



ARTICLE 5 – DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

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5.1 APPLICABILITY

- A. The development standards for individual use listed herein are additional to other requirements in this Ordinance. These standards are use-specific and apply to those uses designated with a "D" in Table 4-3.1 Permitted Uses.
- B. Uses requiring approval of a Special Use Permit shall also be subject to these standards and any additional standards or conditions required by the Special Use Permit and designated with a "S" in Table 4-3.1 Permitted Uses.

5.2 CONFLICT WITH OTHER REGULATIONS

- A. If there is a conflict between the standards set forth in this article and any other requirements of this ordinance, the standards of this article shall control except as set forth below.
- B. The zoning district in which a particular use is permitted is controlled by the use listings found for the individual districts. In the event of any inconsistency between this article and the use listings for the districts, the use listings found in Article 4 - Zoning shall control.

5.3 AGRICULTURE/ANIMAL SERVICE

- A. **AGRICULTURAL MAINTENANCE BARN (WHERE REQUIRED: AG)**
 - 1. **Minimum Lot Area:** Five (5) acres
 - 2. **Uses:**
 - a. Barn shall be used to store equipment used to maintain site.
 - b. Outside storage shall be prohibited.
 - 3. **Minimum Setback:** 100 feet from all property lines
 - 4. **Accessory Structure:** Must comply with standards of an accessory structure if a dwelling is subsequently placed on parcel.
- B. **AGRICULTURAL TOURISM (WHERE REQUIRED: AG)**
 - 1. **Minimum Area:** Five (5) Acres
 - 2. **Uses:** Public or private events (Weddings, receptions, meetings, demonstration of farm activities, meals, and other events taking place on the farm because of its farm or rural setting) per NCGS section 153A-340.
 - 3. **Gross Floor Area:** Facilities associated with the display, sales and consumption of the product shall not exceed five thousand (5,000) square feet of gross floor area. A maximum of one thousand (1,000) square feet of gross floor area shall be permitted for product retail sales. Gross floor sales area of associated non-agricultural products shall not exceed forty (40) percent of the total floor area devoted retail to sales.
 - 4. **Use Separations:** All structures, buildings, storage areas associated with the use shall observe a minimum fifty (50) foot setback from all property lines and right-of-way. All bonafide farm equipment used in the processing, blending, making and storage that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest property line.
 - 5. **Operation:**



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- a. The facility must be operated in association with an existing vineyard, dairy farm or farm use located on the same property, or adjoining properties in the same ownership.
 - b. Retail sales hours of operation shall be permitted between 7:00 a.m. and 7:00 p.m., except on Sunday when permitted hours are from 10:00 a.m. to 7:00 p.m.
 - c. Associated outdoor events, activity centers, restaurants, tourist homes and similar uses will require special use permit approval.
 - d. Site Plan approval does not supersede any required Federal, State or other local licenses or permits required for operation.
 6. **Land Use Classification:** All non-farming activities associated with the use shall have a land use classification of two (2). If a non-farm activity shall be located one hundred (100) feet or more from a property line or street right-of-way, no landscaping shall be required. Per the NCGS 153A-340(b2), Agritourism is a bonafide farm use based on two qualifiers. These include:
 - a. Is owned by a person who holds qualifying farmer sales tax exemption certificate from the Department of Revenue pursuant to NCGS 105-277.3
 - b. Is enrolled in the present-use value program pursuant to NCGS 105-277.3
 7. **Parking:** Parking areas related to the use shall locate a minimum of thirty (30) feet from the property line or street right-of-way. The number of required parking spaces shall be the same as that required for manufacturing and industrial uses.
 8. **Signs:** Signs are limited to Identification Signs and one Development Entrance Sign.
- C. ANIMAL FEEDER/BREEDER (WHERE REQUIRED: AG)**
1. **Setback:** All structures, buildings or enclosed areas, used for housing of poultry, hogs, cattle or other livestock or animals being bred shall be a minimum of one hundred (100) feet from all property lines.
 2. **Operation:** Any violation of County Health Department regulations concerning the operation of the feeder/breeder shall be considered a violation of this Ordinance.
 3. **Noise:** Mechanical equipment producing noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- D. ANIMAL SERVICES - OTHER (WHERE REQUIRED: MXU, LB, GB, HC, CP)**
1. **Outside Storage:** Pens and runs located outdoors are prohibited.

5.4 HOUSEHOLD LIVING

- A. MOBILE HOME PARK (WHERE REQUIRED: RM8, RM18, RM26)**
1. **General Requirements:** The following requirements apply to Mobile Home Parks.
 - a. It shall be unlawful for any person to construct a new park or to make an addition or alteration to an existing park, unless a Site Plan for the park has been approved by the Technical Review Committee.
 - b. **Compliance with Article 8 - Subdivisions & Infrastructure Standards:** A mobile home park shall be considered a group development and be subject to all procedures and standards of Article 8 - Subdivisions & Infrastructure Standards.
 - c. Class A and B Mobile homes, or those built after July 1st, 1976 and meeting the construction standards of the US Department of Housing and Urban Development (HUD), shall also comply with the standards set by the North Carolina Department of Insurance and the North Carolina Building Code in to ensure the safety of all residents.



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Class C mobile homes, or those built before July 1st, 1976 and not meeting the standards set forth by HUD shall not be allowed (need further input from GC Staff)

- d. Mobile Home Sales:** The sales of mobile homes in the parks on a commercial basis shall not be permitted.
- 2. Minimum Tract Area:** Five (5) acres.
- 3. Minimum and Maximum Number of Spaces:** At least fifteen (15) spaces but not more than three hundred (300) spaces.
- 4. Setback:** All spaces shall be located a minimum of one hundred (100) feet from all public rights-of-ways and property lines.
- 5. Number of Homes and Vehicles in Each Space:** No more than one (1) mobile home may be parked or set-up on any one (1) space.
- 6. Access:**
 - a. No space shall have direct vehicular access to a public street.
 - b. All spaces shall directly abut a private street or drive contained within the park.
 - c. Adequate access shall be provided to each space, with a minimum access width of twenty (20) feet unless more is deemed necessary because of topographical conditions or street curvature.
- 7. Recreational Areas and Facilities:** Recreational areas and facilities to serve the needs of the anticipated population within the mobile home shall be provided and shall consist of at least the following:
 - a. A play lot for pre-school children containing a minimum size of one thousand two hundred (1,200) square feet provided within five hundred (500) feet of every space.
 - b. One (1) or more playgrounds for school-age children and adults, containing a minimum size of one (1) acre per one hundred (100) spaces.
 - c. These recreation areas shall not be in an area utilized for septic tank fields.
- 8. Drainage and Grading:**
 - a. The spaces shall be located on ground with an elevation that is not susceptible to flooding and which is graded to prevent any water from ponding or accumulating on or around the mobile home park. Where storm drainage pipes are located in adjacent streets, underground drainage facilities with connections to the storm drainage system shall be provided for the mobile home park.
 - b. Each space shall be graded and grassed to prevent erosion and provide adequate storm drainage away from the mobile home pad.
 - c. The slope of the surface of the stand or pad shall not exceed three (3) percent.
 - d. No banks, except along drainage ditches, in the park shall have a slope steeper than three (3) feet to one (1) foot.
- 9. Garbage and Refuse Disposal.**
 - a. **Containers:** All refuse shall be stored in conveniently located, and in leakproof containers with tight-fitting lids. Containers shall be provided in sufficient number and capacity for proper storage of all refuse. These should also be screened.
 - b. **Container Storage:** Racks or concrete platforms shall be provided on which to store containers for refuse. Dumpsters shall be required in lieu of individual containers in areas where municipal water or sewer are available. Such containers racks or platforms shall be so designed as to prevent tipping, to minimize spillage and container deterioration, and to facilitate cleaning.
 - c. **Collection:** All refuse shall be collected at least twice weekly, or more often if the need is indicated.



