like.

(D) Certificate of Appropriateness Required

- 1) After the designation of a historic district, no exterior portion of any building or other structure (including but not limited to architectural style; general design; and general arrangement of the exterior of the building or other structure; including the kind and texture of building material, the size and scale of the building, the type and style of all windows, doors, light fixtures, signs, masonry walls, fences, steps and pavement, and other appurtenant features, such as historic signs, colors, significant landscape, archaeological, and natural features of the area), nor aboveground utility structure, nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished within such district until after an application for a Certificate of Appropriateness as to exterior features has been submitted and approved by the Historic Preservation Commission.
- 2) A Certificate of Appropriateness shall be issued by the Historic Preservation Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing structures. The Commission may impose standards as may be set forth elsewhere in this Section or adopted by the Commission. Any building permit not issued in conformity with this Section shall be invalid.
- 3) A Certificate of Appropriateness shall be required for all activities specified in this Section whether a building permit is otherwise required or not.
- 4) The discontinuance of work or the lack of progress toward achieving compliance with the Certificate of Appropriateness for a period of one (1) year shall render the certificate null and void and application shall be made for a new certificate. However, in the event the issuance of a certificate is appealed, the one (1) year period shall not commence until a final decision is reached regarding the matter.
- 5) The Commission may, after adoption of architectural and historic guidelines, allow the review and approval of a minor work by the Enforcement Officer provided, however, that no application for a Certificate of Appropriateness may be denied without formal action by the Historic Preservation Commission.
- 6) Guilford County and all public utilities, except as provided under this Section, shall be required to obtain a Certificate of Appropriateness prior to initiating in a historic district any changes in the character of street paving, street widths, utility installations or removals, lighting, street trees, walls, fences, sidewalks or exterior of buildings or structures on property or streets in which they have a fee or other interest.

(E) Application Procedures

- 1) Application for a Certificate of Appropriateness shall be made to the Department of Planning and Development on forms provided. The application shall be filed no later than fourteen (14) days prior to the next regularly scheduled meeting of the Historic Preservation Commission. Each application shall be accompanied by sketches, drawings, photographs, specifications, descriptions, and/or other information of sufficient detail to clearly show the proposed move, exterior alterations, additions, changes, and/or new construction.

- 2) The Department of Planning and Development staff shall make a reasonable attempt to identify and notify the owners of surrounding property likely to be affected by the application for a Certificate of Appropriateness. The Planning and Development Department shall transmit the application for a Certificate of Appropriateness, together with the supporting information and material to the Historic Preservation Commission for consideration. The Historic Preservation Commission shall act upon the application within sixty (60) days after the filing thereof, otherwise failure to act upon the application shall be deemed to constitute approval and a Certificate of Appropriateness shall be issued. Nothing herein shall prohibit an extension of time where mutual agreement has been reached between the Commission and the applicant.
- 3) Prior to issuance or denial of a Certificate of Appropriateness, the Historic Preservation Commission shall give the applicant and other property owners likely to be affected by the application an opportunity to be heard. In cases where the Commission deems necessary, it may hold a public hearing concerning the application, and seek the advice of the North Carolina Department of Cultural Resources, or other expert advice.
- 4) The Commission shall not refuse to issue a Certificate of Appropriateness except for the purpose of preventing the construction, reconstruction, alteration, restoration, or moving of buildings, structures, appurtenant features, or signs in the historic district which would be incompatible with the architectural and historic guidelines.
- 5) An appeal may be taken to the Board of Adjustment from the Historic Preservation Commission's action in granting or denying any certificate. The appeal:
 - a) May be taken by any aggrieved party;
 - b) Shall be taken within fifteen (15) days after the decision of the Historic Preservation Commission; and
 - c) Shall be in the nature of certiorari.
- 6) Any appeal from the Board of Adjustment's decision in any such case shall be heard by the Superior Court of the country.

(F) Review Criteria

- 1) In granting a Certificate of Appropriateness, the Historic Preservation Commission shall take into account the historic or architectural significance of the property under consideration and the exterior form and appearance of any proposed additions or modifications to a structure.
- 2) The Commission shall not consider interior arrangement.
- 3) The provisions of this Section shall not become effective for a historic district until after the Historic Preservation Commission has adopted detailed architectural and historic guidelines applicable to proposals within a designated historic district. These criteria shall take into account the historic, architectural and visual elements which are unique to the district and shall be reviewed a minimum of every five (5) years. At a minimum, the criteria shall contain guidelines addressing the following factors:
 - a) Historic Significance or Quality: The quality or significance in history, architecture, archeology or culture present in districts, sites, structures, buildings, or objects that possess integrity of location, design, setting materials, workmanship, feeling and association, and that are associated with events that have made a significant contribution to the broad patterns of local, state or national history; or that are associated with the lives of persons significant in the past; or that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded, or may be likely to yield, information important in prehistory or local, state or national history; and
 - b) Exterior Form and Appearance: Exterior features include the architectural form and style, general design and general arrangement of a building or other structure including the type

and texture of the building material and, the type pattern and style of all windows, doors, light fixtures, signs and other appurtenant features. In considering exterior form and appearance, the Historic Preservation Commission may take into account, but is not limited to, the following elements to ensure that they are consistent with the historic or visual character or characteristics of the district:

- i) Height of the building or structure;
- ii) Setback and placement on lot of the building or structure, including area coverage and orientation;
- iii) Exterior construction materials, including textures and patterns and may include color;
- iv) Architectural detailing, such as lintels, cornices, brick bond, foundation materials, and decorative wooden features;
- v) Roof shapes, forms and materials;
- vi) Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration;
- vii) General form and proportions of buildings and structures;
- viii) Appurtenant fixtures and other features such as lighting;
- ix) Structural condition and soundness;
- x) Use of local or regional architectural traditions; and
- xi) Effect of trees and other landscape elements.

(G) Delay in Demolition of Landmarks and Buildings

- 1) An application for a Certificate of Appropriateness authorizing the demolition or destruction of a designated landmark or a building, structure, or site within the district may not be denied except as provided in this section. However, the effective date of such a certificate may be delayed for a period of up to one (1) year from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission shall negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the Historic Preservation Commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.
- 2) If the Historic Preservation Commission has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not been made by the Governing Body, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the Historic Preservation Commission for a period of up to one (1) year or until the Governing Body takes final action on the designation, whichever occurs first.
- 3) The Governing Body may enact an ordinance to prevent the demolition by neglect of any designated landmark or any building or structure within an established historic district. Such ordinance shall provide appropriate safeguards to protect property owners from undue economic hardship.
- 4) An application for a Certificate of Appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Officer as having statewide

significance as defined in the criteria of the National Register of Historic Places may be denied except where the Historic Preservation Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

(H) Districts Established: RESERVED

4-11.2 Scenic Corridor Overlay District

(A) Overlay District Based on Corridor Plan: Before a Scenic Corridor Overlay District is established for any particular road, a Corridor Plan shall be prepared. The plan shall, at a minimum, address the following issues:

- 1) The arrangement of land uses along the corridor which will create a visually pleasing impression;
- 2) The unique qualities of the corridor, such as landmark buildings, views and vistas, and natural features which merit special consideration or protection;
- 3) The value of the corridor as an entryway to the Town of Sedalia which can influence the perception of individuals or firms considering residence or investment in the community;
- 4) The location, size, shape, illumination, spacing, and number of signs; and
- 5) Transportation, including vehicular access, dedication of right-of-way, driveway limitations, and traffic impact.

(B) Establishment of Scenic Corridor Overlay Zones: Scenic Corridor Overlay Zones may be adopted, amended or repealed through the following procedures:

- 1) A corridor plan shall be prepared by the Planning Department describing the conditions, boundaries, and requirements for each proposed Scenic Corridor Overlay zone. The plan shall be forwarded, with the recommendation of the Planning Board, to the Governing Body for approval.
- 2) The boundaries and requirements of each corridor plan shall be adopted as a separate and distinct Scenic Corridor Overlay zoning district. Adoption, amendment or repeal of the boundaries or requirements of the Overlay district shall be in conformance with the procedures and standards established for conventional zoning districts.

4-11.3 Scenic Corridor Overlay District Requirements

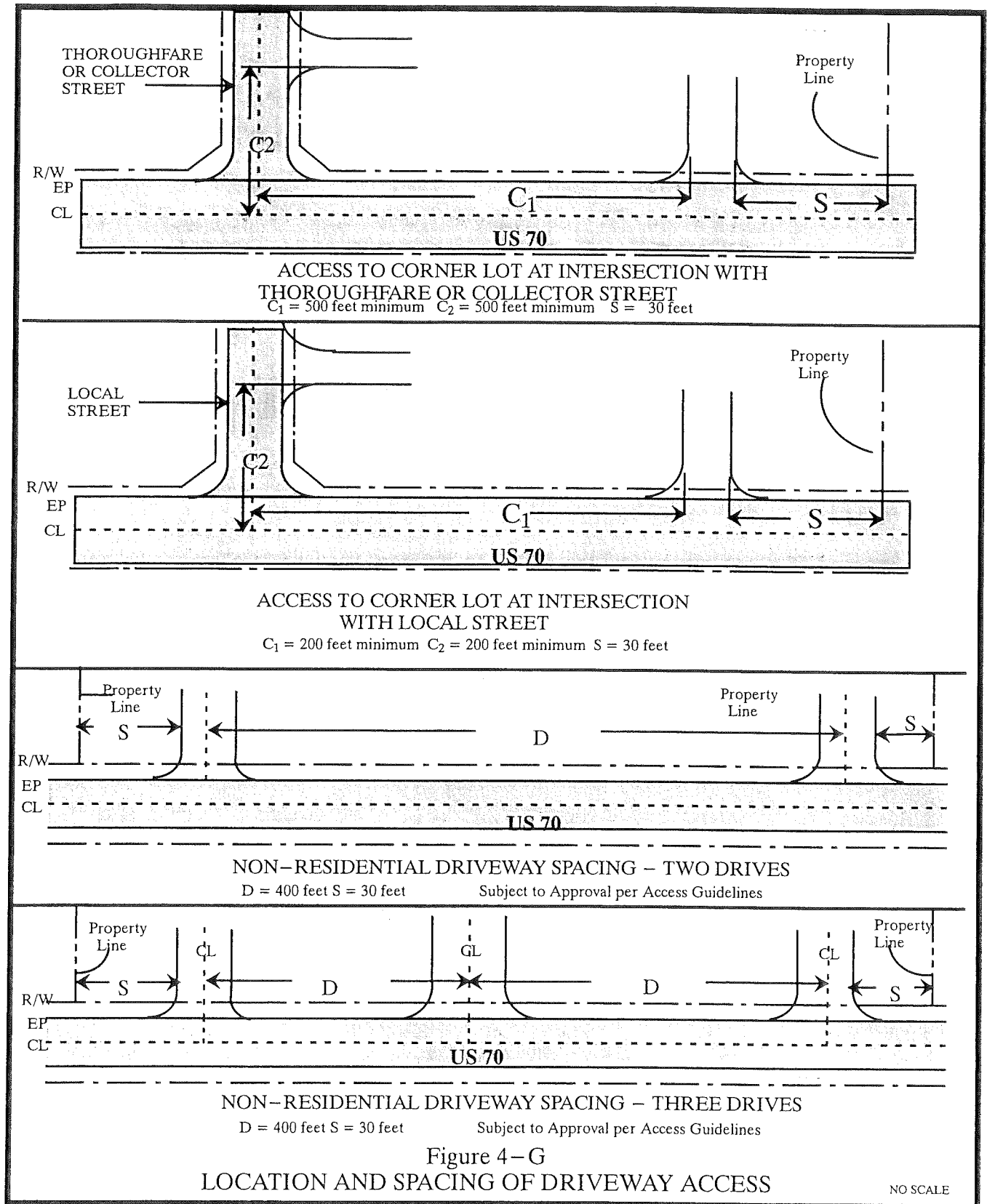
(A) General Requirements

The following general requirements will apply to the Scenic Corridor Overlay Districts:

- 1) Access Control
 - a) Allowed Access: If any street(s) or routes(s) other than the thoroughfare protected by this Section is available for access to any parcel, tract or development, access must be taken from the alternate street(s). If this access is not adequate to serve the parcel, tract or development, a single access point to the regulated thoroughfare may be allowed provided it is demonstrated to be a necessity by an approved Site Access Study (SAS) and provided all other applicable regulations herein can be met. See Section 4-8.2(C)1g) (Site Access Study [SAS] Requirements). If alternate access is not available, one access point shall be allowed. Two access points may be allowed if property frontage along the regulated thoroughfare Avenue exceeds five hundred (500) linear feet and an approved SAS is submitted documenting the necessity of the second access point. Three (3) access points may be allowed if property frontage along the regulated thoroughfare equals or exceeds one thousand (1000) feet and an approved SAS is submitted documenting the necessity of the second and third access points. Three (3) access points shall be the maximum number allowed to any street

frontage. The subdivision of land shall not result in any increase in the total number of access points permitted along any given segment of road frontage. Joint driveway locations, access easements, and assignment of permitted access points to particular lots shall be shown on final plats as required by the appropriate Town Council of the jurisdiction involved.

