

ARTICLE 4 – ZONING DISTRICTS

DRAFT #2 – 5.20.2019



ARTICLE 4 - ZONING DISTRICTS

ARTICLE 4 – ZONING DISTRICTS

4.1 ZONING DISTRICTS

A. DISTRICTS ESTABLISHED

1. In order to achieve the purposes of this Ordinance, all property within the jurisdiction of Guilford County, shall be divided into districts with each designation and purpose described in this Article.
2. Land may be reclassified to one of a number of comparable conditional zoning districts in accordance with Section 4.2, Zoning District Transition or to one of several planned development zoning districts in accordance with Section 4.4, Planned Development.
3. Land within any general use, conditional, or planned development zoning district may also be classified into one or more overlay zoning districts, in which case the regulations governing development in the overlay district shall apply in addition to the regulations governing development in the under-lying base zoning district, conditional district, or planned development district.

B. COMPLIANCE WITH DISTRICT STANDARDS

No land within the county's planning jurisdiction shall be developed except in accordance with the zoning district regulations of this Article and all other applicable regulations of this Ordinance.

C. ZONING MAP

The Official Zoning Map of Guilford County (Official Zoning Map) designates the location, boundaries, and abbreviations of each zoning districts established in this Ordinance. The Official Zoning Map shall be kept on file and made available in the manner set forth in Article 1 – General Provisions of this Ordinance. It shall be the final authority as to the status of the current zoning district classification of land in the County's planning jurisdiction.

4.2 ZONING DISTRICTS TRANSITION

A. TRANSITION TABLE

The Zoning District Transition Table identifies the zoning districts in effect before and after the adoption of this ordinance. Previous districts with strike-throughs are districts that have been either replaced or absorbed by decidedly similar districts.

Previous District	Districts Established
AGRICULTURE	
AG	AG Agricultural
RESIDENTIAL	
-	RR Rural Residential
RS-40	RS-40
RS-30	RS-30
RS-20	RS-20
RS-12, RS-15	RS-12
RS-7, RS-9	RS-7
RS-5	RS-5
RM-26	RM-26



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RM-18, RM-12	RM-18
RM-8, RM-5	RM-8
CIVIC	
PI	PI Public and Institutional
COMMERCIAL – OFFICE & RETAIL	
LO	LO Limited Office
NB	NB Neighborhood Business
LB	LB Limited Business
GO-H, GO-M	MXU Mixed-Use
GB	GB General Business
HB, SC	HB Highway Commercial
CP	CP Corporate Park
INDUSTRIAL	
LI	LI Light Industrial
HI	HI Heavy Industrial
Planned Unit Development Districts	
RPD	RPD Rural Preservation District
PD-R	PD-R Planned Unit Dev.- Residential
PD-M	PD-M Planned Unit Dev.- Mixed
No Change to Overlay Districts	

B. GENERAL USE DISTRICTS

1. Each general use district shall be labeled on the official zoning map using the character abbreviation noted on the Zoning District Transition Table and in the applicable sections of this ordinance.
2. Each general use district description contains an intent statement and photograph representing the character of development, typical examples of lot configuration, dimensional standards, and cross-references to other relevant ordinance sections.

C. PLANNED UNIT DEVELOPMENT DISTRICTS

1. PD-R PLANNED UNIT DEVELOPMENT-RESIDENTIAL. The PD-R District is intended to accommodate a variety of housing types developed on large tracts in accordance with a Unified Development Plan. The PD-R District also accommodates neighborhood business and office uses which primarily serve nearby residents.
2. PD-M PLANNED UNIT DEVELOPMENT-MIXED. The PD-M District is intended to accommodate residential, commercial and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

D. CONDITIONAL ZONING

1. Districts Established. Conditional Zoning, bearing the designation CZ, is hereby established as a companion district for every district established in this Article. These districts are CZ-AG, CZ-RR, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-12, CZ-RS-7, CZ-RS-5, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also apply (Case No. 15-12-GCPL-06404).