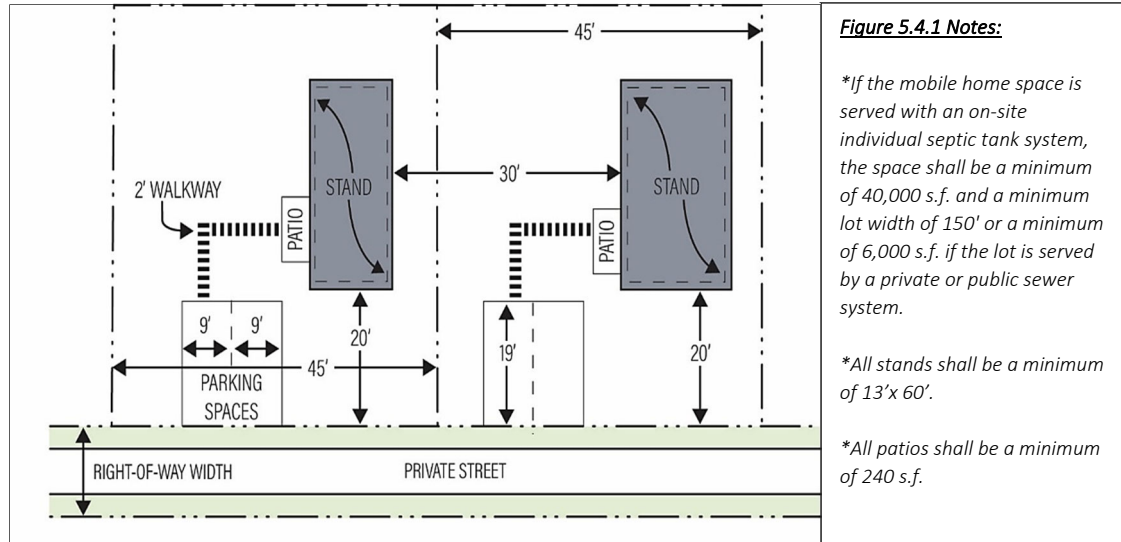
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- 10. Registration:** It shall be the duty of the operator to keep an accurate register containing a record of all mobile homes. The register shall contain the following information:
 - a. Name, address and space number of each occupant.
 - b. The date the mobile homes were placed in park.
 - c. The operator shall keep the register available at all times for inspection by the Administrator, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.
- 11. Park Manager Residence:** A single-family detached dwelling may be constructed for the manager of the park.
- 12. Pre-existing Dwellings:** Pre-existing dwellings on the site may remain provided they occupy approved spaces.
- 13. Minimum Mobile Home Space Size:** A mobile home space shall consist of a minimum of six thousand (6,000) square feet and shall have a width of at least forty-five (45) feet at the location of the mobile home stand. Every mobile home space shall be clearly established on the ground by permanent monuments or markers.
 - a. Each mobile home space shall contain:
 - (1) A mobile home stand consisting of a properly graded and compacted surface no less than thirteen (13) feet by sixty (60) feet.
 - (2) A patio space constructed of concrete, brick, flagstone or other hard surface material a minimum of two hundred and forty (240) square feet in area.
 - (3) A hard surface walkway a minimum of two (2) feet wide leading from the patio to the parking space or road. See Figure 5.4.1.
- 14. Mobile Home Additions:** Mobile homes specifically designed by the manufacturer for mobile home meeting the North Carolina Building Code may be added to any mobile home provided that setback within the space are met and a building permit is obtained.
 - a. **Construction and Design of Private Streets:**
 - (1) Private entrance, collector, and interior streets with no parking or minor or cul-de-sac streets with no parking shall meet the minimum design standards of Article 8 – Subdivisions & Infrastructure Standards.
 - (2) One-way minor streets with no parking (acceptable only if less than five hundred (500) feet total length and serving less than fifteen (15) mobile home stands) shall have a twenty (20) foot minimum common area with twelve (12) foot minimum paved surface.



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***Figure 5.4.1. Typical Mobile Home Space**



- (3) The private streets shall be lighted at night with no less than two (2) foot-candles of light measured at a height of five (5) feet from the ground along the entire length of the street or drive center line.
- b. **Park Access:** If a mobile home park has more than one (1) direct access to a public street, such access points shall be no less than two hundred (200) feet apart and no closer than three hundred (300) feet to a public street intersection.
- c. **Parking:**
 - (1) Two parking spaces, nine (9) feet by nineteen (19) feet shall be provided within each mobile home space.
 - (2) All parking spaces shall be paved or covered with four (4) inches of crushed stone. A pavement surface is not required. The area outside the roadway shall be treated with stabilizing vegetation or other materials approved by the Administrator.
 - (3) No parking will be allowed on private entrance and collector streets.
- d. **Landscaping:** Landscaping shall be provided throughout the park with canopy or understory trees. Canopy trees must be a minimum of 8 ft high and two (2) in caliper, while understory trees must be a minimum of 4 feet high and one inch caliper, refer to Article 6 – General Development Standards. Shrubs shall be installed at a minimum height of 18 inches. All banks and open areas shall be grassed.
- e. **Removal of Rubbish:** All cut or fallen trees, stumps, or rubbish shall be completely burned or removed from the mobile home park.
- f. **Utilities Installation:** Each mobile home shall comply with the current North Carolina Regulations for mobile homes in both manufacture and installation and must be inspected to assure compliance prior to occupancy.
 - (1) All utilities shall be installed underground except where extreme conditions of topography make this requirement unreasonable.
 - (2) Placement of utilities serving the mobile home stand shall comply with the North Carolina Building Code for Plumbing.
 - (3) Minimum electrical service of two hundred (200) ampere, one hundred and twenty (120) to two hundred forty (240) volt single phase shall be provided to each mobile



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home stand. The service panel and location as well as all wiring shall be in accordance with the National Electrical Code.

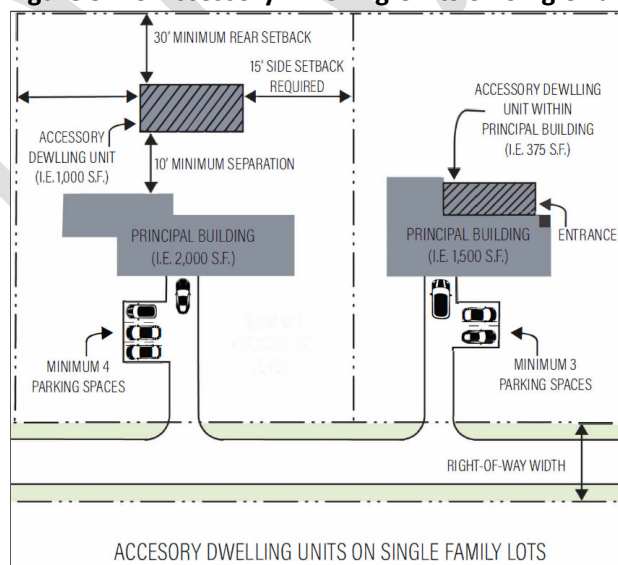
- (4) Each mobile home shall be required to connect to the utilities provided at each mobile home space.
 - (5) Each mobile home park shall obtain water from a public water supply when available, and when unavailable, from a source approved by the Guilford County Health Department. The water supply and pressure shall be adequate for the park requirements. Water for drinking, cooking, laundry, and general sanitary uses for each individual mobile home shall be obtained only from faucets or other plumbing connections located within each mobile home.
 - (6) Each mobile home park shall be provided with an adequate sewage disposal system, either by connection to a public sewer or a septic tank constructed in compliance with the regulations of the Guilford County Health and Human Services. All sewage wastes from toilets, showers, bathtubs, lavatories, wash basins, refrigerator drains, sinks, faucets, and water-using appliances not herein mentioned shall be piped into the mobile home park sewage disposal system.
- g. Fuel Oil Drum:** Each mobile home that requires the use of fuel oil shall be furnished with an oil drum having a minimum capacity of one hundred and fifty (150) gallons, set upon a painted, prefabricated metal stand.

B. ACCESSORY APARTMENTS / DWELLING UNITS (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, MXU)

1. General Requirements:

- a. Street address assignment shall be in accordance with Appendix 1 (Street Name and Address Assignment Standards).
- b. No more than one (1) accessory dwelling unit is permitted on the same lot with a principal dwelling unit.
- c. No accessory dwelling unit shall be permitted on the same zone lot with a two-family or multi-family dwelling.

Figure 5.4.3 Accessory Dwelling Units on Single Family Lots



**Based on RS-12 Zoning.*

**An accessory dwelling unit within principal building shall be a maximum of 25% of the heated floor area of the principal building.*



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2. Accessory Apartment Unit with a Principal Single-Family Dwelling & Detached Accessory Dwellings:

Accessory Apartment Unit Within a Principal Single-Family Dwelling	The principal building shall not be altered in any way so as to appear from a public or private street to be multi-family housing. Prohibited alterations include, but are not limited to, multiple entranceways, or multiple mailboxes. Access to the accessory dwelling unit shall be by means of an existing side or rear door, except where a new entrance is required by the NC Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street.	
	An accessory dwelling unit shall occupy no more than twenty-five (25) percent of the heated floor area of the principal building.	
	The minimum size of an accessory dwelling unit shall be two hundred and fifty (250) square feet.	
	The accessory dwelling unit shall have, water, sanitary sewer, and electrical utilities as part of the principal building.	
Accessory Dwelling Units	A detached accessory dwelling unit may be:	A manufactured dwelling in zones which permit this use.
		A dwelling unit which is part of an accessory detached garage.
		A freestanding dwelling unit meeting the NC Building Code.
	The detached accessory dwelling unit shall:	Have an approved sewage disposal connection or system.
		Meet all setbacks applicable to the principal building.
		Be erected at least ten (10) feet from the principal building; and
		Not exceed the maximum lot coverage when added to the square footage of all accessory buildings on the lot.

4. Size and Type of Accessory Dwelling Unit:

- a. When the detached accessory dwelling unit is a mobile home, the principal dwelling unit shall be a Class AA Double-wide Manufactured Dwelling or a freestanding principal dwelling unit meeting the NC Building Code. In no case shall a Class A or B Manufactured Dwelling be accessory to another Class A or B Manufactured Dwelling.
 - (1) Basements or cellars shall not be used unless they meet the specifications for habitable rooms as follows:
 - i. Light. Every habitable room shall have at least one (1) window or skylight facing directly to the outdoors. The minimum total window area measured between stops, for every habitable room shall be eight (8) percent of the floor area of such room. Whenever the only window in a room is a skylight-type window



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in the top of such room, the total window area of such skylight shall equal at least fifteen (15) percent of the total area of such room.

- ii. Ventilation. Every habitable room shall have at least one (1) window or skylight which can be safely opened, or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall be equal to at least forty-five (45) percent of the minimum window area size or minimum skylight-type size, as required, or the room shall have other approved equivalent ventilation.
- iii. Bathroom. Every bathroom shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms equipped with an approved ventilation system.
- iv. Electric lights and outlets. Every dwelling shall be adequately and safely wired for electric lights and convenience receptacles. Every habitable room and hallway shall have provisions for adequate lighting and other necessary electrical service.