- b) Type of Access: Transition tapers and deceleration lanes may be required to any driveway or development, and shall be constructed as approved by the appropriate highway authority and Town Council.
 - c) Technical Requirements:
 - i) Location and Spacing of Access: See Figure 4–G; and
 - ii) Corner Clearance: No driveway except residential access shall be allowed within five hundred (500) feet of the centerline of an intersecting thoroughfare or collector street. No driveway except residential access shall be allowed within two hundred (200) feet of the centerline of any other street.
 - d) Side Clearance: No driveway except residential access shall be allowed within thirty (30) feet of the side property line of any property or development except where a mutual joint access agreement exists between adjoining owners.
 - e) Spacing: The spacing of non–residential driveways shall be as follows:
 - i) Distance between two (2) drives shall be four hundred (400) feet; and
 - ii) These dimensions are to be measured along the right–of–way line from the centerline of the driveway to the centerline of the driveway.
 - f) Access not Prohibited: Any parcel of record on the effective date of this Section that has been prohibited all vehicular access based on the provisions herein shall be allowed one access point to its street frontage.
 - g) Site Access Study (SAS) Requirements
 - i) Minimum Standards: A Site Access Study shall be performed by a professional engineer registered in the State of North Carolina and familiar with the standard practice and procedure of site access analysis.
 - ii) Required Elements: A Site Access Study shall include (1) peak hour trip generation for proposed land use(s). Trip generation rates shall be obtained from Trip Generation, an ITE Publication, (2) trip distribution to major attractors and surrounding areas, (3) for a development with greater than or equal to fifteen thousand (15,000) square feet gross floor area, capacity analysis of adjacent intersections and all proposed access points in accordance with FHWA 1985 Highway Capacity Manual, (4) alternatives analysis for number of access points and any other alternatives proposed by developer or governmental agency, (5) recommendations for number and location of access points in accordance with calculated capacity and alternatives analysis, and (6) an appendix which shall include all calculations and other applicable information.
- 2) Permitted Uses: All uses permitted in the underlying zoning districts are permitted except:
- a) Billboards.
- 3) Conditional Uses: Uses which display one or more of the following characteristics may be permitted provided that they are completely screened from view of motorists on the scenic corridor highway:
- a) Uses with outside storage of building materials, scrap, pipe, vehicles or equipment;
 - b) Uses with outside processing or assembly operations; and
 - c) Uses with truck parking areas.



(B) Districts Established: The following Scenic Corridors are hereby established as overlay districts:

1) I-85

- a) Limits of District: The scenic corridor extends for a distance of fifteen hundred (1,500) feet along the north side of I-85 measured from the centerline north within the Towns Limits of Sedalia.

2) US 70 / Burlington Road

- a) Limits of District: The scenic corridor extends for a distance of fifteen hundred (1,500) feet along either side of US 70 / Burlington Road measured from the centerline within the Towns Limits of Sedalia.
- b) Applicable Requirements: General requirements 2) and 3) shall apply to the US 70 Scenic Corridor.

4-11.4 Manufactured Housing Overlay District

Manufactured housing may be permitted on single-family lots in any residential zone provided overlay district zoning is approved by the Jurisdiction and meeting the following criteria for minimum development size:

- (A) Ten (10) existing contiguous lots covering at least ninety thousand (90,000) square feet [2.07] acres , excluding public street right-of-way; or
- (B) One hundred twenty thousand (120,000) square feet [2.8 acres] of unsubdivided land, excluding public street right-of-way.

ARTICLE V

SUBDIVISIONS: PROCEDURES AND STANDARDS

5-1 EXCLUSION DETERMINATION

If a proposed division of land meets one or more of the exclusions under the definition of "Subdivision" in Article II (Definitions), the owner may submit to the Planning Department maps, deeds, or other materials in sufficient detail to permit a conclusive determination by the Enforcement Officer.

5-2 COORDINATION WITH OTHER PROCEDURES

To lessen the time required to attain all necessary approvals and to facilitate the processing of applications, an applicant may start the subdivision approval process simultaneously with applications for grading permits or other applications for approvals required for the particular project.

5-3 SUBMISSION OF PLANS

Applications for subdivision approval, including Group Development approval, shall be submitted to the Planning Department. Subdivisions requiring Sedalia Planning Board review shall be presented to the Planning Department at least fourteen (14) days prior to the next scheduled meeting of the Planning Board.

5-4 APPROVAL REQUIRED

5-4.1 Date of Compliance

After the effective date of this Ordinance, no plat for the subdivision of land within the Town of Sedalia shall be filed, accepted for recording, or recorded, nor shall the Clerk of the Superior Court order the recording of a plat until it has been submitted to and approved by the Jurisdiction. (See definition of "Subdivision" in Article II for exclusions.)

5-4.2 No Subdivision Without Approval

No real property, including property declared under the N.C. Condominium Act NCGS 47C-1 et. seq., lying within the Jurisdiction as now or hereafter fixed shall be subdivided except in conformance with all applicable provisions of this Article. Violation of this Section shall be a misdemeanor.

5-4.3 Dedication and Acceptance

- (A) Rights-of Way and Easements: The approval and recordation of a plat constitutes dedication to and acceptance by the Jurisdiction and the public of the right-of-way of each public street, alley, or utility or drainage easement shown on such plat. The approval and recordation of a plat does not constitute acceptance for maintenance responsibility within such right-of-way or easement. Improvements within such right-of-ways or easements, such as utility lines, street paving, drainage facilities or sidewalks may be accepted for maintenance by the Governing Body or by the administrative officer authorized to inspect and, where appropriate, accept the dedication of such improvements.
- (B) Open Space: Land designated as public open space on a plat shall be considered to be offered for dedication until such offer is accepted by the Jurisdiction. The offer may be accepted by the Jurisdiction through:
 - 1) Express action by the Governing Body;
 - 2) Express action by an administrative officer designated by the Governing Body; or
 - 3) Conveyance of fee simple marketable title (unencumbered financially and environmentally) of the property to the Jurisdiction at the time of Final Plat recordation.

Until such dedication has been accepted, land so offered may be used for open space purposes by the owner or by the owners' association. Land so offered for dedication shall not be used for any purpose inconsistent with the proposed public use.

5-5 PRE-APPLICATION PROCEDURES

5-5.1 Conference

In the interest of efficiency and economy, every subdivision applicant is strongly encouraged to schedule a preverification conference with the Planning Staff prior to the submission of a Preliminary Plat.

5-5.2 Sketch Plan

- (A) Required for Staff Review: A Sketch Plan is required for staff review whenever adjoining land is owned by the subdivider seeking approval of a Major Subdivision.
- (B) Required for Approval: A Sketch Plan is required for the Planning Board and Governing Body approval for any subdivision of property that involves more than fifty (50) lots. Procedures for approval shall correspond to the procedures found in Section 5-6 (Preliminary Plat).
- (C) Preparation: The Sketch Plan shall be prepared in accordance with Appendix 2 (Map Standards) and submitted to the Planning Department.

5-6 PRELIMINARY PLAT

5-6.1 Required

A Preliminary Plat shall be required for all subdivisions, including Group Developments. Except that, when existing developments are converted from multifamily residential or group developments to condominium unit ownership, the developer shall submit a declaration of unit ownership, owners association declaration, and a Final Plat for approval in accordance with Section 5-10 (Final Plat).

5-6.2 Preparation

The Preliminary Plat shall be prepared by a registered land surveyor, registered landscape architect, registered architect, or licensed engineer, and shall be prepared in accordance with Appendix 2 (Map Standards).

5-6.3 Preliminary Plat Approvals

- (A) Planning Division Approvals: Plats meeting all requirements of a Minor Subdivision or a Major Subdivision shall require preliminary approval of the Planning Board and Governing Body. Any decision by the Planning Department may be appealed by the applicant to the Planning Board and Governing Body within thirty (30) days of the decision.
- (B) Environmental Health Division: Once a subdivision plat, that does not have public sewer available, receives preliminary plat approval; such plat shall be approved by the Environmental Health Division of the Guilford County Health Department before Final Plat approval. [Refer to Section 5-13.6 Subdivision Improvements – Utilities – Water and Sewer Connections]. The following approval procedure shall be utilized:
 - 1) A health drawing or plot plan for each lot shall be submitted with every preliminary plat. Each health drawing or plot plan must contain the information required by Appendix 2 (Map Standards) and be accompanied by fee payment and a signed Improvement Permit Application.
 - 2) If the lot is determined to be suitable for an on site sub-surface sewage treatment and disposal system, a certificate pursuant to Appendix A-2-3 (H) will be entered on a copy of the approved preliminary plat.

- 3) If any lot is evaluated and rated unsuitable or the property owner does not choose to have the lot(s) evaluated for an on site subsurface sewage treatment and disposal system, the lot will be crosshatched and labeled "NO IMPROVEMENT PERMIT HAS BEEN ISSUED FOR THIS LOT." Information on denied lots, or lots not evaluated will be the only information shown on the Preliminary Plat. The Environmental Health Manager will sign and date each Preliminary Plat prior to its return to the land surveyor, landscape architect, or licensed engineer for Final Plat preparation

5-6.4 Submission

The Planning Department shall present Major and Minor Subdivisions to the Planning Board at its next meeting. The Planning Board shall review the preliminary plat for compliance with existing regulations.

5-6.5 Action By Planning Board

- (A) Timing: The Planning Board shall take action within thirty (30) days of reviewing the Preliminary Plat.
- (B) Approval: If the Preliminary Plat is recommended for approval, the applicant may proceed to the Governing Body for review.
- (C) Conditional Approval: If the Preliminary Plat is granted conditional approval, the applicant shall cause the plat to be revised, based upon the conditions of the approval and resubmitted, prior to the next meeting of the Governing Body. The Planning Department shall review the revised plat and, if it meets all the approval conditions and is otherwise substantially unaltered, shall signify on the plat the change from conditional approval to approval. If the plat is not revised within sixty (60) days to meet the approval conditions or the applicant notifies the Planning Department that he is unwilling to revise the plat, it shall be deemed denied.
- (D) Denials: If the Preliminary Plat is denied the reasons shall be stated in writing. The applicant may revise and resubmit a plat which has been denied.

5-6.6 Action By Governing Body

The Governing Body may approve, grant conditional approval, or deny the plat in accordance with the procedures found in 5-6.5 (Action by Planning Board).

5-6.7 Appeals

If the plat is denied, or granted conditional approval, or if no action is taken by the Planning Board the applicant may appeal the plat to the Governing Body within fifteen (15) days after the Planning Board decision. The Governing Body shall approve, grant conditional approval, or deny the plat.

5-6.8 Fees

All fees shall be due and payable when the Preliminary Plat is submitted according to the Schedule of Fees.

5-7 STREET AND UTILITY CONSTRUCTION

5-7.1 Plans

Street and utility construction plans for all street, water, sanitary sewer, and storm sewer facilities shall be submitted to the Jurisdiction following Preliminary Plat approval. For each subdivision section, the street and utility construction plans shall include all improvements lying within or adjacent to that section as well as all water and sanitary sewer lines lying outside that section and being required to serve that section.

5-7.2 No Construction Without Plan Approval

None of the improvements listed above shall be constructed until the street and utility construction plans for such improvements have been reviewed and approved by the Jurisdiction.

5-7.3 Inspection

Work performed pursuant to approved street and utility construction plans shall be inspected and approved by the Jurisdiction.

5-8 PERMANENT RUNOFF CONTROL STRUCTURES AND SOIL EROSION AND SEDIMENTATION CONTROL DEVICES INSTALLATION

5-8.1 Soil Erosion and Sedimentation Control Devices

Any approved soil erosion and sedimentation control device(s) may be installed prior to approval of street and utility construction plans.

5-8.2 Permanent Runoff Control Structures

- (A) Coordination with Streets and Utilities: Any approved permanent runoff control structure may be installed prior to approval of street and utility construction plans. Such plans shall show the location of existing or proposed runoff control structures relative to the proposed improvements to avoid conflicts during street and utility construction.
- (B) Design and Construction: Runoff control structures shall be designed and installed in accordance with the requirements of Section 7-1 (Water Supply Watershed Districts).
- (C) Owners' Association Required: When a permanent runoff control structure serves more than one lot within a subdivision, an owners' association shall be required for the purposes of ownership and maintenance responsibility.
- (D) Maintenance Responsibility: The owners' association shall be responsible for maintaining the completed permanent runoff control structure as directed by the governmental office having jurisdiction for watershed protection and, if the owners' association should be dissolved or cease to exist, then in that event all the owners of record at the time of required maintenance shall be jointly and severally liable for any and all costs attendant thereto.
- (E) Maintenance Note Required on Final Plat: When a subdivision contains a permanent runoff control structure to which Subsection (C) above is applicable, each final plat in the subdivision shall contain a prominent note with the full text of Subsection (D) above.
- (F) Plat Recordation: The permanent runoff control structure(s) shall be substantially completed and have full design volume available prior to any plat recordation for the site. This may require the cleanout and disposal of sediment from the pond.

5-9 OWNER'S ASSOCIATIONS

5-9.1 Establishment of Owner's Association

- (A) Creation: An Owner's Association shall be established to fulfill the requirement of the North Carolina Condominium Act or to accept conveyance and maintenance of all common areas and facilities within a development containing common areas.
- (B) Conveyance: Where developments have common areas or facilities serving more than one (1) dwelling unit, these areas shall be conveyed to the Owner's Association in which all owners of lots in the development shall be members. All areas other than public street rights-of-way, other areas dedicated to the Jurisdiction, and lots shall be shown and designated as common areas. The fee-simple title of the common area shall be conveyed by the subdivider or developer to the Owner's Association.
- (C) Subdivision or Conveyance of Common Area: Common areas shall not be subsequently subdivided or conveyed by the Owner's Association, unless a revised Preliminary Plat and a revised Final Plat showing such subdivision or conveyance have been submitted and approved..