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2. Existing zoning designations of “CU-” on the Official Zoning Map of Guilford County have been approved historically via a legislative process and thus will be considered and administered consistent with parcels designated as Conditional Zoning (CZ) as of **<DATE>**.
3. Application: The Conditional Zoning classification will be considered only upon request of the property owner for rezoning. For conditional rezoning application procedures, see Article 3 – Permits and Procedures.

E. OVERLAY DISTRICTS (4.2.4)

1. Overlay Districts establish certain area regulations which are in addition to the underlying general use, planned unit development or conditional use district(s).
 - a. WCA - WATERSHED CRITICAL AREA DISTRICT. The WCA Overlay District is intended to set forth regulations for the protection of public drinking water supplies and is applicable to all lands adjacent to and which drain toward existing or proposed water supply intakes or reservoirs. These regulations are specified in Article 9 – Environmental Regulations.
 - b. GWA - GENERAL WATERSHED AREA DISTRICT. The GWA Overlay District is intended to set forth regulations for the protection of public drinking water supplies and is applicable to all lands which drain toward such supplies and are outside of the WCA Overlay District. These regulations are specified in Article 9 – Environmental Regulations.
 - c. FH - FLOOD HAZARD DISTRICT. The FH Overlay District is intended to set forth regulations which will minimize the damage done by floods. These regulations are specified in Article 9 – Environmental Regulations.
 - d. HD - HISTORIC DISTRICT. The HD Overlay District is intended to set forth regulations which will help maintain the historic integrity of certain areas in Guilford County. These regulations are specified in Section 4.12 – Overlay Districts.
 - e. SR - SCENIC CORRIDOR DISTRICT. The SR Overlay District is intended to set forth regulations which will enhance the attractiveness of major thoroughfares which enter and/or pass through Guilford County. These regulations are specified in Section 4.12 – Overlay Districts.
 - f. AR - AIRPORT DISTRICT. The AR Overlay District is intended to prohibit the erection of structures which would, by virtue of their height, interfere with operations at Piedmont Triad International Airport. The District is also intended to keep residential densities near the Airport very low so as to minimize the negative effects of aircraft noise on homes. Regulations for the AR Overlay District are specified in Section 4.12 - Overlay Districts.
 - g. MH - MANUFACTURED HOUSING DISTRICT. The MH Overlay District is intended to set forth regulations governing the development of subdivisions for manufactured housing in certain areas of Guilford County. These regulations are specified in Section 4.12 – Overlay Districts.
 - h. LWM - LIBERTY ROAD WOODY MILL ROAD VICINITY OVERLAY DISTRICT. The LWM Overlay District is intended to set forth regulations governing the development of a mixed-use area in the Liberty Road/Woody Mill Road Vicinity as set forth by the Liberty Road/Woody Mill Road Vicinity Small Area Plan adopted by the Guilford County Board of County Commissioners. These regulations are specified in Section 4.12 – Overlay Districts.



ARTICLE 4 - ZONING DISTRICTS

4.2.1 AG – AGRICULTURAL DISTRICT

A. Intent

The AG - Agriculture district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism"- may be permitted.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – AG

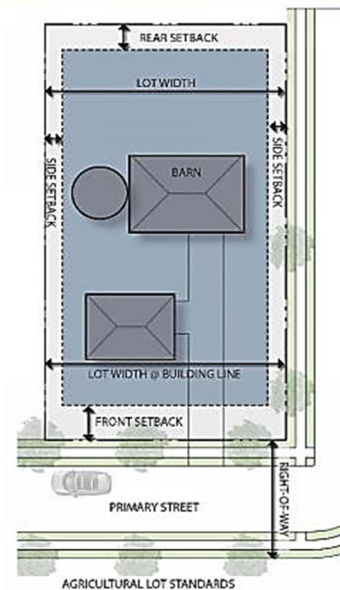
Dimensional Requirement	Single-Family Detached	Note
Min. Lot Size (ft ²)	40,000	
Min Lot Width (ft) @ building line		
Interior Lot (ft.)	150	
Corner Lot (ft.)	150	
Min. Street Frontage (ft)	50	
Min Street Setback (ft)		[1]
Local or Collector	40	
Minor Thoroughfare	40	
Major Thoroughfare	45	
Min. Interior Setbacks (ft)		
Side Yard (ft.)	15	
Rear Yard (ft.)	30	
Max. Structure height (ft)	50	
Max. building coverage (% of lot)	30	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	[2]	
Maximum Size (% of floor area)	[2]	

¹ Setback measured from right-of-way line or property line/setback from street centerline, whichever is greater.