C. TINY HOUSING DEVELOPMENTS (WHERE REQUIRED: RM8, RM18, RM26)

1. General Requirements:

- a. It shall be unlawful for any person to construct a new park or to make an addition or alteration to an existing park, unless a Site Plan for the park has been approved by the Technical Review Committee.
- b. A tiny housing development shall be considered a group development and be subject to all procedures and standards of Article 8 - Subdivisions & Infrastructure Standards.
- c. The sales of tiny homes in the development on a commercial basis shall not be permitted.

2. Minimum Tract Area: Five (5) acres.

3. Minimum and Maximum Number of Spaces: At least fifteen (15) spaces but not more than three hundred (300) spaces.

4. Setback: All spaces shall be located a minimum of one hundred (100) feet from all public rights-of-ways and property lines.

5. Number of Homes in Each Space: No more than one (1) home may be parked or set-up on any one (1) space.

6. Access:

- a. No space shall have direct vehicular access to a public street.
- b. All spaces shall directly abut a private street or drive contained within the development.
- c. Adequate access shall be provided to each space, with a minimum access width of twenty (20) feet unless more is deemed necessary because of topographical conditions or street curvature.

7. Recreational Areas and Facilities: Recreational areas and facilities to serve the needs of the anticipated population within the development shall be provided and shall consist of at least the following:

- a. A play lot for pre-school children containing a minimum size of one thousand two hundred (1,200) square feet provided within five hundred (500) feet of every space.



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- b. One (1) or more playgrounds for school-age children and adults, containing a minimum size of one (1) acre per one hundred (100) spaces.
 - c. These recreation areas shall not be in an area utilized for septic tank fields.
- 8. Drainage and Grading:**
 - a. The spaces shall be located on ground with an elevation that is not susceptible to flooding and which is graded to prevent any water from ponding or accumulating on or around the development. Where storm drainage pipes are located in adjacent streets, underground drainage facilities with connections to the storm drainage system shall be provided for the development.
 - b. Each space shall be graded and grassed to prevent erosion and provide adequate storm drainage away from the home pad.
 - c. The slope of the surface of the stand or pad shall not exceed three (3) percent.
 - d. No banks, except along drainage ditches, in the park shall have a slope steeper than three (3) feet to one (1) foot.
- 9. Garbage and Refuse Disposal.**
 - a. **Containers:** All refuse shall be stored in conveniently located, and in leakproof containers with tight-fitting lids. Containers shall be provided in sufficient number and capacity for proper storage of all refuse. These should also be screened.
 - b. **Container Storage:** Racks or concrete platforms shall be provided on which to store containers for refuse. Dumpsters shall be required in lieu of individual containers in areas where municipal water or sewer are available. Such containers racks or platforms shall be so designed as to prevent tipping, to minimize spillage and container deterioration, and to facilitate cleaning.
 - c. **Collection:** All refuse shall be collected at least twice weekly, or more often if the need is indicated.
- 10. Registration:** It shall be the duty of the operator to keep an accurate register containing a record of all occupants. The register shall contain the following information:
 - a. Name, address and space number of each occupant.
 - b. The date the tiny home was delivered or built.
 - c. The operator shall keep the register available at all times for inspection by the Administrator, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.
- 11. Park Manager Residence:** A single-family detached dwelling may be constructed for the manager of the park.
- 12. Pre-existing Dwellings:** Pre-existing dwellings on the site may remain provided they occupy approved spaces.
- 13. Development Standards:**
 - a. **Minimum Home Space Size:** A tiny home space shall consist of a minimum of six thousand (6,000) square feet and shall have a width of at least forty-five (45) feet. Every space shall be clearly established on the ground by permanent monuments or markers. Every mobile home space shall be clearly established on the ground by permanent monuments or markers.
 - b. **Each space shall contain:**
 - (1) A stand consisting of a properly graded and compacted surface no less than thirteen (13) feet by sixty (60) feet.
 - (2) A patio space constructed of concrete, brick, flagstone or other hard surface material a minimum of two hundred and forty (240) square feet in area.



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- (3) A hard surface walkway a minimum of two (2) feet wide leading from the patio to the parking space or road.
- c. **Additions:** Homes specifically designed by the manufacturer meeting the North Carolina Building Code may be added to any home provided that setback within the space are met and a building permit is obtained.
- d. **Construction and Design of Private Streets:**
 - (1) Private entrance, collector, and interior streets with no parking or minor or cul-de-sac streets with no parking shall meet the minimum design standards of Article 8 – Subdivisions & Infrastructure Standards.
 - (2) One-way minor streets with no parking (acceptable only if less than five hundred (500) feet total length and serving less than fifteen (15) mobile home stands) shall have a twenty (20) foot minimum common area with twelve (12) foot minimum paved surface.
- e. **Park Access:** If a development has more than one (1) direct access to a public street, such access points shall be no less than two hundred (200) feet apart and no closer than three hundred (300) feet to a public street intersection.
- f. **Parking:**
 - (1) Two parking spaces, nine (9) feet by nineteen (19) feet shall be provided within each space.
 - (2) All parking spaces shall be paved or covered with four (4) inches of crushed stone. A pavement surface is not required. The area outside the roadway shall be treated with stabilizing vegetation or other materials approved by the Administrator.
 - (3) No parking will be allowed on private entrance and collector streets.
- g. **Landscaping:** Landscaping shall be provided throughout the development with canopy or understory trees. Canopy trees must be a minimum of 8 ft high and two (2) in caliper, while understory trees must be a minimum of 4 feet high and one inch caliper, refer to Article 6 – General Development Standards. Shrubs shall be installed at a minimum height of 18 inches. All banks and open areas shall be grassed.
- h. **Removal of Rubbish:** All cut or fallen trees, stumps, or rubbish shall be completely burned or removed from the development.
- i. **Utilities Installation:** Each home shall comply with the current North Carolina Regulations in both manufacture and installation and must be inspected to assure compliance prior to occupancy.
 - (1) All utilities shall be installed underground except where extreme conditions of topography make this requirement unreasonable.
 - (2) Placement of utilities serving the home stand shall comply with the North Carolina Building Code for Plumbing.
 - (3) Minimum electrical service of two hundred (200) ampere, one hundred and twenty (120) to two hundred and forty (240) volt single phase shall be provided to each home stand. The service panel and location as well as all wiring shall be in accordance with the National Electrical Code.
 - (4) Each home shall be required to connect to the utilities provided at each home space.
 - (5) Each development shall obtain water from a public water supply when available, and when unavailable, from a source approved by the Guilford County Health Department. The water supply and pressure shall be adequate for the park requirements. Water for drinking, cooking, laundry, and general sanitary uses for



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each individual home shall be obtained only from faucets or other plumbing connections located within each home.

- (6) Each development shall be provided with an adequate sewage disposal system, either by connection to a public sewer or a septic tank constructed in compliance with the regulations of the Guilford County Health Department. All sewage wastes from toilets, showers, bathtubs, lavatories, wash basins, refrigerator drains, sinks, faucets, and water-using appliances not herein mentioned shall be piped into the development sewage disposal system.

- j. **Fuel Oil Drum:** Each home that requires the use of fuel oil shall be furnished with an oil drum having a minimum capacity of one hundred and fifty (150) gallons, set upon a painted, prefabricated metal stand.

D. TEMPORARY FAMILY HEALTHCARE STRUCTURE (WHERE REQUIRED: AG, RS, RM, LO, MXU, NB)

1. **Accessory to a Single-family detached dwelling:** One temporary family health care structure shall be permitted as an accessory to an existing principal single-family detached dwelling on the lot. The caregiver shall obtain a permit, which shall be valid for one (1) year and renewed annually as long as the structure remains on the lot; and shall provide necessary documentation to show compliance with this section. Fees shall not exceed \$100 for the initial permit or \$50 for renewal.
2. **Temporary family health care structure shall:**
 - a. Contain no more than three hundred (300) gross square feet.
 - b. Not be installed on a permanent foundation.
 - c. Be connected to water, sewer, or electric utilities serving the lot.
 - d. Be occupied by one mentally or physically impaired person.
 - e. Comply with setback requirements applicable to the principle dwelling.
 - f. Comply with applicable State Building Code and GS 140-139.1 (b).
3. **Caregiver:** The caregiver shall reside in the principle single family detached dwelling and must be a first or second degree relative of the mentally or physically impaired person.
4. **Signage:** No exterior signage advertising or otherwise promoting the temporary health care structure is allowed on any structure or the property.
5. **Removal of Structure:**
 - a. The temporary family health care structure shall be removed within sixty (60) days in which the mentally or physically impaired person is no longer receiving or in need of the assistance as provided for in this section.
 - b. If the temporary family health care structure is needed for another mentally or physically impaired person, it may continue to be used or may be reinstated on the lot within sixty (60) days of removal.

5.5 GROUP LIVING SOCIAL SERVICE

A. BOARDING HOUSE (3 TO 8 RESIDENTS) (WHERE REQUIRED: AG)

1. **Parking:** Parking areas shall not be permitted in the front yard and shall be screened from adjacent properties by a type C planting yard.
2. **Owner:** The owner shall serve as a full-time manager or otherwise designate a fulltime manager, either of which shall permanently reside on the premises.
3. **Building and Lot Standards**
 - a. The minimum size of any sleeping room shall be two hundred (200) square feet per resident.