- (D) Owner's Association Not Required: Developments involving only two (2) units attached by a party wall shall not be required to have common areas or an Owner's Association. Developments with only two units attached and not having an Owner's Association shall have an agreement between owners concerning maintenance of party walls.

5-9.2 Submission of Owner's Association Declaration

Prior to or concurrently with the submission of the Final Plat for review and approval, the subdivider shall submit a copy of the proposed Bylaws of the Owner's Association containing covenants and restraints governing the Association, plats, and common areas. The restrictions shall include, (but not be limited to), provisions for the following:

- (A) Existence Before Any Conveyance: The Owner's Association declaration shall be organized and in legal existence prior to the conveyance, lease-option, or other long-term transfer of control of any unit or lot in the development.
- (B) Membership: Membership in the Owner's Association shall be mandatory for each original purchaser and each successive purchaser of a lot or unit. Provisions shall be made for the assimilation of owners in subsequent sections of the development.
- (C) Owner's Association Declaration: The Owner's Association declaration shall contain the following items:
- 1) Responsibilities of Owner's Association: The Owner's Association declaration shall state that association is responsible for:
 - a) the payment of premiums for liability insurance and local taxes;
 - b) maintenance of recreational and/or other facilities located on the common areas; and
 - c) payment of assessments for public and private improvements made to or for the benefit of the common areas.
 - 2) Default of Owner's Association: Upon default by the Owner's Association in the payment to the Jurisdiction entitled thereto of any assessments for public improvements or ad valorem taxes levied against the common areas, which default shall continue for a period of six (6) months, each owner of a lot in the development shall become personally obligated to pay to the Jurisdiction a portion of the taxes or assessments in an amount determined by dividing the total taxes and/or assessments due to the Jurisdiction by the total number of lots in the development. If the sum is not paid by the owner within thirty (30) days following receipt of notice of the amount due; the sum shall become a continuing lien on the property of the owner, his heirs, devisees, personal representatives and assigns. The taxing or assessing Jurisdiction may either bring an action at law against the owner personally obligated to pay the same, or may elect to foreclose the lien against the property of the owner.
 - 3) Powers of the Association: The Owner's Association is empowered to levy assessments against the owners of lots or units within the development. Such assessments shall be for the payment of expenditures made by the Owner's Association for the items set forth in this Section, and any assessments not paid by the owner against whom such assessments are made shall constitute a lien on the lot of the owner.
 - 4) Easements: Easements over the common areas for access, ingress, and egress from and to public streets and walkways and easements for enjoyment of the common areas, and for parking, shall be granted to each lot owner.
 - 5) Maintenance and Restoration: Provisions for common area maintenance of and restoration in the event of destruction or damage shall be established.

- (D) Nonresidential Condominiums: If the condominium is a nonresidential condominium, the declaration shall contain the following provision:

“Parking spaces shall be allocated among the individual lots or units in such a manner that each unit is entitled to a sufficient number of parking spaces to comply with this Ordinance for the use intended to be located therein. The Owner’s Association shall maintain a register listing the total number of parking spaces in the development and the number of parking spaces allocated to each lot or unit. A copy of this register shall be available to the Enforcement Officer at his request. The Owner’s Association shall not reduce the number of parking spaces allocated to an individual lot or unit without the express written consent of the owner thereof, and in no case shall the number of parking spaces allocated to an individual unit be reduced to a number below that required by this Ordinance.”

5-10 FINAL PLAT

5-10.1 Approval Process

- (A) Submission: Upon approval of the Preliminary Plat and other required plans the applicant shall be eligible to submit a Final Plat for approval. Approval of the Preliminary Plat shall constitute tentative approval of the Final Plat if the Final Plat is substantially unchanged from the approved Preliminary Plat.
- (B) Environmental Health Division Review: Prior to Final Plat approval a copy of the Final Plat shall be reviewed by the Environmental Health Division. The Final Plat mylar and nine (9) prints shall be submitted to the Planning Division. The Environmental Health Division shall determine that no changes have occurred that affect lot suitability. Monuments must be set prior to Environmental Health review of the Final Plat. If changes have occurred that affect lot suitability, a new health drawing or plot plan and an improvement permit application and fee for each affected lot shall be submitted and a new evaluation shall occur. Improvements Permits will be issued for approved lots recorded on the Final Plat.
- (C) Substantial Change: Substantial changes from the Preliminary Plat will require an additional review by the Governing Body to insure compliance with existing regulations.

5-10.2 Preparation

The Final Plat shall be prepared by a Registered Land Surveyor in accordance with Appendix 2 (Map Standards).

5-10.3 Required Improvements

No Final Plat shall be approved until all required improvements have been installed and approved or appropriate surety is provided as set forth in Section 3-10 (Sureties or Improvement Guarantees).

5-10.4 Assurance of Completion of Improvements

Where the improvements required by this Ordinance have not been completed prior to the submission of the plat for final approval, such improvements shall be assured by the owner’s filing of an approved surety bond, certified check, or irrevocable letter of credit in an amount to be determined by the Jurisdiction and for an approved period not to exceed two (2) years.

5-10.5 Certification of Final Plat

When the Enforcement Officer has approved a Final Plat, a signed written statement to this effect shall be entered on the face of the plat. The statement can be found in Appendix 2 (Map Standards).

5-10.6 Permits

Unless otherwise provided in this Ordinance, upon recordation of the Final Plat, the subdivider shall be eligible to apply for building and any other permits required by this Ordinance.

5-10.7 Fees

A fee according to the Schedule of Fees shall be due and payable when the Final Plat is submitted for approval.

5-11 RECORDATION OF FINAL PLATS

After approval, a Final Plat must be recorded in the office of the Register of Deeds within sixty (60) days. No plat shall be regarded as finally approved until such plat has been recorded. If the Final Plat of all or part of the area shown on the approved Preliminary Plat is not recorded in the Office of the Register of Deeds within two (2) years of approval of the Preliminary Plat, or if there is a lapse of more than two (2) years between the recordings of sections, the Preliminary Plat must be resubmitted. Such resubmittal shall be in accordance with the requirements of this Ordinance.

5-12 WAIVERS

5-12.1 Approval Authority

The Planning Board or, on appeal, the Governing Body may approve waivers to standards in this Article.

5-12.2 Grounds for Waivers

The plan approval agency may waive standards in this Article under one of the following circumstances:

- (A) Physical Hardship: Where because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this Article would cause unusual and unnecessary hardship on the subdivider.
- (B) Equal or Better Performance: Where in its opinion a waiver will result in equal or better performance in furtherance of the purposes of this Ordinance.
- (C) Unintentional Error: Where through an unintentional error by the applicant, his agent, or the reviewing staff, there is a minor violation of a standard in this Article, where such violation is not prejudicial to the value or development potential of the subdivision or adjoining properties.

5-12.3 Conditions

In granting waivers, the approval authority may require such conditions as will secure, insofar as practicable, the purposes of the standards or requirements waived.

5-13 SUBDIVISION STANDARDS

5-13.1 General

- (A) Design: All proposed subdivisions, including group developments, shall comply with this Article, shall be designed to promote beneficial development of the community, and shall bear a reasonable relationship to the approved plans of the Jurisdiction.
- (B) Development Name: In no case shall the name of a proposed development duplicate or be phonetically similar to an existing development name in the Jurisdiction unless the proposed development lies adjacent or in proximity to the existing development.
- (C) Reasonable Relationship: All required improvements easements, and rights-of-way (other than required reservations) shall substantially benefit the development or bear a reasonable connection to the need for public facilities attributable to the new development. Whenever a tract to be subdivided includes or adjoins any part of a thoroughfare or collector street as designated by the Thoroughfare Plan or Collector Street Plan, that part of such proposed public right-of-way shall be dedication to public right-of-way with the subdivision plat in the location and to the width recommended by the plans or this Article.

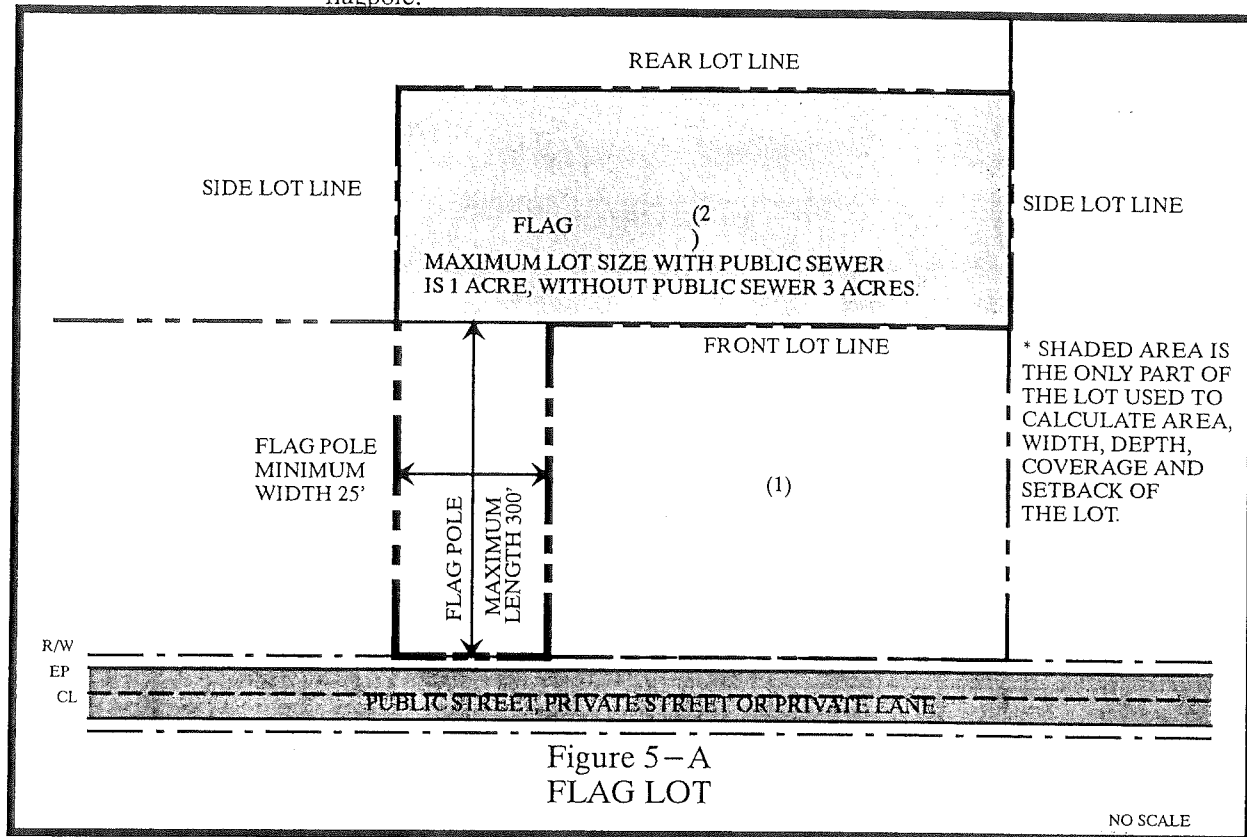
- (D) Off-Site Connections: When in the opinion of the Governing Body, it is necessary to connect streets and/or utilities off-site to adjoining streets and/or utilities, said improvement may be required.