² Accessory structures shall be subordinate in size and height compared to the primary structure.

C. References

Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.2 RS-40 – RESIDENTIAL

A. Intent

This RS-40 district is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The district provides an overall density of 1.0 unit per acre. Conservation subdivisions may be developed in this district.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RS-40

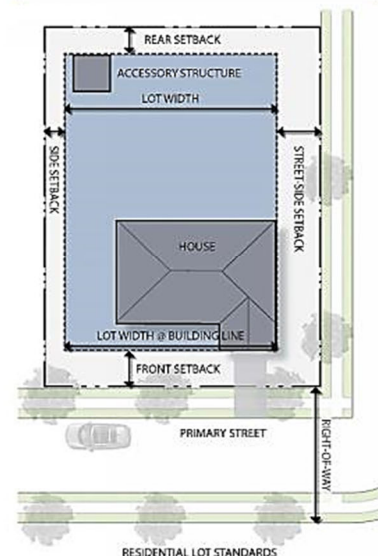
Standard	Dimension	Cluster Development Option	Note
Min. Lot Size (ft ²)	40,000		
Minimum Lot Width (ft.) @ building line			
Interior Lot	150		
Corner Lot	150		
Min. Street Frontage (ft)	50		
Min Street Setback (ft)			[1]
Local and Collector – front, side or corner	40	For cluster development on properties meeting the minimum tract size requirements set forth in Article 8 and zoned RS-40, see the dimensional/lot requirements for the RS-30 zoning district.	
Minor Thoroughfare	45		
Major Thoroughfare	50		
Min. Interior Setbacks (ft)			
Front and Corner setback (ft)	40		
Min. Side setback (ft)	10		
Rear setback (ft)	30		
Max. Structure height (ft)	50		
Max. building coverage	30%		
Accessory Structures			
Setbacks (ft.)	Same as above.		[2]
Height (ft.)	Same as above.		
Maximum Size (% of floor area)	25		

¹ Setback measured from right-of-way line or property line/setback from street centerline, whichever is greater.

² If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.3 RS-30 – RESIDENTIAL

A. Intent

This district is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. It averages an overall gross density of 1.3 units per acre or less. Cluster development (conservation subdivisions) are permitted.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RS-30

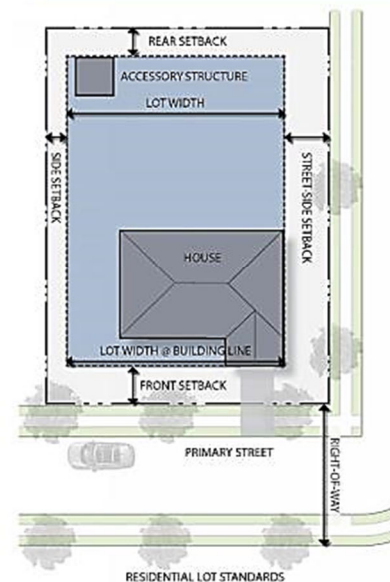
Standard	Dimension	Cluster Development Option	Note
Min. Lot Size (ft ²)	30,000		
Minimum Lot Width (ft.) @ building line			
Interior Lot	150		
Corner Lot	150		
Min. Street Frontage (ft)	50		
Min Street Setback (ft)		For cluster development on properties meeting the minimum tract size requirements set forth in Article 8 and zoned RS-30, see the dimensional/lot requirements for the RS-20 zoning district.	[1]
Local and Collector – front, side or corner	40		
Minor Thoroughfare	45		
Major Thoroughfare	50		
Min. Interior Setbacks (ft)			
Front and Corner setback (ft)	40		
Min. Side setback (ft)	10		
Rear setback (ft)	30		
Max. Structure height (ft)	50		
Max. building coverage	30%		
Accessory Structures			
Setbacks (ft.)	Same as above.		[2]
Height (ft.)	25		
Maximum Size (% of floor area)	25		

¹ Setback measured from right-of-way line or property line/setback from street centerline, whichever is greater.