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- b. One full bath consisting of tub or shower, toilet and sink shall be provided for each four (4) residents.
 - c. Full kitchen facilities, consisting of a stove, oven, sink, refrigerator, food preparation area, and storage areas shall be provided and accessible to all tenants.
 - d. Only tenant identification and address signs are permitted per Article 7 - Signs.
 - e. All of the lot area which is not used for parking, sidewalks, buildings, utility structures or site access must be landscaped and maintained.
- B. ROOMING HOUSE (9 OR MORE RESIDENTS) (WHERE REQUIRED: RM18, RM26, LO)**
 - 1. Does not meet the definition of Household living.
 - 2. Tenancy is arranged on a month to month basis, rather than for longer terms.
 - 3. House a common eating area for residents.
 - 4. Must have one (1) motor vehicle space per bedroom.
 - 5. Must have a minimum of one (1) bicycle space per three (3) bedrooms.
- C. CONGREGATE CARE FACILITY (WHERE REQUIRED: RM8, RM18, RM26, PI, MXU)**
 - 1. **Operation:**
 - a. The facility shall provide centrally located shared food preparation, service and major dining areas.
 - b. Common recreation, social and service facilities shall be provided at a minimum rate of thirty (30) square feet per dwelling unit or per rooming unit.
 - c. All facilities shall be solely for the use of residents and their guests.
 - d. Facilities for administrative services and limited medical services for the exclusive use of the residents shall be located on the site.
 - 2. **Density Requirements:**
 - a. Conversions of existing hotels or motels to a congregate care facility shall be exempt from the density requirement of the underlying zoning district.
- D. GROUP CARE FACILITY (WHERE REQUIRED: RM18, RM26, PI, MXU)**
 - 1. **Property Separation:** No Such facility shall be located within one-half (½) mile of an existing group care facility.
 - 2. **Operation:** The facility shall be limited to not more than thirty (30) persons.
- E. SINGLE ROOM OCCUPANCY RESIDENCE (WHERE REQUIRED: RM8, RM18, RM26, PI, MXU)**
 - 1. **Minimum Area:** Rooming units shall be a minimum of seventy (70) square feet with an additional minimum of fifty (50) square feet for each additional occupant.
 - 2. **Minimum Common Area:** The building shall contain common space such as recreation areas, lounges, living rooms, dining rooms, or other congregate living spaces at a rate of five (5) square feet per rooming unit, but totaling not less than two hundred and fifty (250) square feet. Bathrooms, laundries, hallways, the main lobby, vending areas, and kitchens shall not be counted as common space.
 - 3. **Operation:** On-site management shall be provided on a twenty-four (24) hour basis.
 - 4. **Density Requirements:**
 - Conversions of existing hotels or motels to a single room occupancy residence shall be exempt from the density requirement of the underlying zoning district.



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F. HOMELESS SHELTER (WHERE REQUIRED: PI, MXU, GB, HC, LI, HI)

1. **Property Separation:** No such facility shall be located within one-quarter ($\frac{1}{4}$) mile of an existing shelter for the homeless.
2. **Minimum Floor Area:** A minimum floor space of fifty (50) square feet shall be provided for each individual sheltered.
3. **Operation:**
 - a. The facility shall be contained within the building of and operated by a government agency or nonprofit organization.
 - b. The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or volunteer(s) during the hours of operation

5.6 RECREATION AND ENTERTAINMENT

A. ADULT-ORIENTED ESTABLISHMENT (WHERE REQUIRED: HI)

1. **Property Separation.** No adult-oriented establishment shall locate within one thousand (1,000) feet of a church, public or private elementary or secondary school, child day care center or nursery school, public park, or residentially zoned property.
2. **Prohibition of Sleeping Quarters.** Except for an adult motel, no adult oriented establishment may have sleeping quarters.
3. **Restriction of Uses on the Same Property or in the Same Building.** There shall not be more than one (1) adult-oriented establishment in the same building, structure, or portion thereof. No other principal or accessory use may occupy the same building, structure, property, or portion thereof with any adult oriented establishment. This restriction does not apply to food services.
4. **Signs.** Except for business signs permitted by Article 7 – Signs of this Ordinance, promotional materials shall not be visible to the public from sidewalks, walkways, or streets.

B. OUTDOOR RECREATION (WHERE REQUIRED: AG, HC, LI, HI)

1. **Principal Uses of Outdoor Recreation.** Stadium, amphitheater, paintball field, drive-in theatre, campground, marina, batting cage, amusement park, miniature golf facility, water park, skateboarding or bicycle park, ballfield.
2. **Related Uses.** Clubhouse, concession stands, indoor storage, and other structures supporting the principal uses.
3. **Use Separation.** Shall not abut a residential district.
4. **Lighting.** Lighting shall be placed at least one hundred (100) feet away from residential uses and abide by lighting standards set forth in this ordinance.

C. AMUSEMENT OR WATER PARK, FAIRGROUNDS (WHERE REQUIRED: HC, LI)

1. **Minimum Area.** Minimum lot size shall be five (5) acres.
2. **Use Separation.** No buildings or structures, temporary or otherwise, shall be located within fifty (50) feet of any property line.
3. **Security Fencing.** Security fencing, a minimum six (6) feet in height, shall be provided along the entire boundary of the park activities.
4. **Use Separation.** No amusement equipment, machinery or mechanical device of any kind may be operated within two hundred (200) feet of any developed residentially or public-institutionally zoned property.



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D. ATHLETIC FIELDS (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, LO, NB)

1. **Access.** All athletic fields shall have access to collector or higher capacity street.

E. CLUB OR LODGE (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, LO, NB)

1. **Location:** Except in the AG district, clubs and lodges shall have direct access to a collector or higher capacity street.

F. COUNTRY CLUB WITH GOLF COURSE (WHERE REQUIRED: ALL RESIDENTIAL DISTRICTS, LO, NB)

1. **Minimum Area.** The minimum area shall be two (2) acres in addition to the golf course(s). The minimum shall be one (1) acre if located on common area within a development.
2. **Use Separation.** Fifty (50) foot minimum distance between clubhouse, swimming pool, lighted tennis court, or athletic field and any adjacent residentially-zoned property.
3. **Security Fencing.** Outdoor swimming pools shall be protected by a fence, or equal enclosure, a minimum four (4) feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.
4. Allowed in residential subdivision and multi-family complexes.
5. May be located in common areas.
6. For sole use of residents of development or complex.

G. EQUESTRIAN FACILITY (WHERE REQUIRED: AG, RS40, PI)

1. **Minimum Area.** Minimum area required for an Equestrian Facility to be established is twenty-five (25) acres.
2. **Use Separation.** There shall be minimum one hundred (100) foot distance between manure storage areas, barns or stables and any adjacent residentially zoned property.
3. **Dust.** All unpaved areas shall be maintained in a manner which prevents dust from adversely impacting adjoining properties.

H. GOLF COURSE (WHERE REQUIRED: ALL RESIDENTIAL DISTRICTS, PI, HC, CP, LI)

1. **Use Separation.** Fifty (50) foot minimum distance between clubhouse or other principal building(s) and any adjacent residentially-zoned property.

I. PRIVATE CLUB OR RECREATION FACILITY, OTHER (WHERE REQUIRED: AG)

1. Permitted by right, provided that they meet all the requirements set forth by this ordinance. Private clubs may not count towards open space requirements required by this Ordinance.
2. **Security Fencing.** Outdoor swimming pools shall be protected by a fence, or equal enclosure, a minimum four (4) feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.
3. All facilities shall have access to collector or higher capacity street.

J. PUBLIC PARK {INCLUDING PUBLIC RECREATION FACILITY} (WHERE REQUIRED: ALL DISTRICTS)

1. **Parking.** Overflow parking (in addition to required parking) must be designated on the site plan and be kept available to handle all traffic from special events such as softball tournaments and outdoor concerts.
2. **Access.** All parks greater than ten (10) acres shall have primary access to a collector or higher capacity street.
3. **Roads and Drives:**
 - a. The RVP shall have all-weather roads and driveways that directly abut all spaces.
 - b. Entrance and circulation drives must meet the minimum design standards of Article VIII (Subdivisions and Infrastructure Standards).



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K. RECREATION VEHICLE PARK (RVP) OR CAMPSITE (WHERE REQUIRED: HC)

1. Minimum space requirements:

- a. Each RV space shall consist of a minimum of two thousand (2,000) square feet.
- b. Each RV space shall be designated on the ground by permanent markers or monuments.

2. Setbacks: All structures, buildings, and sewage facilities shall meet the setbacks requirement for the district in which they are located.

3. Roads and Drives:

- a. The RVP shall have private concrete and asphalt paved roads and driveways that directly abut all spaces, see Section 7 of this Ordinance.
- b. Entrance and circulation drives must meet the minimum design standards of Article VIII (Subdivisions and Infrastructure Standards).

4. Parking: Parking space sufficient to accommodate at least one (1) automobile and camping vehicle shall be constructed within each space and shall be paved.

5. Installation, Alteration, and Use of Utilities:

- a. The installation, alteration, or use of all utilities including, but not limited to, electrical service, plumbing fixtures, and sewage disposal systems shall conform with all applicable codes.
- b. Water Supply.
 - (1) A safe, adequate, and conveniently located water supply must be provided for each park in compliance with applicable regulations.
 - (2) Areas around faucets or drinking fountains shall be properly drained.
- c. Sanitary Facilities.
 - (1) Each park shall have a central structure or structures that will provide separate toilet and bathing facilities for each gender.
 - (2) The minimum number of sanitary facilities per gender shall follow the schedule below:

Toilets	1 per 15 spaces
Urinals	1 per 30 spaces (male facilities only)
Lavatories	1 per 15 spaces
Showers	1 per 15 spaces

- (3) All sanitary facilities shall be provided and maintained in sanitary conditions and kept in good repair at all times. They shall be adequately lighted. Required site plans shall indicate compliance with the outdoor lighting standards, fixture types, shielding, and fixture heights per Section 6 (Development Standards). Facilities shall be easily accessible to all persons.