5-13.2 Lot Dimensions and Standards

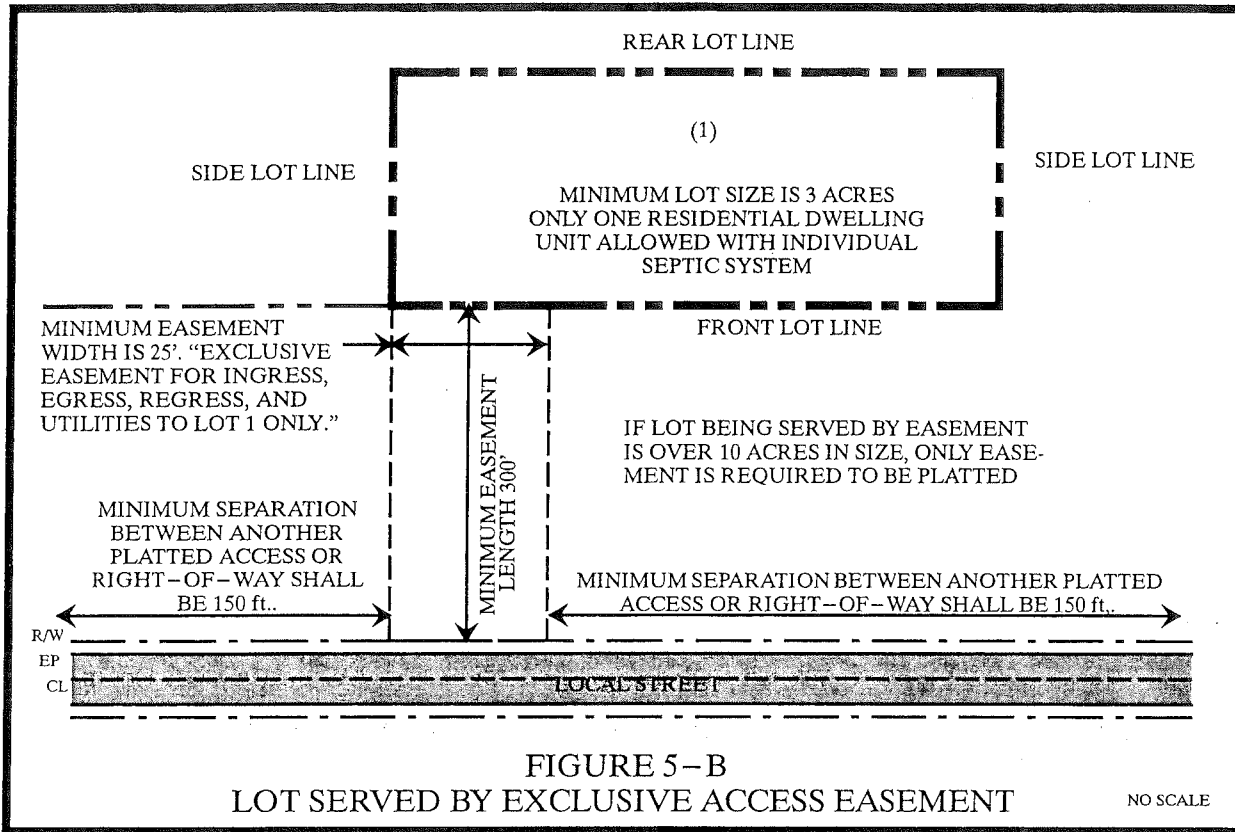
The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated and shall conform to the following:

- (A) Conformance to Other Regulations: Every lot shall have sufficient area, dimensions, and street access to permit a principal building to be erected thereon in compliance with all zoning and other requirements of this Ordinance;
- (B) Minimum Building Area: Every lot shall have at least forty (40%) percent of its total area, or three thousand (3,000) square feet, whichever is less, of contiguous buildable area of a shape sufficient to hold a principal building. Said area shall lie at or be filled to an elevation at least one (1) foot above the one-hundred-year flood elevation. [Caution: Article VII (Environmental Regulations) or Federal wetlands regulations will prohibit or restrict fill placement in certain locations.]
- (C) Lot Depth to Width Ratio: No lot shall have a depth greater than four (4) times the width at the minimum building line.
- (D) Side Lot Line Configuration: Side lines of lots should be at or near right angles or radial to street lines.
- (E) Lot Lines and Drainage: Lot boundaries shall coincide with natural and pre-existing man-made drainageways to the extent practicable to avoid lots that can be built upon only by altering such drainageways.
- (F) Lots on Thoroughfares: Major subdivisions shall not be approved that permit individual residential lots to access thoroughfares, as shown on the adopted thoroughfare plan.
- (G) Access Requirements: All lots must have public street access and frontage meeting the requirements set forth in Article IV (Zoning). The following exceptions may be approved:
- 1) Flag Lots (See Figure 5-A) approved by the Governing Body meeting the following requirements:
 - a) A Flag Lot shall serve only one single-family dwelling and its unhabitated accessory structures;
 - b) The maximum flagpole length shall be three hundred (300) feet;
 - c) The minimum flagpole width shall be twenty-five (25) feet;
 - d) The maximum lot size in areas with public sewer shall be one (1) acre;
 - e) The maximum lot size without public sewer shall be three (3) acres. For lots located in the Watershed Critical Area Tier 2 without public sewer, the minimum lot size shall be five (5) acres and the maximum shall be ten (10) acres. Note: Flagpole portion of lot is not used to calculate area, width, depth, coverage and setbacks of the lot or to provide off-street parking;
 - f) Where public water is available, any building on the flag lot must be within five hundred (500) feet of a hydrant. This distance shall be measured along the street, then along the flagpole, then in a straight line to the building location;
 - g) Where public sewer is available, occupied buildings on the flag lot shall have a gravity service line, or the sewer pump requirement shall be noted on the plat; and
 - h) Use of a single driveway to serve a flag lot and an adjoining lot is permitted and encouraged; the preferred location for the driveway is on the flagpole portion of the flag

lot, with the conventional lot granted an access easement over the flagpole.



- 2) Lots served by Exclusive Access Easements (See Figure 5-B) meeting the following criteria:
 - a) An Exclusive Access Easement shall serve only one single-family dwelling and its uninhabited accessory structures;
 - b) Lots to be served by an Exclusive Access Easement shall not be created in an area served by public water or sewer;
 - c) The minimum lot size shall be three (3) acres;
 - d) The minimum easement width shall be twenty-five (25) feet;
 - e) The minimum easement length shall be three hundred (300) feet;
 - f) The minimum separation between easement and any other platted access or right-of-way shall be one-hundred and fifty (150) feet;
 - g) The location of the easement must be recorded on a plat; and
 - h) The Exclusive Access Easement shall permit ingress, egress, and regress and necessary utilities required to serve the lot.
- 3) Lots and units located in developments with Owner's Associations or group developments in which permanent access is guaranteed by means of approved private street and/or drives.
- 4) Lots located on an approved private lanes which are platted and recorded pursuant to the provisions of this Ordinance and NCGS 136-1-2.6.
- 5) Lots of record provided there is recorded access and the use is limited to only one single family dwelling and its uninhabitable accessory structures.



5-13.3 Streets

- (A) Conformance with Thoroughfare and Collector Street Plans: The location and design of streets shall be in conformance with applicable thoroughfare and collector street plans. Where conditions warrant, right-of-way widths and pavement widths in excess of the minimum street standards may be required.
- (B) Conformance with Adjoining Street Systems: The planned street layout of a proposed subdivision shall be compatible with existing or proposed streets and their classifications on adjoining or nearby tracts.
- (C) Access to Adjoining Property: Where in the opinion of the Governing Body, it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property.
- (D) Reserve Strips: Reserve strips adjoining street rights-of-way for the purposes of preventing access to adjacent property shall not be permitted under any condition.
- (E) Street Classification: The final determination of the classification of streets in a proposed subdivision shall be made by the Jurisdiction. Street classifications are defined in Article II (Definitions).
- (F) Public Street Design Criteria: The minimum street design standards for the street classifications are attached herewith as TABLE 5-13-1 and TABLE 5-13-2. Right-of-way dedication and paving of streets in and adjacent to the subdivision shall be in conformance with the right-of-way and pavement width requirements of TABLE 5-13-1 and TABLE 5-13-2; and shall be designed in accordance with the Jurisdiction's Street Design Manual, or the North Carolina Department of Transportation (NCDOT) Subdivision Roads: Minimum Construction Standards, whichever is applicable.

TABLE 5-13-1

Minimum Public Street Design Standards – Urban Area

Classification	Minimum Right-of Way (ft.) ^a	Minimum Pavement Width (ft.) ^{a,b}	Stopping Sight Distance (ft.)	Centerline Radius (min.) 4% Super (ft.)
Major Thoroughfare	90 – 100	64 – 68	650	1530
Minor Thoroughfare				
five lane	80	60	550	1240
four lane	68	48	475	955
Collector	60	40	400	765
Subcollector	56	36	250	440
Local Residential				
with ribbon ^c	50	22	200	300
with curb and gutter	50	30	200	300
Residential Cul-de-sac				
with ribbon ^c	50	22	200	300
with curb and gutter	50	30 ^d	200	300
Local Industrial	60	40	325	575
Industrial Cul-de-sac	60	40	325	575

Recommended design standards – exceptions may be approved due to special physical constraints on an individual basis by designated local staff.

^a Unless additional width required under Section 5-13.3(A)

^b Dimension in this column are from face of curb to face of curb, except ribbon pavement.

^c Watershed Critical Area (WCA) only

^d With twenty (20) dwelling units or less, 26 feet

TABLE 5-13-2

Minimum Public Street Design Standards – Rural Area

Classification	Minimum Right-of Way (ft.) ^a	Minimum Pavement Width (ft.) ^{a,b}	Stopping Sight Distance (ft.)	Centerline Radius (min.) 4% Super (ft.)
Collector / Subcollector (NCDOT)	50	20	200	230
Local / Cul-de-sac (NCDOT)	50	20	150	150

(G) Private Street Design Criteria

- 1) Where Permitted: Private streets shall be permitted in developments with Owner's Associations and group developments, subject to approval by the Governing Body.
- 2) Minimum Design and Construction: The minimum street design standards are found in TABLE 5-13-3. The pavement design for all private streets will be equivalent to the minimum design for local residential streets of the Jurisdiction or NCDOT whichever is applicable, unless the developer supplies an alternate pavement design supported by an engineering study. The developer must furnish an engineer's seal and certification that the private streets have been tested and certified for the subgrade, base and asphalt. All private streets will have a standard, thirty (30) inch curb and gutter section, unless the street is located in the Watershed Critical Area (WCA). Streets located in the WCA may be twenty-two (22) feet of asphalt construction with shoulders and a ditch section. Common area may need to be widened to keep the ditch section within the common area. All cul-de-sacs will have a minimum forty-five (45) foot pavement radius.
- 3) Owner's Association Required: A Owner's Association is required to own and maintain all private streets allowed under this Ordinance. All private streets will be indicated as such on the plat.
- 4) Private Through Streets: No through street in a residential area connecting two public streets can be designated as a private street, unless approved by the Governing Body.
- 5) Connections to Public Streets: All private streets, connecting with public streets, require an approved driveway application from the Jurisdiction or NCDOT whichever is applicable. Where street returns are permitted, the developer shall construct a concrete band running parallel with the public street. The width of this band shall commence at the gutter line and extend to the right-of-way of the public street.
- 6) Sidewalks: In the event sidewalks are constructed, the minimum width shall be four (4) feet.

TABLE 5-13-3

Minimum Private Street Design Standards

Minimum Common Area Free of Obstructions (ft.)	Minimum Pavement Width (face to face) (ft.)	Stopping Sight Distance (ft.)	Centerline Radius Minimum (ft.)
34 ^a	24 ^b	150	215

a Common area may need to be wider when using ribbon pavement in the Watershed Critical Area.

b Ribbon pavement width in Watershed Critical Area is twenty-two (22) feet.

Minimum Private Street Design Standards for Manufactured Dwelling and Recreational Vehicle Parks

Minimum Common Area Free of Obstructions (ft.)	Minimum Pavement Width (ft.)	Stopping Sight Distance (ft.)	Centerline Radius Minimum (ft.)
30	20	150	150

(H) Private Lane Design Criteria

- 1) Where Permitted: Private lanes shall be permitted only in minor subdivisions
- 2) Construction Standards
 - a) Roadway Width and Construction Design: Minimum Street Design Standards are found in TABLE 5-13-4. The base course shall comply with NCDOT Standards. A pavement surface is not required. The area outside the roadway shall be treated with stabilizing vegetation or other materials approved by the Soils Division

- b) Block Length: Block length shall not be longer than six hundred (600) feet.
- c) Turn Around: A cul-de-sac or T-type turnaround shall be provided in accordance with NCDOT Standards.
- d) Intersection: Roads shall be designed to intersect as nearly as possible at right angles. Intersections at angles less than sixty (60) degrees are not permitted. A Private Lane may not intersect with another Private Lane.
- e) Street Off-Sets: The off-set alignment of the centerline of two non-intersecting streets shall be a minimum of one hundred and twenty-five (125) feet.
- f) Disclosure Statement: A disclosure statement in accordance with NCGS 136-102.6 shall be approved by the County Attorney, recorded simultaneously with the plat, and referenced on the Final Plat. The Disclosure Statement must contain the provision(s) for construction and/or maintenance of the Private Lane.
- g) Certificate of Inspection and Surety: A certificate of inspection signed and sealed by a licensed professional engineer shall be filed with the Planning Department prior to recordation of the Final Plat. A surety may be posted for a Private Lane in which case the certificate will be required after road construction is complete. This certificate shall at a minimum state that the private road has been constructed to meet the minimum design standards set forth herein.

TABLE 5-13-4

Minimum Private Lane Design Standards – Rural Area

Minimum Private Right-of-Way Width (ft.)	Minimum Width of Roadway (ft.)	Stopping Distance (ft.)	Centerline Radius Minimum (ft.)
50	18	150	150

(I) Intersecting Street Angle

- 1) All streets shall intersect at or as near to ninety (90) degrees as possible within topographic limits.
- 2) All streets crossing natural areas, wetlands, or stream buffers must cross at or as near to ninety (90) degrees as possible within topographic limits.

(J) Cul-de-sac Maximum Length: The maximum distance from an intersecting through street to the end of a cul-de-sac shall be eight hundred (800) feet, except that a distance up to one thousand six hundred (1,600) feet may be approved in the Watershed Critical Area.(K) Minimum Street Offset: Where streets are offset, the centerlines of shall be offset no less than one hundred and twenty-five (125) feet.(L) Curb and Gutter: Curb and gutter shall be required in all urban subdivisions except in the Watershed Critical Area as defined in Article VII (Environmental Regulations) unless the continuity of previous street work necessitates curb and gutter. Curb and gutter shall be constructed in conformance with the design criteria of the Jurisdiction. Curb and gutter in rural subdivisions is not required unless public water and/or sewer is available.(M) Temporary Turnarounds: Streets stubbed to adjoining property or phase lines may be required to have a temporary turnaround at the end of the street which will be sufficient to permit sanitation vehicles to turn around.