- d. Sewage Disposal: Each park shall provide a sewage dumping station. In accordance with Guilford County Health Department regulations, all sewage wastes from the park, including waste from toilets, showers, bathtubs, lavatories, wash basins, refrigerator drains, sinks, faucets, and water-using appliances not herein mentioned, shall be piped into the park's sewage disposal system approved by the Guilford County Health Department.

6. Insect and Rodent Control Measures: Insect and rodent control measures to safeguard the public health and comfort shall be practiced in the park.



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7. **Retail Sales:** The RVP may contain a retail sales counter and/or coin operated machines for the park residents' use only, provided they are completely enclosed within a structure and there is no exterior advertising.
 8. **Permanent Sleeping Quarters:** Permanent sleeping quarters shall not be permitted within the park for guests.
 9. **Mobile Homes in RVPs:** One (1) mobile home may be located within the park for exclusive use as the dwelling quarters for the park manager or operator. Such a mobile home be located in an area designated on the site plan.
- L. SPECIAL EVENT VENUE (WHERE REQUIRED: AG)**
1. **Special Events.** Weddings, receptions, meeting, and similar events are permitted.
 2. A caretaker is allowed to live on site.
 3. Outdoor event area is restricted to within 100 feet of a residentially zoned or used property
 4. A type A planting yard is required between single-family uses and the event venue.
- M. SHOOTING RANGE, INDOOR (WHERE REQUIRED: GB, HC, LI, HI)**
1. **Noise:** The facility shall be designed to absorb sound to the maximum extent feasible in accordance with the Guilford County Sound Ordinance. Refer to the Discharge of Firearms Ordinance in Section 11-1 as well.
- N. SHOOTING RANGE, OUTDOOR (WHERE REQUIRED: AG, PI)**
1. **Use Separation:** Separation shall be a minimum three hundred (300) feet between range and closest exterior property line.
 2. **Access:** Controlled to prevent unregulated entrance to firing area.
 3. **Security Fencing:** Security fencing to prevent an individual from crossing the property downrange.
 4. **Berms:** Berms shall be of sufficient height and thickness as approved by the Guilford County Sheriff's Office to stop all rounds fired downrange. Elevation control is required along the shooting stands to prevent rounds from being fired over the berm.
 5. Refer to the Discharge of Firearms in the Guilford County Code of Ordinances Section 11-1.
- O. SWIM AND TENNIS CLUB (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, PI, MXU, GB, HC, CP, LI)**
1. **Use Separation:** Fifty (50) foot minimum distance between clubhouse, swimming pool, lighted tennis court, or athletic field and any adjacent residentially-zoned property.
 2. **Security Fencing:** Outdoor swimming pools shall be protected by a fence at minimum four (4) feet in height and equipped with a self-closing and positive self-latching gate equipped with hardware for permanent locking.
- P. THEATER, OUTDOOR (WHERE REQUIRED NB, LB, GB, HC)**
1. **Buffering/Location:**
 - a. Outdoor theaters shall be buffered from adjoining residential uses with a type A planting yard.
 - b. The performance and audience areas for any outdoor theater shall be located a minimum of two hundred (200) feet from any adjacent residentially zoned property. It must also adhere to lighting standards per Article 6 – General Development Standards.
 2. **Access:** Primary access to all outdoor parking areas shall be to a collector or higher order street.



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5.7 CIVIC, EDUCATIONAL & INSTITUTIONAL

A. PLACE OF WORSHIP (WHERE REQUIRED: ALL RESIDENTIAL DISTRICTS)

1. **Location:** Within urban areas, facilities located on sites of three (3) acres or more shall have direct access to a collector or higher capacity street.

B. ELEMENTARY AND SECONDARY SCHOOL (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, LO)

1. **Access:** All elementary and secondary schools shall have direct access to a collector street or higher capacity street.
2. **Minimum Area:** All elementary and secondary schools shall be located on a minimum of three (3) acres.

C. DAYCARE CENTERS IN RESIDENCE, IN-HOME, 12 OR LESS (WHERE REQUIRED: ALL DISTRICTS)

1. **Maximum Number of Attendees for a Day care:** A day care home with twelve (12) or fewer attendees, including after school attendees.
2. An Adult Day Care with a maximum of sixteen (16) attendees are subject to commercial review per the Adult Day Care and Day Services Standards for Certification.
3. **Open Space and Recreation:** Play space and open space requirements for a Child Daycare shall be provided in accordance with the regulations of the North Carolina Department of Health and Human Services (DHHS), Child Development Division.
4. **Security Fencing:** Outdoor activity area(s) for children shall be provided in accordance with the regulations of the North Carolina Department of Health and Human Services. Fences shall comply with the requirements in Article 6 – General Development Standards of this Ordinance and shall be located outside the street setback.
5. No more than one (1) program, including after school care, may be operated at the same location during a twenty-four-hour period. After school care is separate from childcare. After school care is up to four hours of care per day on school days.

D. DAYCARE CENTER, NOT IN-HOME (WHERE REQUIRED: AG, RM8, RM18, RM26, PI, LO, MXU, NB, LB, GB, HC, CP, LI)

1. **Open Space and Recreation.** Play space and open space requirements for a Child Daycare shall be provided in accordance with the regulations of the North Carolina Department of Health and Human Services.
2. **Security Fencing:** Outdoor activity area(s) for children shall be provided in accordance with the regulations of the North Carolina Department of Health and Human Services (DHHS), Child Development Division. Fences shall comply with the requirements in Article 6 – General Development Standards of this Ordinance and shall be located outside the street setback.
3. **Location:** Centers on a site greater than three (3) acres shall have frontage on a collector or thoroughfare street.
4. After school care is separate from childcare. After school care is up to four hours of care per day on school days.



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5.8 BUSINESS, PROFESSIONAL & PERSONAL SERVICES

A. ADVERTISING, OUTDOOR SERVICES (WHERE REQUIRED: GB, HC)

1. **Outdoor Storage:** No outdoor storage of any materials related to outdoor advertising shall be permitted.

B. BANK OR FINANCE WITHOUT DRIVE-THROUGH (WHERE REQUIRED: MXU, CP)

1. **Maximum Area:** The total direct customer service floor space shall not exceed four thousand (4,000) square feet.
2. **Drive-Thru Teller Services:** The point of service for window tellers, remote tellers, or automated teller machines (ATM's) shall be located no closer than seventy-five (75) feet to residentially-zoned property. Not needed for banks without a drive-thru.

C. RURAL RESIDENTIAL OCCUPATION (NEW)

1. **Where Required:** AG District (with a special use permit.)
2. **Minimum Area:**
 - a. The Rural Residential Occupation (RRO) must be located on a tract of two acres or more.
 - b. A portion of the tract measuring forty thousand (40,000) square feet with at least one hundred and fifty (150) feet of width must be designated and reserved as exclusively residential.
3. **Maximum Area:** The total floor area of all buildings associated with the RRO shall not exceed five thousand (5,000) square feet. The total land area that may be used in conjunction with the Rural Residential Occupation is at least fifteen thousand (15,000) square feet.
4. **Use Separation:** All operations of the RRO shall observe a one hundred (100) foot setback from all property lines.
5. **Location:** All operations of the RRO shall be located at least twenty feet behind the principal dwelling unit.
6. **Landscaping:** All operation of the RRO, including buildings, outside storage areas, and parking shall be treated as a separate use and subject to the landscaping provisions of this Ordinance. The required landscaping would vary depending on the classification of the proposed business operation associated with the RRO.
7. **Environmental Review:** The Guilford County Environmental Health Division shall evaluate each RRO request to determine the occupation's impact on the surrounding area with respect to excessive noise, dust, air emissions, odors and surface or groundwater discharge. The RRO shall mitigate the impact of these and other environmental concerns. A written evaluation of these potential impacts is required by the Environmental Health Division prior to the consideration of any request for an RRO. Environmental Health would also evaluate each RRO request to determine whether well & septic system improvements would be required.
8. **Operation:**
 - a. The RRO must be owned by the landowner who must reside on the property.
 - b. No more than five (5) persons shall be employed other than those residing on the property.
 - c. Parking shall be provided for non-residential employees at a rate determined by the classification of the proposed business operation. Parking shall be located behind the principal dwelling unit and shall be fully screened from the public right-of-way and adjacent properties by a landscape buffer. All parking shall be provided with an all-



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weather surface and meet applicable American Disability Act (ADA) standards for non-residential employees and customers.

- d. There shall be no more than two (2) commercial vehicles operating in and out of the property.
- e. The RRO shall not be operated between the hours of 9 P.M. to 6 A.M.
- f. Permitted uses shall be limited to those products assembled or manufactured on-site for resale elsewhere, merchandise prepared for resale through internet sales, services sold or provided on premises, stock-in-trade clearly incidental to such services, and educational or instructional operations that are limited to no more than five (5) students.
- g. Outside storage associated with RRO operation can be located under a permanently attached roof constructed and shall be fully screened from adjacent properties.