- (N) Grades at Intersections: The grade on stop streets approaching an intersection shall not exceed five (5%) percent for a distance of not less than one hundred (100) feet from the centerline of the intersection.
- (O) Sight Distance Easements: Triangular sight distance easements shall be shown in dashed lines at all street intersections and so noted on the subdivision plat. These easements will remain free of all structures, trees, shrubbery, driveways, and signs, except utility poles, fire hydrants, and traffic control signs. The location and extent of sight distance easements will be determined by the Jurisdiction and the NCDOT.
- (P) Street Names: Streets which are obviously in alignment with existing streets shall generally bear the name of the existing street. Street names shall not duplicate or closely approximate phonetically the names of existing streets in Guilford County. Street suffixes and addresses shall conform to the standards set forth in Appendix 1 (Street Name and Address Standards).
- (Q) Street Signs
 - 1) Public Street Intersection: At each intersection of a named public street with another named public street, the developer shall pay a fee to the Jurisdiction for the installation of each street sign required.
 - 2) Public to Private Street Intersections : At each intersection of a named private street, drive, or lane with a public street, the Jurisdiction shall erect a street name sign. The developer shall pay a fee to the Jurisdiction for each such sign required.
 - 3) Private Street Intersections: The developer shall be required to erect and maintain reflectorized signs at all intersections between private streets, drives, or lanes. Private street signs shall be approved by the Jurisdiction as part of a Master or Common Sign Plan.
 - 4) Traffic Control Signs: The developer shall be required to provide traffic control signs in locations designated by the Jurisdiction.
 - 5) Maintenance: Maintenance of signs on private streets, drives or lanes shall be the responsibility of the owner or owner's association, as appropriate.

5-13.4 Block Length

Blocks shall not exceed a perimeter length of six thousand (6,000) feet, except that a perimeter length of up to twelve thousand (12,000) feet may be approved in the Watershed Critical Area. Perimeter length is the shortest perimeter measurement along the abutting street right-of-way lines.

5-13.5 Sidewalks

Except along controlled access facilities, sidewalks shall be required on all thoroughfare streets, and at other locations where a pedestrian traffic generator requires separation of pedestrian and vehicular traffic on collector, subcollector, and local residential streets. Where sidewalks are installed, they shall have a minimum width of five (5) feet and be constructed on one side of the right-of-way as determined by the Governing Body.

5-13.6 Utilities

- (A) Public Water and Sewer Construction Requirements: Water and sewer lines, connections, and equipment shall be constructed in accordance with state and local regulations.
- (B) Water and Sewer Connection: Connection of each lot to public water and sewer utilities shall be required if the proposed subdivision is within three hundred (300) feet of the nearest adequate lines of a public system, provided that no geographic or topographic factors would make such connection infeasible. Where public sewer is not available, lots shall be evaluated in accordance with "Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal 11 NCGS 130 A. Approval of the

Environmental Health Division shall be obtained after Preliminary Plat approval. The Final Plat shall show lot(s) denied or not evaluated crosshatched and labeled "NO IMPROVEMENT PERMIT HAS BEEN ISSUED FOR THIS LOT."

- (C) Underground Utilities: Electrical, television cable, and telephone utility lines installed within major subdivisions shall be underground unless the Governing Body determines underground installation is inappropriate.
- (D) Utility Easements
 - 1) Major Subdivisions: To provide for electric, telephone, gas and community antenna television services conduits, and sewer or water lines within the subdivision appropriate utility easements not to exceed thirty (30) feet in width shall be provided. The location of such easements shall be reviewed and approved by the Jurisdiction, with advice from utility providers, before Final Plat approval.
 - 2) Minor Subdivisions: Lots fronting on public streets with access to existing utilities are not required to have utility easements. All other lots shall show a twenty (20) foot utility easement to the front, side, or rear of each lot unless easement releases are obtained from all utility companies, in which case no utility easement will be required.
 - 3) No Buildings or Improvements: Utility easements shall be kept free and clear of any buildings or other improvements that would interfere with the proper maintenance or replacement of utilities. The Jurisdiction shall not be liable for damages to any improvement located within the utility easement area caused by maintenance or replacement of utilities located therein.

5-13.7 Drainage

The design of storm drainage systems and plans, including calculations, shall clearly indicate the easements and dedicated areas required for the construction and maintenance of the drainage system.

(A) General Drainage Requirement

- 1) All watercourses which carry a flow of five (5) cubic feet per second (cfs) or more during a ten (10)-year storm, as calculated in accordance with the Jurisdiction's Storm Sewer Design Manual, shall be treated in one or more of the three ways listed in Section 5-13.7(B), (C), and (D) which follow. Except where Section 5-13.7(A)2) below leaves the determination to the developer, the Governing Body shall determine the treatments to be used, based upon the pipe size necessary to handle drainage and adopted open space plan. Open drainage channel requirements shall be based upon a one-hundred (100) year storm, and enclosed systems shall be based upon a ten (10)-year storm. If the channel is a perennial stream in a water supply watershed, or is identified on the open space plan map or requires a pipe of sixty-six (66) inch diameter or greater, the determination of drainage treatment shall be made by the Governing Body. In making this determination, the Technical Review Committee shall consider the following factors:
 - a) The type of development;
 - b) The treatment employed by nearby developments;
 - c) The probability of the creation of a lengthy greenway or drainageway and open space;
 - d) The probability of the creation of future maintenance problems;
 - e) The probability of erosion or flooding problems; and
 - f) The adopted the open space plan.
 - g) Stream buffer requirements and channelization limitations for WCA and GWA areas, as described in Article VII (Environmental Standards).

- 2) If the channel is not a perennial stream within a WCA or GWA of a designated water supply watershed, or is not identified on the open space plan and requires less than a sixty-six (66) inch diameter pipe, the determination of drainage treatment shall be made by the property owner in a manner consistent with this Section.

(B) Enclosed Subsurface Drains

- 1) This Section applies to enclosed subsurface drains. Profiles and enclosure standards shall be in accordance with the Guilford County Storm Sewer Design Manual.
- 2) A utility easement designed to accommodate storm water shall be placed on a recorded plat when determined necessary by the Jurisdiction. The required utility easement shall be centered on the enclosure when practical, but in no case shall the outside wall of the enclosure be located less than five (5) feet from the edge of the utility easement. The utility easement shall be of a width determined necessary for maintenance purposes by the Jurisdiction based upon enclosure depth, topography and location of existing and proposed improvements, but no less than fifteen (15) feet.
- 3) The utility easement shall be kept free and clear of any buildings or other improvements which would interfere with the proper maintenance of the underground enclosures. The Jurisdiction shall not be liable for damages to any improvement located within the utility easement area caused by maintenance of utilities located therein. Furthermore, utility easements may be used for future installations of any underground utility, provided that:
 - a) Any underground utility to be installed by any utility provider other than the Jurisdiction shall be subject to approval by the appropriate department.
 - b) Any government agency or private company installing additional underground lines after development has been completed by the owner of the property shall be responsible for the replacement of all fencing, pavement and grassed area disturbed by such installation.
 - c) The Jurisdiction shall not be responsible for damages caused by installation of additional lines by any private utility company.

(C) Open Channel in Dedicated Drainageway and Open Space Area

- 1) This Section applies to an open channel in a dedicated drainageway and open space area. The drainageway and open space area shall be dedicated by a recorded plat and shall be labeled "Dedicated to Town of Sedalia and the public for Drainageway and Open Space". If a portion of the drainageway and open space lies within a proposed thoroughfare shown on the thoroughfare plan, it shall be labeled "Dedicated to Town of Sedalia and the public for Drainageway and Open Space or Thoroughfare."
- 2) The dedicated drainageway and open space area along any stream that would require a sixty-six (66) inch or larger diameter pipe shall include the land between the natural one-hundred (100) - year flood contour lines as determined by the Jurisdiction. (Caution: Article VII [Environmental Regulations] or federal wetland regulations will prohibit or restrict fill placement in certain locations.)
- 3) In case of severe topography, additional width may be required to assure reasonable ease of maintenance.
- 4) The dedicated drainageway and open space area shall abut public street right-of-way on at least thirty (30%) percent of its perimeter except when the Governing Body determines that adequate access is otherwise provided. The minimum length of street frontage at each location where drainageway and open space abuts public street right-of-way shall be sixty (60) feet. The maximum distance, measured by straight lines on either side of the drainageway and open space, between points at which the drainageway and open space abuts street right-of-way shall be one thousand (1,000) feet.
- 5) The centerline of the drainage channel that would require a sixty-six (66) inch or larger diameter pipe shall be located no less than fifty (50) feet from any street or property line provided that the

dimensions of the drainageway and open space area conform to all other requirements of this Section. The minimum distance from centerline shall be twenty (20) feet along smaller drainageways.

- 6) Drainageway and open space shall be left in its natural condition or graded to a section approved by the Jurisdiction which will allow economical and efficient maintenance and shall be stabilized with permanent vegetative cover.
- 7) Lots abutting public open space may be reduced in size in accordance with the provisions in Section 4-4.1 (D) (Lots Adjoining Public Open Space). If lot sizes have been reduced with the provisions of this Ordinance, the following note shall appear of the plat:

“The required area of Lots __ through __ has been reduced in accordance with Section 4-4.1(D) of this Ordinance. All other dimensional requirements of this Ordinance shall apply.”

(D) Open Channel on Private Property Within Drainage Maintenance and Utility Easement

- 1) This Section applies to open channels on private property within a drainage maintenance and utility easement. This method shall not be utilized in any subdivision intended for single-family detached dwellings unless the Governing Body, determines that an open channel would not become a missing segment in a system of stormwater piping and that the open channel is well removed from all anticipated building locations.
- 2) The drainage maintenance and utility easement shall include the required drainage channel and the land between the channel and the natural one-hundred-year flood contour as determined by FEMA or by calculations approved by the US Army Corps of Engineers; or, in some cases, it may be reduced by modifying the drainage maintenance and utility easement topography to a typical required drainage channel section as provided for in this Section. However, the minimum total width of a drainage maintenance and utility easement shall be no less than specified below.

Cubic Feet per Second in 100-year Storm	Required Distance from Stream Centerline
5 – 17 cfs	15 ft.
17 – 70 cfs	30 ft.
70 or more cfs	50 ft. plus 1/2 channel width

cfs = Cubic Feet Per Second

The drainage maintenance and utility easement width shall be centered on the typical required drainage channel section, unless the Governing Body approves other drainage maintenance and utility easement alignments because of topographic conditions.

- 3) In case of severe topography, additional width may be required to assure reasonable ease of maintenance.
- 4) The drainage maintenance and utility easement topography may be modified if permitted under Section 7-4 (Soil Erosion and Sedimentation Control). In such cases, the approved typical required drainage channel section shall include the necessary channel to accommodate a one-hundred (100) year flood. The area outside of the required drainage channel may be filled; but any resulting slope shall be no steeper than two (2) to one (1), unless the slope is protected by masonry paving, rip-rap, or other material which meet the Jurisdictions specifications.
- 5) If the Governing Body determines suitable access to the drainage maintenance and utility easement is not otherwise provided, access shall be guaranteed by a suitably located access easement which shall be no less than twenty (20) feet in width.
- 6) It shall be the responsibility of the owner to maintain provide all streams located on their property. If the Governing Body determines that it is in the public interest to alter the typical required channel

section and/or profile of the stream to improve flow, the Jurisdiction may enter the property within the indicated access or drainage maintenance and utility easement and carry out the necessary work without liability for any damage to the property, or improvements thereon, located within the easement.

- 7) Drainage maintenance and utility easements may be utilized for any underground utility provided that:
 - a) Underground utility lines to be installed by any utility provider other than the Jurisdiction shall be subject to approval by the Enforcement Officer.
 - b) The government agency or private company installing underground lines after development has been completed by the owner of the property shall be responsible for the replacement of all fencing, pavement and grassed areas disturbed by such installation.
 - c) The Jurisdiction shall not be responsible for damage caused by the installation of additional lines by any private utility company.
 - d) The Jurisdiction shall not be liable for damages to any improvements located within the drainage maintenance and utility easement area caused by maintenance of utilities located therein.
- 8) No buildings or structures except for water related improvements shall be placed or constructed within the access or drainage maintenance and utility easement. All drives, parking areas, or other improvements, shall be constructed no closer than two (2) feet horizontally from the top of any back slope along any open watercourse.

(E) Flood Standards

- 1) All subdivision proposals shall be consistent with the need to minimize flood damage;
- 2) All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
- 3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and
- 4) Base flood elevation data shall be provided for subdivision proposals whenever the one hundred (100) year storm flow is five hundred (500) cubic feet per second or greater.

5-13.8 Placement of Monuments

The Standards of Practice for Land Surveying in North Carolina, as adopted by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors, shall apply when installing monuments.

ARTICLE VI

DEVELOPMENT STANDARDS

6-1 SIGN REGULATIONS

6-1.1 General

All signs located in the Jurisdiction, with the exception of those erected by State or Federal government, are subject to the provisions of this Section. Signs under this Ordinance are treated four ways; (1) some types of signs are specifically prohibited everywhere; (2) certain signs are allowed by right and do not require permits prior to installation; (3) a third group of signs are considered to be accessory uses and may be installed provided that they meet the provisions of this Section and a permit is obtained; (4) billboards are classified as a principal use whose location is regulated by Article 4 (Zoning). Billboards have specific development standards which are listed in Section 6-4 (Development Standards for Individual Uses).

6-1.2 Prohibited Signs

Unless otherwise permitted under this Section, the following signs are prohibited in all zoning districts:

- (A) Windblown devices such as, pennants, streamers, spinners, balloons, gas-filled figures and other similar devices, except as advertising for a temporary event or special promotion. (Permit required, see Article III Permits).
- (B) Animated signs, but not including electronic changeable copy signs.
- (C) Portable signs, but not including signs which cannot be read from the public right-of-way.
- (D) Signs which project over a public right-of-way, except that wall signs may project up to 18 inches over a public right-of-way in zones which permit structures to be built at the property line adjoining the street.
- (E) Signs on vehicles that are parked in a location which is visible to the public and for a period of time which indicates that the principal use of the vehicle is for advertising rather than transport.
- (F) Signs which are affixed to trees, rocks or other natural features.
- (G) Signs of any type which imitate traffic control devices.
- (H) Signs which extend vertically above the highest portion of the roof of any structure.

6-1.3 Signs Exempt from Regulation

The following signs are exempt from regulation under this Ordinance except that lighted signs require an electrical permit.

- (A) Government signs.
- (B) Works of art with no commercial message.
- (C) Lights and decorations with no commercial message temporarily displayed on traditionally adopted civic, patriotic or religious holidays.
- (D) Hand carried signs.
- (E) Signs located on the interior of buildings, courts, lobbies, stadiums, or other structures which are not intended to be seen from the exterior of such structures.

- (F) Signs affixed to vehicles and trailers used in the normal transport of goods or persons where the sign is incidental and accessory to the primary use of the vehicle or trailer.
- (G) Signs affixed to windows of vehicles displaying information on the terms of sale for said vehicles.
- (H) Signs not legible from a public or private street.
- (I) Flags of the United States, North Carolina, local governmental jurisdictions, foreign nations having diplomatic relations with the United States, and any other flags adopted or sanctioned by the Jurisdiction, subject to U.S. Congressional protocol.

6-1.4 Signs That Do Not Require A Permit

The following signs are permitted in all zoning districts and may be installed without obtaining a sign permit provided that they conform to the specifications shown on Table 6-1-1.

- (A) Directional, instructional or warning signs provided that such signs contain no commercial message except a business logo or name.
- (B) Flags, emblems or insignia of corporate, political, professional, fraternal, civic, religious, or educational organizations.
- (C) Certain temporary signs conforming to the provisions of Table 6-1-1. Other types of temporary signs may be allowed by permit following the provisions of Tables 6-1-2 and 6-1-3. Allowed without a permit are:
 - 1) Temporary real estate and construction signs which are removed within seven (7) days of the completion of construction, or sale or lease of property.
 - 2) Temporary yard sale signs which are posted for no longer than three (3) days per sale.
 - 3) Temporary political signs located on private property which are removed within seven (7) days after the election.
- (D) Historical or memorial plaques, tablets or markers.
- (E) Identification signs including:
 - 1) Name and address plates, including those identifying home occupations and rural family occupations.
 - 2) Directory Signs in developments with multiple occupants.
 - 3) Building Name and Address signs for buildings with multiple occupants.
 - 4) Building Markers (cornerstones or plaques).
- (F) Signs painted or attached to vending machines, gas pumps, ice machines or similar devices which indicate the contents of the machine, name or logo of supplier, the price or operating instructions.
- (G) Information Board signs, in non-residential districts and for institutional uses (e.g. churches, schools or cemeteries) permitted in residential zones that list activities or events which will take place on the premises where the sign is located, provided that no advertising of any type is displayed.
- (H) Window signs painted on or attached to a window.

6-1.5 Signs Requiring A Permit

All signs except those listed in Sections 6-1.3 and 6-1.4 above, shall not be installed until a permit has been obtained. The size, height and number of signs permitted is specified in Tables 6-1-2 and 6-1-3.

TABLE 6-1-1
Specifications for Signs Not Requiring a Permit

Type	Number Permitted	Area (sq. ft.)	Setback (ft.)	Height (ft.)	Illumination ^b
Directional Signs (All Districts)	NA	4	R/W ^a	6	indirect
Instructional and Warning Signs (All Districts)	NA	6	NA	8	direct
Window Signs (Non-residential Districts)	maximum 25 % of window area	NA	NA	NA	direct
Historical, Memorial Markers (All Districts)	1 per lot	4	R/W ^a	6	indirect
Flags, Emblems, Insignia (All Districts)	1 per lot frontage	60	R/W ^a	40	indirect
Temporary Real Estate, Yard Sale and Construction Signs (All Districts)	1 per lot frontage	6 ^d	R/W ^a	6 ^d	none
Temporary Real Estate Signs (RM and Non-residential Districts and Major Subdivisions in RS Districts)	1 per lot frontage	100	R/W ^a	12	none
Temporary Political Signs (All Districts)	NA	6	R/W ^a	6	none
Identification Signs	1 per building	4 per unit	R/W ^a	6	indirect
Vending Machine Signs	NA	18	NA	6	direct
Information Boards (All Districts)	1 per building	50	15	8	indirect
Philosophical, Religious, Personal, Educational, or Other Noncommercial Signs (All Districts)	1 per lot frontage ^c	6	R/W ^a	6	direct
Philosophical, Religious, Personal, Educational, or Other Noncommercial Signs (RM and Non-Residential Districts and Major Subdivisions in RS Districts)	1 per lot frontage ^c	100	R/W ^a	12	direct

Footnotes:

- ^a Signs must be located outside public street right of way and outside any sight distance area.
^b Electrical permit required if sign is illuminated.
^c 1 per 200 linear feet of lot frontage or portion thereof.

TABLE 6-1-2

Specifications for Accessory Free-Standing Signs Requiring a Permit

Zoning District	Number Permitted	Area (sq. ft.)		Setback (ft.)	Height (ft.)	Area Computation
		Maximum	Minimum ^a			
PI, LO, NB	1 per lot frontage	100	25	R/W ^b	6	.25 square feet per linear feet of lot frontage
GO-M, GO-H, CP, LB	1 per lot frontage	200	50	R/W ^b	15	.50 square feet per linear feet of lot frontage
GB, HB, LI, HI	1 per lot frontage ^c	200 ^d	75	R/W ^b	30 ^d	1.0 square feet per linear feet of lot frontage
SC						
Development Identification Sign	1 per street frontage	300	200	10	30 ^d	# of businesses 4-15 = 200 sq. ft. 16+ = 300 sq. ft.
Outparcel Sign	1 per parcel	50	NA	R/W ^b	6	NA
Playbill Sign	1 per theater complex	200	NA	10	30 ^d	NA
Development Entrance ^c (All Zones)	1 pair per entrance	50 per sign	NA	R/W ^b	6	NA
Banners (RM and Non-residential Districts)	1 per 500 feet of frontage	20	12	R/W ^b	20	linear frontage 0-100 = 12 sq. ft. 101-201 = + 4 sq. ft. 201-500 = + 4 sq. ft.

Notes:

- 1) Free-standing signs shall be allowed only as accessories to a principal use.
- 2) All signs may be directly illuminated.
- 3) Any sign greater than six (6) feet in height shall not be located within one hundred (100) feet of any residential zone.

Footnotes:

- ^a "Minimum" area refers to the minimum sign size allowed by right, regardless of the size which would be allowed by computation.
- ^b Signs must be located outside public street right of way and outside any sight distance area.
- ^c Permitted only in 1) major subdivisions, 2) developments over fifteen thousand (15,000) square feet of gross floor area, 3) multi-family developments with more than eight (8) dwellings units in a single buildings or 4) developments with more than forty thousand (40,000) square feet in open uses of land.
- ^d Within four hundred (400) feet of an Interstate Highway the maximum height is fifty (50) feet and the maximum size may be increased by seventy-five (75) square feet.
- ^e See Section 6-1.8(C)4).

TABLE 6-1-3

Specifications for Accessory Attached Signs Requiring a Permit

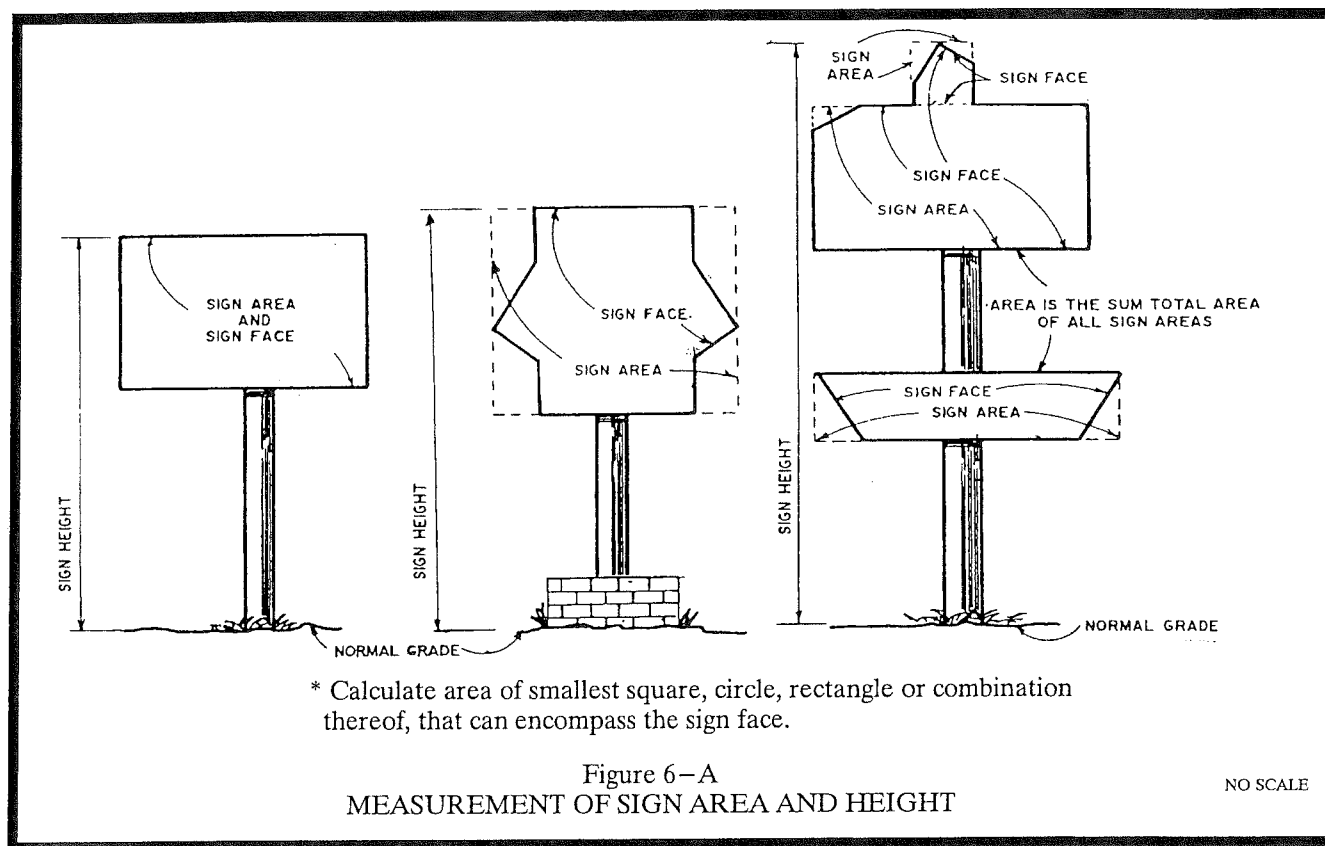
Type	Number Permitted	Area (sq. ft.)		Height (ft.).	Area Computation
		Maximum	Minimum ^a		
Wall Signs by Zoning District PI, LO, NB	NA	NA	25	Top of Wall	5 % of Wall Area ^{cd}
GO-M, GO-H, CP, LB	NA	NA	50	Top of Wall	7.5% of Wall Area ^{cd}
GB, HB, SC, LI, HI	NA	NA	50	Top of Wall	10% of Wall Area ^{cd}
Awning, Canopy and Marquee Signs (All Non-Residential Districts)	1 per face	NA	NA	Top of Canopy ^b	25% of the canopy, awning or marquee face ^e
Suspended Signs (All Non-Residential Districts)	1 per entrance	6	NA	b	NA
Banners (RM and Non-Residential Districts)	1 per 500 feet of frontage	20	12	b	Linear Frontage: 0-100 ft.=12 sq. ft. 101-200 ft.=+4 sq. ft. 201-500 ft.=+4 sq. ft.

Note: All signs may be directly illuminated.

- ^a "Minimum" sign size refers to the minimum area allowed by right, regardless of the size which would be allowed by computation.
- ^b Nine (9) feet height to clear pedestrian walkways or fifteen (15) feet to clear vehicular drives.
- ^c Based on the first thirty (30) feet of height of the wall on which the sign is located. Buildings over thirty (30) feet in height may have additional sign area based on five (5%) percent of the wall area above thirty (30) feet in height, provided the sign is located at or near the top of the building
- ^d In multi-tenant buildings, the area computation shall be based on the wall area of each separate occupancy.
- ^e When the awning, canopy or marquee is attached to a multi-tenant building, the area computation for all attached signs shall be based on the area computation for the district. Any portion of this sign allocation may be affixed to the wall, awning, canopy or marquee provided that no part of the sign projects above the top of the wall.

6-1.6 Computation Of Sign Area

- (A) Area: The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof which will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the back drop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall.
- (B) Area for Multi-faced Signs: For multi-faced signs, the sign area shall be computed by including all sign faces visible from any one point. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one of the faces.