5.9 LODGING

A. BED & BREAKFAST HOME FOR 8 OR LESS GUEST ROOMS (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, MXU, NB, LB)

Commentary: The operation standards found in this section are per NCGS 130A-247(5a) (Part 6 – Regulation of Food & Lodging Facilities).

1. **Use Separation:** No such facility shall locate within four hundred (400) feet of a rooming house, boarding house or another Bed & Breakfast Home.
2. **Operation:**
 - a. The bed and breakfast must be the permanent residence of the owner or the manager of the business, operating as a home occupation.
 - b. The use shall be located in a structure which was originally constructed as a
 - c. dwelling.
 - d. Meals served on the premise shall be only for guests of the facility and not to the general public. Serves the breakfast meal, the lunch meal, the dinner meal, or a combination of all or some of these three meals only to overnight guests of the business. Includes the price of breakfast in the room rate.
 - e. No more than eight (8) guest rooms may be offered as accommodations for a period of no more than one week (7 days).
3. **Signs:** There shall be no exterior advertising except that which is permitted for a home occupation.
4. **Parking:** 2 spaces for single family resident and one (1) per designated guest room.

B. MOTEL OR HOTEL (WHERE REQUIRED: MXU)

1. A single-family home becomes a commercial motel after 6 guest rooms.

5.10 RETAIL AND TRADE

A. BUILDING SUPPLY SALES WITH STORAGE YARD (WHERE REQUIRED: GB, HC)

1. **Screening:** All outside storage shall be completely screened from view from all streets and adjacent residentially zoned property.
2. **Security Fencing:** Security fencing, a minimum six (6) feet in height, shall be provided around all outside storage areas.



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3. **Dust:** All storage areas shall be maintained in a manner so as to limit dust from drifting onto adjoining properties.

B. CONVENIENCE STORE WITH GASOLINE PUMPS (WHERE REQUIRED: CP)

1. **Maximum Area:** A maximum of three thousand (3,000) square feet of gross floor area shall be permitted per establishment.
2. **Outside Storage:** No outside storage of materials shall be permitted.
3. **Gasoline Service Islands/Pumps:** There shall be no more than one (1) gasoline service island containing no more than four (4) gasoline pumps.

C. FREESTANDING ICE VENDING MACHINES (WHERE REQUIRED: NB, LB, GB, HC)

1. **Written Approval:** Written approval from the property owner must be received indicating permission to locate ice vending unit on-site.
2. **Setbacks:** Ice vending units shall conform to the minimum setbacks as set forth in Article 4 – Zoning of this Ordinance.
3. **Signage:** Each vending unit shall be limited to the amount of wall signage as set forth in Article 7 - Signs, except however, in no case shall such vending unit be allowed to have more than two (2) wall signs.
4. **Landscaping:** Vending units shall not be required any landscaping or vegetative screening unless such unit is to be placed within one hundred (100) feet of a residentially zoned or developed lot. If such unit is located within one hundred (100) feet, a type B planting yard as set forth in Article 6 – General Development Standards of this Ordinance shall be required.
5. **Parking:** If a vending unit is to be placed within an existing parking lot serving an existing business(es), then an analysis should be conducted to ensure that the loss of any parking spaces shall not result in the loss of any required minimum parking for the existing business(es). If such placement will result in the loss of (or further reduction of) required parking, then the free-standing vending unit shall not be permitted at that location.

5.11 FOOD SERVICE

A. MICROBREWERY, PRIVATE CLUB/TAVERN (WHERE REQUIRED: GB, HC)

1. **Property Separation:** No such establishment shall be located within two hundred (200) feet of a church, elementary or secondary school, public park or residentially-zoned property.
2. **Frontage:** The main entrance of the building shall be toward a street zoned predominantly for non-residential uses.
3. **Screening:** A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residences.
4. **Parking:** Parking areas related to the establishment shall be located no closer than thirty (30) feet to the property line of abutting residences.

B. RESTAURANT WITHOUT DRIVE-THRU (WHERE REQUIRED: LB)

1. **Maximum Area:** A maximum of three thousand (3,000) square feet of gross floor area shall be permitted per establishment.
2. **Outside Storage:** No outside storage of materials shall be permitted.



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5.12 FUNERAL AND INTERNMENT

A. CEMETERY OR MAUSOLEUM (WHERE REQUIRED: ALL DISTRICTS)

1. **Minimum Area:** A minimum of three (3) contiguous acres shall be required to establish a cemetery or mausoleum not located on the same tract of land as a church.
2. **Location:** Principal access must be from a collector street or higher capacity street.

B. FUNERAL HOME OR CREMATORIUM (WHERE REQUIRED: PI)

1. **Parking.** Stacking lanes must be shown on site plan, and should be distinct from employee and visitor parking.
2. **Siting.** Separation from residential uses must be maximized to the greatest possible extent.
3. **Screening:** Type A vegetation must separate the site and specific features, such as the smoke stack, from adjoining residential areas, whether existing or zoned.

5.13 TRANSPORTATION, WAREHOUSING & WHOLESALE TRADE

A. AUTOMOTIVE TOWING & STORAGE SERVICES (WHERE REQUIRED: GB, HC, LI, HI)

1. **Maximum Automotive Storage:**
 - a. In the GB and HB districts no more than twenty (20) motor vehicles shall be stored on the premises at any one time.
 - b. In the LI district no more than one hundred (100) motor vehicles shall be stored on the premise at any one time.
2. **Screening:** The automotive storage area must be screened with a six (6) foot high opaque fence in addition to the required planting yard.
3. **Operation:** No outdoor disassembly or salvaging shall be permitted.

B. CAR WASH (WHERE REQUIRED: GB, HC)

1. **Use Separation:** Principal Use Building(s) shall be not less than seventy-five (75) feet from any interior side or rear property line which adjoins residentially or public-institutionally zoned property.
2. **Screening:** A minimum six (6) foot high opaque fence shall be provided adjacent to all residentially-zoned property.
3. **Operation:**
 - a. All washing operations shall be contained in a building.
 - b. Specific areas shall be provided for the manual drying, waxing, polishing and vacuuming of automobiles and other motor vehicles when these services are offered on the site. These areas shall not conflict with on-site circulation patterns.
 - c. Hours of operation shall be between 7:00 a.m. and 10:00 p.m. when adjoining developed residentially zoned property.
4. Adequate provision shall be made for the safe and efficient disposal of waste products.

C. EQUIPMENT REPAIR, LIGHT (WHERE REQUIRED: GB, HC)

1. **Outside Storage:** Outside storage is prohibited.

D. TRUCK STOP (WHERE REQUIRED: HC)

1. **Maximum Area:** The maximum area shall be four (4) acres.
2. **Lighting:** The maximum height of any outdoor lighting source or structure shall be thirty (30) feet.



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3. **Screening:** A minimum six-foot-high opaque fence shall be provided adjacent to residentially zoned property.

E. BENEFICIAL FILL AREA (WHERE REQUIRED: ALL DISTRICTS)

1. **Maximum Area:** Two (2) acres.
2. **Maximum Duration:** The Beneficial Fill Area shall be in operation no longer than one (1) year.

5.14 UTILITIES AND COMMUNICATION

A. WIRELESS TOWER OR ANTENNA CO-LOCATED ON EXISTING BUILDING, STRUCTURE OR TOWER (WHERE REQUIRED: ALL DISTRICTS)

1. **Non-Stealth Design:**
 - a. Co-location of new non-stealth is encouraged.
 - b. New towers shall be permitted only if there is no feasible method to share an existing tower or towers.
 - c. Any request to locate within one-half (½) mile of an existing non-stealth will require evidence through a colocation analysis that no existing structure or previously approved tower within the search ring can reasonably be used for the wireless facility.
2. **Co-location Analysis:** The following evidence will be required to determine new non-stealth tower location feasibility:
 - a. Detailed description of proposed coverage area;
 - b. Site Plan showing tower location, tower height, ground elevation, and type of tower;
 - c. Detailed description of all existing towers or other structures of significant height within the search ring of the proposed tower including height of structure, ground elevation, number of existing antenna, height available for co-location, if any, and structural and technical deficiencies, if any;
 - d. Written description why any existing towers are unavailable and documentation from any tower owners denying access of a co-location request;
 - e. Additional information may be requested after initial review for further analysis. If the Department determines that co-location is feasible, staff may submit information used in the determination to a consultant for an independent analysis.
3. Any request to locate within two hundred fifty (250) feet of an existing non-stealth anchor tower shall be permitted for up to two (2) additional non-stealth design towers provided:
 - a. Permitted anchor tower is established;
 - b. The anchor tower will be used to determine distances;
 - c. A site plan demonstrating the anchor location and new tower location must be approved as part of the application;
4. All non-stealth towers shall have a minimum setback equal to one hundred (100) percent of the tower fall zone or district setback, whichever is greater or for guyed towers, one hundred (100) percent of the tower fall zone plus the area necessary to contain all guy wires and appurtenances on the tower site within the district's required setbacks.
5. Guy wires, anchors, and supporting cables shall be contained on the same zone lot with the tower and shall not encroach more than one-half (1/2) the width of the planting yard.
6. No triangular platforms greater than fifteen (15) feet on any side shall be permitted. Triangular or T-bar platforms shall not be permitted if mounting of required antennas can be accomplished without such platforms.
7. New non-stealth towers shall be designed to accommodate additional antennas as follows:



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- a. Freestanding towers up to one hundred and twenty (120 ft.) in height shall be engineered and constructed to accommodate no less than four (4) antenna arrays.
- b. Freestanding towers more than one hundred and twenty (120 ft.) shall be engineered and constructed to accommodate no less than five (5) antenna arrays.
- c. Freestanding towers more than one hundred and fifty (150 ft.) shall be engineered and constructed to accommodate no less than six (6) antenna arrays.

B. FREESTANDING WIRELESS TOWER (WHERE REQUIRED: ALL DISTRICTS)

1. Location:

- a. The tower shall be a minimum of one hundred (100) feet from any residentially zoned property.
- b. In the AG district the distance of the nearest portion of the tower to any existing residence or RM or RS zoned property shall be one and one-half (1½) times the height of the tower for unguided freestanding towers; or for guyed towers, the area necessary to contain all guy wires and appurtenances plus the district's required setback for guyed towers.

2. Landscaping: Where adjacent to RM or RS zoned property, the required planting yard shall be landscaped at a Type A buffer planting yard.

3. General:

- a. Guy wires, anchors, and supporting cables shall be contained on the same zone lot with the tower and shall not encroach more than one-half (½) the width of the planting yard.
- b. The lot shall be of sufficient size to accommodate the intended use and the planting yard if required.
- c. New towers shall be permitted only if there is no prudent or feasible method to share an existing tower. No triangular platforms greater than fifteen (15) feet on a side shall be permitted. Triangular or T-bar platforms shall not be permitted if mounting of required antennas can be accomplished without such platforms.
- d. Any existing tower or any tower approved for erection on or before the effective date of this amendment is exempt from Nonconforming Provisions of this Ordinance.

C. SMALL CELL WIRELESS TOWER (WHERE REQUIRED: PI, LO, MXU, NB, LB, GB, HC, CP, LI, HI)

1. **Height.** Maximum height is one hundred 100 feet, but the county may approve up to one hundred and eighty (180) based on need.
2. **Lighting.** None permitted, unless mandated by FAA standards or other governmental agency.
3. Camouflaging and concealment is encouraged.
4. County noise regulations must be followed.

D. UTILITIES, MAJOR (WHERE REQUIRED: ALL DISTRICTS)

1. **Dimensional Requirements:** All buildings shall be considered accessory buildings or structures.
2. **Noise:** Equipment producing noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
3. **Security Fencing:** Security fencing, a minimum of six (6) feet in height, shall be provided around the entire facility.
4. **Termination of Easement:** Upon the termination of a utility easement, documentation referencing and abandoning such easement shall be recorded by the utility provider and property owner at the Guilford County Register of Deeds.



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E. SOLAR COLLECTORS, PRINCIPAL (WHERE REQUIRED: AG, PI, LI, HI)

1. **Use Separation:** No solar collectors shall be located within one hundred (100) feet of any residential structure.
2. **Maximum Height:** Twenty-five (25) feet, as measured from grade at the base of the structure to the apex of the structure.
3. **Screening:** Solar collectors and associated outside storage shall be completely screened with a vegetative buffer from view from all streets and adjacent residential uses. Required screening shall be at a type B Planting Yard, except understory-trees may be substituted for canopy tree requirements.
4. **Parking Minimum:** Minimum number of spaces associated with use or maintenance of facility, shall be determined at two (2) per three (3) employees at largest shift plus one for vehicle operation on site.

5.15 WASTE-RELATED USES

A. CONSTRUCTION OR DEMOLITION DEBRIS LANDFILL, MAJOR (WHERE REQUIRED: HI)

1. **Type of Debris:** Debris can contain rock, concrete, asphalt, dirt, or any mixture of these materials or other similar non-hazardous materials.
2. **Placement.** Construction debris may not be placed in waters of the state. Debris may be used for fill unless it is contaminated with lead-based paint or is hazardous in any other way.

B. CONSTRUCTION OR DEMOLITION DEBRIS LANDFILL, MINOR (WHERE REQUIRED: ALL DISTRICTS)

1. **Area, Siting, and Location Requirements:**
 - a. Waste disposal area cannot exceed one (1) acre and must be at least four (4) feet above the seasonal high groundwater table.
 - b. The landfill must be located at least one-quarter ($\frac{1}{4}$) mile from any other landfill of any type.
 - c. The perimeter of the landfill must be at least fifty (50) feet from the boundary of the property and five hundred (500) feet from the nearest existing drinking water well at time of approval.
2. **Closure and Post Closure:**
 - a. Within thirty (30) days of the completion or termination of demolition activities, the landfill must be closed pursuant to NCGS 130A-301.2.
 - b. The site must be covered with at least two (2) feet of compacted earth, graded to minimize erosion, and planted with suitable vegetation.
 - c. No building may be build or located immediately above any part of the landfill and no construction on any part of the site may in initiated before the landfill is closed.
 - d. The property owner is responsible for filing with the Guilford County Registry and with the North Carolina Department of Environment, Health, and Natural Resources a survey of the site and proper notice for disclosure purposes pursuant to NCGS 47-30 and NCGS 130A-301.2.

C. LAND CLEARING & INERT DEBRIS LANDFILL, MAJOR (WHERE REQUIRED: AG, HI)

1. **Use separation:** One hundred (100) feet minimum from any property line to the edge of the fill area and three hundred (300) feet minimum from any residence not on the same tract as the landfill.



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2. **Buffer:** Where possible a minimum fifteen (15) foot tree buffer shall be retained around the exterior property line.
3. **Access:** Access to the landfill shall be controlled with gates, chains, fences, ditches and/or trees to prevent unregulated dumping.
4. **Dust:** All unpaved areas shall be maintained in a manner which prevents dust from leaving the property.
5. **Operation:**
 - a. No filling is permitted in any stream or one hundred (100) year floodplain. Filling to the edge of the one hundred (100) year floodplain is permitted only if the back slope is stable and no steeper than three to one (3:1);
 - b. No filling is permitted in minor drainageways unless the drainage has been piped or otherwise diverted in accordance with approved plans; and
 - c. No filling is permitted in utility easements, except electrical transmission easements for 44kv or greater lines.
6. **Closure:** Landfills shall be closed with a minimum of one (1) foot of clean soil, graded to a maximum slope of three to one (3:1), and stabilized with vegetation or by other approved means.

D. LAND CLEARING & INERT DEBRIS LANDFILL, MINOR (WHERE REQUIRED: ALL DISTRICTS)

1. **Maximum Area:** Two (2) acres.
2. **Maximum Duration:** Landfills are limited to a maximum period of operation of three (3) years from the date of issuance of the Certificate of Occupancy by Guilford County, provided that the Planning Board may upon request grant one (1) or more three-year renewals.
3. **Use separation:** One hundred (100) feet minimum from any property line to the edge of the fill area and three hundred (300) feet minimum from any residence not on the same tract as the landfill.
4. **Buffer:** A minimum fifteen (15) foot tree buffer shall be retained around the exterior property line.
5. **Access:** Access to the landfill shall be from a state maintained paved road, provided that the Administrator may grant a waiver to the paving requirement upon reasonable conditions and shall be controlled with gates, chains, fences, ditches and/or trees to prevent unregulated dumping.
6. **Dust:** All unpaved areas shall be maintained in a manner which prevents dust from leaving the property.
7. **Operation:**
 - a. No filling is permitted in the one hundred (100) year floodplain of any stream. Filling to the edge of the one hundred (100) year floodplain is permitted only if the back slope is stable and no steeper than three to one (3:1);
 - b. No filling is permitted in minor drainageways unless the drainage has been piped or otherwise diverted in accordance with approved plans; and
 - c. No filling is permitted in utility easements, except electrical transmission easements for 44kv or greater lines.
8. **Closures:**
 - a. Landfills shall be closed with a minimum of one (1) foot of clean soil, graded to a maximum slope of three to one (3:1), and stabilized with vegetation or by other approved means.



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E. SOLID WASTE DISPOSAL, NON-HAZARDOUS (WHERE REQUIRED: AG, HI)

1. All solid waste must be disposed of at a solid waste facility by a permitted hauler.
2. Waste must be deposited in a designated container or location. It is prohibited to dispose of waste along a highway, right of way, private property, or any other location that is not designated for the deposit of waste.
3. Trash shall not be burned, unless it is vegetative waste or is permitted by a LCID permit.
4. Open dumps or land is not to be formed or utilized by any person.

F. HAZARDOUS & RADIOACTIVE WASTE, TRANSPORTATION, STORAGE & DISPOSAL (WHERE REQUIRED: HI)

1. Compliance with State and Federal regulations, Guilford County Health Department, and City and County fire department regulations for hazardous and radioactive waste must be followed. The city nor the county is responsible for the collection of hazardous waste.
2. Any storage areas must be located fifteen hundred (1,500) feet away from any residential zone. The site must be enclosed by a fence of at least six (6) feet in height and gate must be locked during non-business hours.
3. Site maps and engineering designs must include drainage, sewer system design, water table depth, existing uses surrounding the site within a quarter mile, all existing surface water and soil composition.

5.16 GENERAL INDUSTRIAL

A. WAREHOUSE, GENERAL STORAGE, ENCLOSED (WHERE REQUIRED: GB, HC)

1. **Maximum Area:** A maximum of ten thousand (10,000) square feet of gross floor area shall be permitted for warehouse or wholesaling per establishment per lot.
2. **Outdoor Storage:** No outdoor storage of warehousing or wholesaling items is permitted.