- (C) Height: Sign height shall be computed as 1) the distance from the base of the sign at finished lot grade or 2) from the nearest adjacent street grade to which the sign is oriented and the lot has frontage, whichever is higher, to the top of the highest component of the sign. Finished grade shall be the grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
- (D) Lots with Multi-frontage: Lots fronting on two or more streets are allowed the permitted sign area for each street frontage. The total sign area that is oriented toward a particular street, however, may not exceed the portion of the lot's total sign area that is derived from that street frontage or building frontage.

6-1.7 Location, Construction and Maintenance Specifications

All signs permitted by this Section shall be constructed and maintained in accordance with the following provisions:

- (A) Obstruction: No sign shall be erected so as to obstruct any fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress.

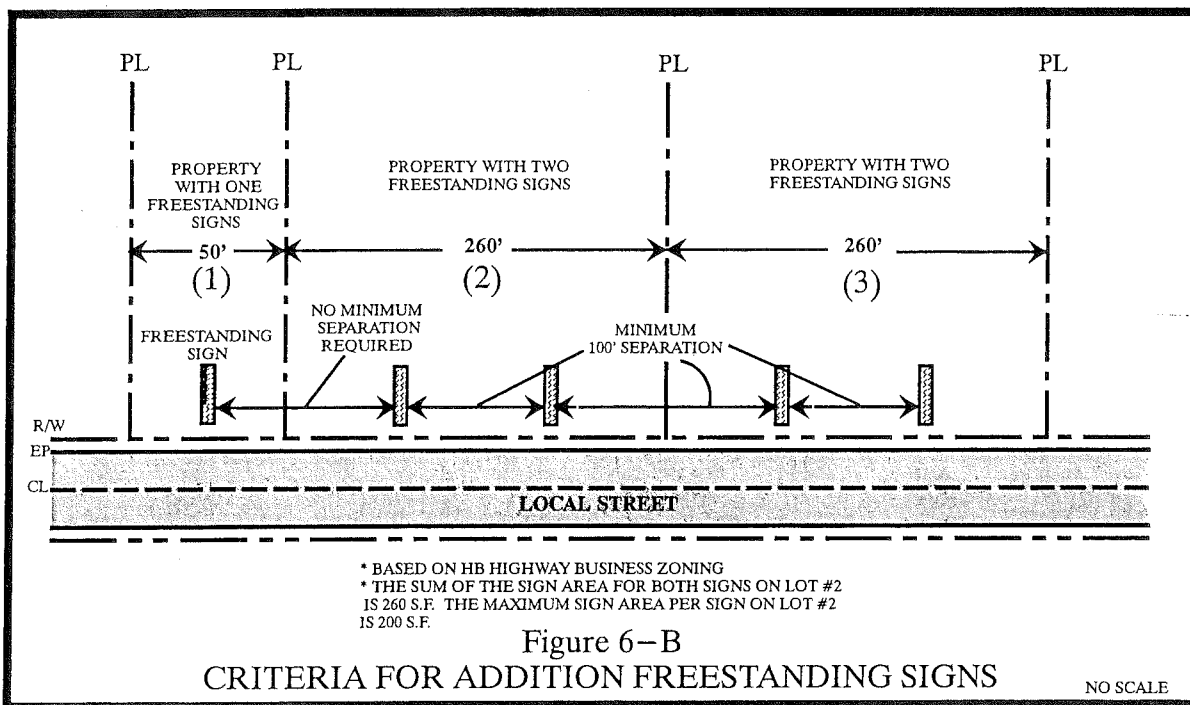
- (B) Ventilation Interference: No signs shall be erected so as to interfere with any opening required for ventilation.
- (C) Above Ground Clearance: All signs shall be located in such a way that they maintain horizontal and vertical clearance from all electrical power lines and communication lines in accordance with the applicable provisions of the N.C. Life Safety Code. Further, all signs shall be located so as to avoid obstruction of pedestrian and vehicular traffic and to maintain safe sight distances at the intersection of all streets, drives and sidewalks.
- (D) Ground Clearance: All signs and their supporting structures shall maintain clearance from surface and underground utilities, conduits or easements for water, sewage, gas, electricity or communication equipment. In addition, the placement of signs and their supporting structures shall not interfere with natural or artificial drainageways.
- (E) Interference to Warning or Instructional Sign: No sign shall be erected so as to interfere with any existing warning or instructional sign.
- (F) Permanence: Except for banners, flags, temporary signs and window signs conforming with the requirements of this Ordinance, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame or structure. Banners and flags shall be constructed of a fire retardant material or treated to be fire retardant.
- (G) Maintenance: All signs shall be maintained in good structural condition, in compliance with all building and electrical codes and in conformance with this Ordinance at all times.
- (H) Minimum Wind Loads: All signs, except those attached flat against the wall of a building, shall be constructed to withstand minimum wind loads as specified by the NC State Building Code.
- (I) Other Codes: All signs shall comply with applicable provisions of the Building and the Electrical Code.

6-1.8 Master or Common Signage Plan

After the effective date of this Ordinance no permit shall be issued for an individual sign requiring a permit unless and until a Master Signage Plan or a Common Signage Plan for the lot on which the sign will be erected has been approved. A Master Signage Plan shall be prepared for developments containing a single principal building on a single lot, while a Common Signage Plan shall be prepared for developments containing more than one principal building or more than one lot.

- (A) Information Required for a Master Signage Plan:
 - 1) A Site Layout Plan in accordance with Appendix 2 (Map Standards).
 - 2) Specifications for each sign in sufficient detail to determine that the height and area requirements of this Ordinance have been met.
 - 3) Accurate location(s) on the Site Layout Plan for each existing and proposed sign.
- (B) Common Sign Plan Information: A Common Signage Plan shall contain all of the information required above plus provisions for shared usage of freestanding and attached signs.
- (C) Other Provisions
 - 1) A Master or Common Signage Plan shall be a part of any development plan, site plan, planned unit development or other plan required for development and may be processed simultaneously with such plan(s) and shall be approved prior to the issuance of any sign permit.
 - 2) A Master or Common Signage Plan may be amended by filing a new plan which conforms with all requirements of this Ordinance. Minor changes may be approved and noted by the Enforcement Officer on the existing plan.

- 3) After approval of a Master or Common Signage Plan, no sign shall be erected, placed, painted or maintained except in conformance with such plan and such plan may be enforced in the same way as any other provision of this Ordinance. In case of any conflict between the provisions of such a plan and any other provision of this Ordinance, the Ordinance shall control.
- 4) An additional freestanding sign (See Figure 6-B) in excess of the general limitation of one per frontage as shown in Table 6-1-2 will be approved provided:
 - a) The lot frontage exceeds two hundred and fifty (250) linear feet.
 - b) There is sufficient excess frontage to support the request for an additional sign based on the rates in Table 6-1-2. Note that if more than one sign is requested, there is no minimum area by right, and in no case shall the maximum area for a sign exceed two hundred (200) square feet.
 - c) Each sign shall be a minimum of one hundred (100) feet from any other freestanding sign on the same zone lot and one hundred (100) feet from any other freestanding sign on an adjacent zone lot that contains more than one (1) freestanding sign



6-1.9 Permits To Construct Or Modify Signs

Signs shown as requiring a permit on Tables 6-1-2 and 6-1-3 above and billboards, shall be erected, installed or created only in accordance with a duly-issued and valid sign permit. Such permits shall be issued in accordance with the requirements and procedures of Article III (Permits and Procedures).

6-1.10 Sign Certificates

The owner of a lot containing signs requiring a permit under this Ordinance shall maintain a Sign Certificate or Nonconforming Sign Certificate for such sign(s). Sign Certificates and Nonconforming Sign Certificates shall be issued by the Enforcement Officer for individual signs on each zone lot.

- (A) Signs Existing on Effective Date: For any sign existing on the effective date of this Ordinance, an application for a sign Certificate must be submitted within one hundred eighty (180) days after the effective date of this Ordinance. Signs which are the subject of permit applications received after this one hundred and eighty (180) day grace period shall be subject to all terms and conditions of this Ordinance and shall not be entitled to protection as nonconforming signs unless the sign has a Sign Certificate.

- 1) A sign that is (1) prohibited or (2) is allowed without a permit but does not comply with this Section, and was in existence on July 1, 1998 shall either be removed or brought into compliance with this Section by July 1, 1999.
- 2) A sign that would be allowed by this Section only with a sign permit, and was legally in existence on July 1, 1998, and was constructed in accordance with the applicable laws and ordinances in effect on the date of construction, but by reason of its size, height, location, design, or construction is not in conformance with the requirements of this Section, shall be issued a Nonconforming Sign Certificate if applications are filed on or before July 1, 1999. If a property contains a greater number of legally-erected signs than would be permitted by this Section, then such signs shall be entitled to Nonconforming Sign Certificates if applications are filed on or before July 1, 1999.
 - a) A Nonconforming Sign Certificate shall allow the sign to remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:
 - i) Normal maintenance of such sign shall be allowed including changing of copy, nonstructural repairs such as repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.
 - ii) No structural alteration, enlargement or extension of such sign shall be allowed.
 - iii) No relocation of such sign upon the premises shall be allowed.
 - iv) If damage to such sign from any cause is less than fifty(50%) percent of either the original or replacement value, whichever is less, the sign may be rebuilt or repaired to its original condition in its original location and may continue to be displayed.
 - b) The application for a Nonconforming Sign Certificate may include multiple signs on the same zone lot and shall contain the following:
 - i) A color print showing the entire sign(s) including any supporting framework;
 - ii) Dimensions of the sign(s) including length, width, height, and area in square feet;
 - iii) An elevation drawing with dimensions of the facade or wall area showing the location of any attached sign(s) in approximate scale; and
 - iv) A site plan showing the location of all signs on the same zone lot including any setback or spacing measurements, if appropriate.

This information shall be certified as to its accuracy and completeness by the owner and/or occupant, whoever is in control of the sign(s).

- 3) A sign that would be allowed by this Section only with a sign permit and was in existence on July 1, 1998, but does not have a Nonconforming Sign Certificate shall either be removed or brought into compliance with this Section by July 1, 2003.
 - 4) A sign that would be allowed by this Section only with a sign permit and was in existence on July 1, 1998, and is in compliance with all provisions of the Section but does not have a Sign Certificate may be issued a Sign Certificate upon application to the Enforcement Officer.
- (B) Signs Erected after Effective Date: For signs erected after the effective date of this Ordinance, a Sign Certificate shall be issued after approval of all inspections.
- (C) Lapse of Sign Certificate or Nonconforming Sign Certificate: A Nonconforming Sign Certificate shall lapse automatically and the nonconforming sign shall be brought into compliance with this Section or removed if one of the following occurs:
- 1) If such sign is damaged from any cause to an extent of fifty (50%) or more of either the original or replacement value, whichever is less;

- 2) If there is a change in the sign such that a sign or electrical permit is required; or
- 3) If the business activity on the premises is discontinued for a period of ninety (90) days or more.
- (D) Assignment of Sign Certificate: A current and valid Sign Certificate or Non conforming Sign Certificate shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises, subject only to filing such application as the Enforcement Officer may require. The assignment shall be accomplished by filing and shall not require approval.
- (E) Map Amendment or Text Amendment: Any sign that is made nonconforming by reason of zoning map amendment or any subsequent amendment to the text of this Section, shall be removed or brought into compliance as provided in Section 6-1.10(A) (Signs Existing on the Effective Date).

6-1.11 Compliance with the Ordinance

- (A) Removal of Signs: A sign for which a Certificate has lapsed, or has been revoked, or for which the time allowed for the continuance of a nonconforming sign has expired, shall be removed.
- (B) Signs in Right-of-Way: Any sign installed or placed on public property or rights-of-way, except in compliance with this Section or under an encroachment agreement with the North Carolina Department of Transportation, shall be forfeited to the public and be subject to confiscation.
- (C) Obsolete Signs: Any sign which advertises a business no longer conducted on the premises shall be removed within ninety (90) days of cessation of such business.
- (D) Unsafe Signs: Any sign which is unsafe or insecure, or is a menace to the public shall be removed after due notice by the Enforcement Officer has been given.
- (E) Deteriorated or Abandoned Signs: Any sign which has been abandoned or which has not been properly maintained, to include cleaning and painting of painted surfaces and replacement of damaged parts, shall be removed after due notice by the Enforcement Officer has been given.
- (F) Signs Installed without Permit: Any sign which has been installed in violation of the NC Building Code or in violation of this Ordinance shall be removed after due notice by the Enforcement Officer has been given.

6-2 OFF-STREET PARKING, STACKING, AND LOADING AREAS

6-2.1 General Requirements

- (A) Parking, Stacking and Loading Space Required: When any building or structure is erected, modified, enlarged or increased in capacity, or any open use is established, modified or enlarged, the requirements of this Section shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Section shall apply only to such enlargements, modifications or increases in capacity.
- (B) Required Number: The minimum number of required off-street parking, stacking and loading spaces is indicated in Table 6-2-1 and Section 6-2.7 (Loading Areas). In cases of mixed occupancy, the minimum number of off-street parking, stacking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.
- (C) Handicapped Spaces: Spaces for the physically handicapped shall be provided as required by the NC Building Code, and other applicable state and federal regulations governing van accessibility. See Figure 6-C.
- (D) Minimum Required: In all instances where off-street parking is required, except for residential uses, a minimum of five (5) parking spaces shall be provided.
- (E) Reduction of Minimum Requirements: Unless there is a change in use requiring fewer spaces, the number of spaces shall not be reduced below the minimum requirements of this Ordinance except as provided for in Section 6-3.1 (C) (Reduction in Parking Requirements for Pre-Existing Developments).

- (F) Maintenance: All parking, stacking and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.
- (G) Access: All parking, stacking and loading facilities shall have vehicular access to a public street.
- (H) Use for No Other Purpose: Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for temporary events. If such land is devoted to any other purpose, the Certificate of Occupancy of the affected principal use shall immediately become void.

TABLE 6-2-1
Off-Street Parking Requirements
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USE	SPACES REQUIRED
Residential Uses	
1) Boarding and rooming house; bed & breakfast; fraternity or sorority; private dormitory	1/bedroom plus 2/3 employees on largest shift
2) Congregate care, family care, or group care facilities	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in operation
3) Multi-family dwellings (including condominiums)	
0 to 1 bedroom units	1.50/unit
2 bedroom units	1.75/unit
3 or more bedroom units	2.00/unit
4) Shelter for the Homeless	1/resident staff member, plus 2/3 nonresident staff members and/or volunteers on the largest shift, plus 1/each vehicle used in the operation
5) Single family detached, duplex & twin home dwellings	2/dwelling unit on the same lot
6) Single Room Occupancy Residence	1/3 rooming units, plus 2/3 employees on the largest shift, plus 1/each vehicle used in the operation
7) Townhouse dwellings	2.25/dwelling unit for units using individual garages and driveways. Refer to Section 6-2.5(D).2.1/dwelling unit for units using bay, common carports or other form of group parking.
Accessory Uses	
1) Accessory dwelling units	1/attached unit, 2/detached unit, located on the same zone lot
2) Home occupations	Minimum 1 space, maximum 3 spaces in addition to required residential spaces
3) Migrant labor housing	1/4 workers
Recreation	
1) Amusement parks; fairgrounds; skating rinks	1/200 square feet of activity area
2) Athletic fields	25/field
3) Batting cages, driving ranges; miniature golf; shooting ranges	1/cage, tee, or firing point

/ = Per

* NCDOT may require additional stacking spaces on state or federal highways

TABLE 6-2-1
Off-Street Parking Requirements
 page 2 of 4

4) Billiard parlors; tennis courts	3/table or court
5) Bingo Games	1/3 persons in designed capacity of the building
6) Bowling centers	4/lane
7) Clubs or lodges, coin-operated amusement, physical fitness centers and similar indoor recreation	1/200 square feet of gross floor area
8) Go-cart raceways	1/go-cart plus 1/employee on largest shift
9) Equestrian facilities	1/2 stalls
10) Swimming pools	1/100 square feet of water and deck space
Educational and Institutional Uses	
1) Ambulance services; fire stations; police stations	1/employee on largest shift
2) Auditoriums; assembly halls; coliseums; convention centers; stadiums	1/5 persons based on designed capacity of building(s)
3) Churches	1/4 seats in main chapel
4) Colleges and Universities	7/classroom plus 1/4 beds in main campus dorms plus 1/250 square feet of office space plus 1/5 fixed seats in assembly halls and stadiums
5) Correctional institutions	1/10 inmates plus 2/3 employees on largest shift plus 1/vehicle used in the operation
6) Day care, child or adult	1/employee plus 1/10 children with parking located on site
7) Elementary and middle schools; kindergartens	3/room used for offices plus 3/classroom
8) Government offices; post offices	1/150 square feet of public service area plus 2/3 employees on largest shift
9) Hospitals	1/4 in-patient or out-patient beds plus 2/3 employees on largest shift plus 1/staff doctor
10) Libraries, museums and art galleries	1/450 square feet of gross floor area for public use plus 2/3 employees on largest shift
11) Nursing and convalescent homes	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in operation
12) Senior high schools	3/room used for offices plus 7/classroom
Offices (not otherwise classified)	
	1/250 square feet gross floor area
Business, Professional and Personal Services	
1) Automobile repair or services	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on largest shift
2) Banks and financial institutions	* 1/200 square feet gross floor area plus stacking for 4 vehicles at each drive-through window or automatic teller machine
3) Barber and beauty shops	3/operator

/ = Per

* NCDOT may require additional stacking spaces on state or federal highways

TABLE 6-2-1
Off-Street Parking Requirements
 page 3 of 4

4) Car washes a) Full-service	* stacking for 30 vehicles or 10/approach lane, whichever is greater plus 3 spaces in the manual drying area plus 2/3 employees on largest shift
b) Self-service	*3 stacking spaces/approach lane plus 2 drying spaces/stall
5) Delivery services	2/3 employees on largest shift plus 1/vehicle used in operation
6) Equipment rental and leasing	1/200 square feet gross floor area
7) Funeral home or crematoria	1/4 seats in main chapel plus 2/3 employees on the largest shift plus 1/vehicle used in operation
8) Hotels and motels containing	
a) 5,000 square feet or less ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing 3,000 square feet or less	1.1/rental unit
b) more than 5,000 square feet of ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing over 3,000 square feet	1.25/rental unit
9) Kennels or pet grooming	1/300 square feet of sales, grooming or customer waiting area plus 2/3 employees on largest shift
10) Laundromat (coin operated)	1/4 pieces or rental equipment
11) Laundry and dry cleaning plants or substation	*2/3 employees on largest shift plus 1/vehicle used in operation plus stacking for 4 vehicles/pickup station
12) Laboratories	*2/3 employees on largest shift plus 1/250 square feet of office space
13) Medical, dental, or related offices	3/examining room plus 1/employee including doctors
14) Motion picture production	1/1000 square feet of gross floor area
15) Recreational vehicle park or campsite	Refer to development standards for recreational vehicle parks (Section 6-4)
16) Repair of bulky items (appliances, furniture, boats, etc.)	2/3 employees on largest shift plus 1/ vehicle used in operation
17) Tanning Salons	2/tanning bed plus 1/employee
18) Theaters (indoor)	1/4 seats
19) Truck wash	*3 stacking spaces/stall
20) Veterinary service (other)	4/doctor plus 1/employee including doctors
21) Vocational, business, or secretarial schools	1/100 square feet of classroom space plus 1/250 square feet of office space
22) Services and repairs not otherwise classified	1/250 square feet gross floor area plus 1/vehicle used in operation
Drive-throughs not otherwise classified	*Stacking for 4 vehicles at each bay, window, lane, ordering station or machine in addition to use requirement

/ = Per

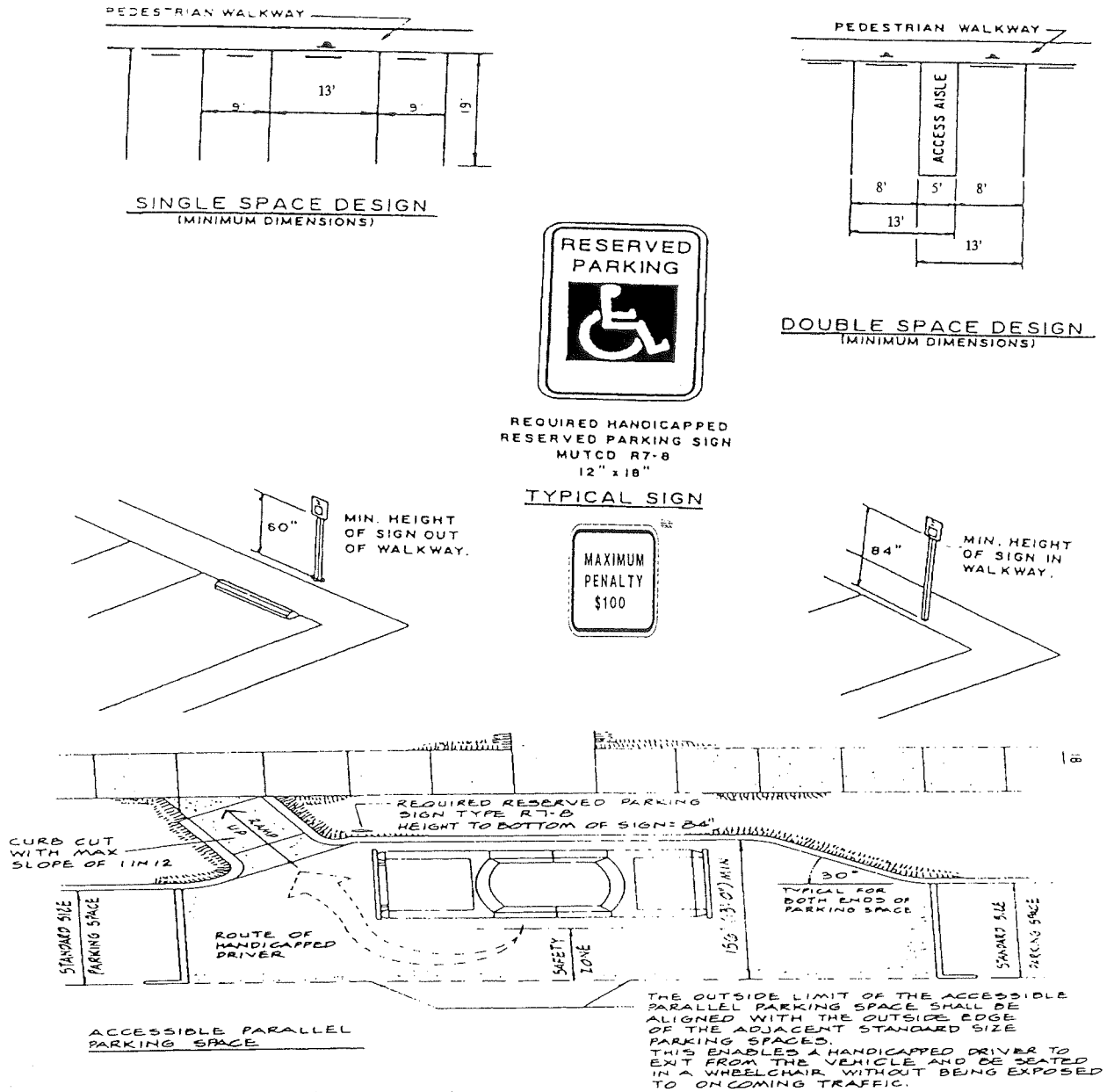
* NCDOT may require additional stacking spaces on state or federal highways

TABLE 6-2-1
Off-Street Parking Requirements
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Retail Trade	
1) Bars, dance halls	1/3 persons in designed capacity of building plus 2/3 employees on largest shift, located on same zone lot
2) Convenience stores	*1/200 square feet gross floor area plus 4 stacking spaces at pump islands
3) Department stores; food stores	1/200 square feet gross floor area
4) Flea markets; salvage yards and other open air sales	1/acre of site area plus 2/3 employees on largest shift
5) Fuel oil sales	2/3 employees on largest shift plus 1/vehicle used in operation
6) Furniture; floor covering sales	1/1,000 square feet gross floor area
7) Motor vehicle, motorcycle, or recreational vehicle sales or rental; manufactured home sales	5 spaces plus 1/10,000 square feet of display area plus 2/3 employees on largest shift
8) Restaurants	*1/4 seats plus 2/3 employees on largest shift & 11 total stacking spaces with minimum 5 spaces at or before ordering station
9) Retail sales not otherwise classified	1/200 square feet gross floor area
10) Retail sales of bulky items (appliances, building materials, etc.)	1/500 square feet of gross floor area
11) Service stations, gasoline	*3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on largest shift plus 4 stacking spaces at pump islands
12) Shopping Centers	
a) < 250,000 square feet	1/200 square feet gross floor area in main building(s) (excluding theaters) plus parking as required for outparcels or theaters
b) > 250,000 square feet gross floor area	1,250 spaces plus 1/225 square feet gross floor area above 250,000 square feet
Wholesale Trade	
1) Market showroom	1/1,000 square feet gross floor area
2) Wholesale uses	2/3 employees on largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle
Transportation, Warehousing and Utilities	
1) Airport, bus, and train terminals	1/4 seats plus 2/3 employees on largest shift
2) Communication towers; beneficial fill area, land clearing and inert debris (LCID) landfills; heliports; utility lines or substations	no required parking
3) Recycling processing centers	1/employee on largest shift
4) Self-storage warehouses	5 spaces
5) Transportation, warehousing and utility uses not otherwise classified	2/3 employees on largest shift plus 1/ vehicle used in operation
Manufacturing and Industrial Uses	
	2/3 employees on largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in operation

/ = Per

* NCDOT may require additional stacking spaces on state or federal highways



Number of Required Handicapped Parking Spaces

Total Number of Spaces in Parking Lot	Min. Number of H.C. Spaces	Van Accessible Spaces
1 to 25	1	At least one in every eight handicapped spaces shall be served by an access aisle not less than 8 feet in width and not less than 8 feet, 2 inches vertical clearance. Such spaces shall be designated "VAN ACCESSIBLE" and may be grouped on one level of a parking structure.
26 to 50	2	
51 to 75	3	
76 to 100	4	
101 to 150	5	
151 to 200	6	
201 to 300	7	
301 to 400	8	
401 to 500	9	
501 to 1,000	*	
1,000 and over	**	

* 2% of Total ** 20 plus 1 for each 100 over 1,000

Figure 6-C
HANDICAPPED & VAN ACCESSIBLE PARKING SPACE REQUIREMENTS

NO SCALE