B. WAREHOUSE, SELF-STORAGE (WHERE REQUIRED: GB, HC)

1. **Minimum Size:** Minimum lot size shall be two (2) acres.
2. **Maximum Size:** Maximum lot size shall be five (5) acres.
3. **Lot Coverage:** The total ground area covered by buildings shall not exceed fifty (50%) percent of the site.
4. **Maximum Height:** Maximum height of building(s) shall be twenty (20) feet.
5. **Storage:**
 - a. No outside storage shall be permitted
 - b. Storage of hazardous, toxic or explosive substances shall be prohibited
6. **Operation:**
 - a. No business activity other than the rental of storage units shall be conducted on the premises.
 - b. One residential dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.

C. LAUNDRY OR DRY CLEANING PLANT (WHERE REQUIRED: LB)

1. **Maximum Area:** A maximum of five thousand (5,000) square feet of gross floor area shall be permitted per establishment.
2. **Outside Storage:** No outside storage of materials shall be permitted.



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5.17 MANUFACTURING

A. MANUFACTURING, HEAVY (WHERE REQUIRED: HI)

1. **Location.** Must be located at least fifteen hundred (1,500) feet away from residential zones. It may not be next to hospitals, day cares, educational facilities, worship centers, assisted living centers or convalescent centers. The site must be surrounded by a six (6) foot fence, or higher, with vegetation or other screening on at least two thirds of the fence.
2. **Area.** Site must be at least four (4) acres.
3. **Access.** Must be connected to a major or minor thoroughfare or boulevard.

5.18 MINING USES

A. MINING (WHERE REQUIRED: HI)

1. **Use Separation:**
 - a. The edges of any pit where a mining operation is taking place and any equipment used in the processing of rock and gravel, any asphalt plant, or other industrial uses operated in conjunction with the mine or quarry shall be located at least fifteen hundred (1,500) feet from any property line. It must also abide by the permitting process and security measures set forth in the Mining Act of 1971 and by all applicable environmental regulations set forth in Article 9 of this Ordinance and by the State of North Carolina.
 - b. Where the mining operation site is bounded by a railroad right-of-way currently being used for rail service to the mining operation, no setback shall be required between the railroad right-of-way and such operation.
2. **Security Fencing:**
 - a. The mining operation shall be enclosed by a non-climbable fence of at least eight (8) feet in height.
 - b. Abandoned locations shall have a fence of at least six (6) feet in height around the perimeter of the site.
3. **Rehabilitation:**
 - a. Within one (1) year after the cessation of production at all mining operations, all equipment and stock piles, incidental to such operation, shall be dismantled and removed by and at the expense of the owner.
 - b. Except in a case where redevelopment for another permitted use is in progress on the site of an abandoned extractive operation, all excavations shall be graded to reduce the surface to gently rolling topography in substantial conformity to the land area immediately surrounding; and shall be planted with a cover of sod, trees, shrubs, legumes, or grasses, which will minimize erosion due to wind or rainfall.
 - c. The site shall be drained to prevent the accumulation of standing water, and channelization of the drainage shall be designed and controlled so as not to cause erosion or silting of neighboring properties or public ways, nor to appreciably increase the turbidity of any natural water course, or to occlude any existing drainage course.
4. **Noise:** All operations involving blasting discernible beyond the external property line on a quarry shall only be conducted between the hours of 7:00 A.M. to 6:00 P.M.
5. **Dust:** All non-paved storage areas shall be maintained in a manner so as to limit dust from leaving the storage area.
6. **Access:**



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- a. Access roads leading to any part of the operation shall be constructed with a gravel or crushed stone surface and maintained in a dust-free manner.
- b. No part of such roads shall be located closer than fifteen (15) feet to an external property line other than a limited access highway or railroad right-of-way line.
- c. A truck route plan shall be submitted showing truck routes to and from the site. Such routes shall be designed to minimize impacts on residential areas, schools or other uses which will be negatively affected by truck traffic.

B. QUARRYING (WHERE REQUIRED: HI)

1. Use Separation:

- a. The edges of any pit where a mining operation is taking place and any equipment used in the processing of rock and gravel, any asphalt plant, or other industrial uses operated in conjunction with the mine or quarry shall be located at least fifteen hundred (1,500) feet from any property line. It must also abide by the permitting process and security measures set forth in the Mining Act of 1971 and by all applicable environmental regulations set forth in Article 9 of this Ordinance and by the State of North Carolina.
- b. Where the mining operation site is bounded by a railroad right-of-way currently being used for rail service to the mining operation, no setback shall be required between the railroad right-of-way and such operation.

2. Security Fencing:

- a. The mining operation shall be enclosed by a non-climbable fence of at least eight (8) feet in height.
- b. Abandoned locations shall have a fence of at least six (6) feet in height around the perimeter of the site.

3. Rehabilitation:

- a. Within one (1) year after the cessation of production at all mining operations, all equipment and stock piles, incidental to such operation, shall be dismantled and removed by and at the expense of the owner.
- b. Except in a case where redevelopment for another permitted use is in progress on the site of an abandoned extractive operation, all excavations shall be graded to reduce the surface to gently rolling topography in substantial conformity to the land area immediately surrounding; and shall be planted with a cover of sod, trees, shrubs, legumes, or grasses, which will minimize erosion due to wind or rainfall.
- c. The site shall be drained to prevent the accumulation of standing water, and channelization of the drainage shall be designed and controlled so as not to cause erosion or silting of neighboring properties or public ways, nor to appreciably increase the turbidity of any natural water course, or to occlude any existing drainage course.

4. Noise: All operations involving blasting discernible beyond the external property line on a quarry shall only be conducted between the hours of 7:00 A.M. to 6:00 P.M.

5. Dust: All non-paved storage areas shall be maintained in a manner so as to limit dust from leaving the storage area.

6. Access:

- a. Access roads leading to any part of the operation shall be constructed with a gravel or crushed stone surface and maintained in a dust-free manner.
- b. No part of such roads shall be located closer than fifteen (15) feet to an external property line other than a limited access highway or railroad right-of-way line.



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- c. A truck route plan shall be submitted showing truck routes to and from the site. Such routes shall be designed to minimize impacts on residential areas, schools or other uses which will be negatively affected by truck traffic.

C. ASPHALT PLANTS (WHERE REQUIRED: HI)

1. **Location.** Must be located at least fifteen hundred (1,500) feet away from residential zones.
2. A security fence or wall, at least eight (8) feet high, must completely enclose the site. The building itself must be fireproof.

5.19 AIRPORT

A. AIRPORT & FLYING FIELD, COMMERCIAL (WHERE REQUIRED: PI)

1. **Minimum Area:** Fifty (50) acres for Basic Utility Stage 1 airport with two thousand (2,000) foot runway. More area is required for larger airports. Airport size and layout shall conform to current FAA requirements.
2. **Use Separation:** There shall be a minimum three hundred (300) foot distance between airport property and the nearest residence.
3. **Fencing:** Security fencing shall be provided sufficient to control access to runways and taxiways. The fencing shall be a minimum six (6) feet in height.

5.20 TEMPORARY SPECIAL EVENTS/USES

A. TEMPORARY EVENT/USES (WHERE REQUIRED: ALL DISTRICTS)

1. A temporary event permit shall be acquired from the Guilford County Planning & Development Department in order to ensure compliance with the Ordinance. The application must include the following:
 - a. Dates and times of operation.
 - b. Number of persons attending at maximum capacity.
 - c. Access points for attendees and emergency personnel.
 - d. Amount of parking provided and placement of parking locations.
2. **Special events include:** carnivals, circuses, bazaars, carnivals, fairs, religious services, seasonal greenhouses, tents, open lot sales of Christmas trees. These uses are not to exceed sixty (60) days to be considered temporary but should abide by the administered permit.
3. **Location:** Outdoor use areas of the temporary use shall be a minimum of one hundred (100) feet of a residentially zoned or used property.

B. TURKEY SHOOTS

1. **Where Required:** AG district.
2. **Setbacks:**
 - a. No turkey shoot shall be allowed within a required setback.
 - b. All turkey shoots shall be established with the line of fire perpendicular to and away from a road right-of-way. The line of fire is a line which passes through the firing point and bisects the target. The back stop or target area shall be located not less than five hundred (500) feet from the road right-of-way.
 - c. Sites adjacent to more than one (1) road right-of-way must designate the higher classified road as the front and set the line of fire perpendicular thereto. Any resultant line of fire parallel to a road must be a minimum distance of two (200) feet from and parallel to the road right-of-way.



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- d. All backstops shall be constructed a minimum of five hundred (500) feet from a residence located to the rear and/or side of the backstop.
- 3. **Parking:** An off-street parking area adequate in size to store two (2) cars for every back stop shall be provided.
- 4. **Operation:**
 - a. Backstops shall be constructed of a material that will allow the shot to penetrate and not pass through. It shall be of a minimum thickness of two (2) feet and maintained at a height of four (4) feet above the target.
 - b. The firearms used in turkey shoots shall be limited to shotguns firing shot no larger than number eight (#8). No firearms may be used which have been altered from manufacturer's specifications.
 - c. The operators of the turkey shoot shall be responsible for maintaining adequate fire protection by notifying the local fire department as to the dates and times of the turkey shoot.
 - d. Turkey shoots shall be limited to Thursdays, Fridays, and Saturdays and be in operation no later than 11:00 p.m.
 - e. Provisions for sanitation and refuse disposal must be made in accordance with health standards.
- 5. **Temporary Event Permit:** Permits shall be valid for no more than ninety (90) days. A second permit on the same parcel shall not be issued within one (1) year from date a previous permit issuance.