² If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.4 RS-20 – RESIDENTIAL

A. Intent

This district is intended for low to moderate density single-family detached dwellings with a minimum lot size of 20,000 sq. ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets. Compact development, including conservation subdivisions, are allowed.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RS-20

Standard	Dimension	Cluster Development Option	Note
Min. Lot Size (ft ²)	20,000		
Minimum Lot Width (ft.) @ building line			
Interior Lot	90		[1]
Corner Lot	100		
Min. Street Frontage (ft)	45		
Min. Interior Setbacks (ft.)			
Front and Corner setback (ft.)		For cluster development on properties meeting the minimum tract size requirements set forth in Article 8 and zoned RS-20, see the dimensional/lot requirements for the RS-12 zoning district.	[2]
Lot fronts Local or Collector Rd.	35		
Lot fronts Minor Thoroughfare	40		
Lot fronts Major Thoroughfare	50		
Min. Side setback (ft.)	10		
Rear setback (ft.)	30		
Max. Structure height (ft.)	35		
Max. building coverage	30%		
Accessory Structures			
Setbacks (ft.)	Same as above.		[3]
Height (ft.)	25		
Maximum Size (% of floor area)	25		

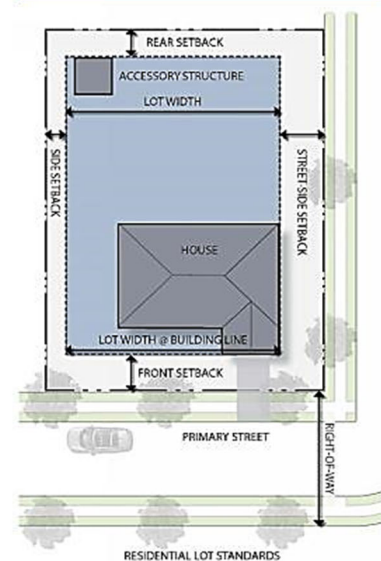
¹ Setbacks measured from right-of-way line/property line of parcels.

² See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

³ If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8



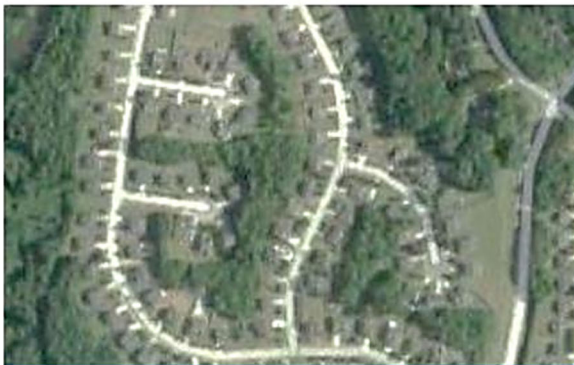


ARTICLE 4 - ZONING DISTRICTS

4.2.5 RS-12 – RESIDENTIAL

A. Intent

This district is intended for moderate density single-and two-family dwellings in a suburban or urban setting at a maximum overall density of 3.0 units per acre. Development shall be characterized by walkable suburban-style neighborhoods on local streets with access to community amenities. Additional building types, smaller lot sizes and increased density may be allowed as part of a conservation subdivisions in exchange for preserving open space.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RS-12

Standard	Dimension	Cluster Development Option	Note
Min. Lot Size (ft ²)	12,000		
Minimum Lot Width (ft.) @ building line			
Interior Lot	75		[1]
Corner Lot	85		
Min. Street Frontage (ft)	45		
Min. Interior Setbacks (ft.)			
Front and Corner setback (ft.)		For cluster development on properties meeting the minimum tract size requirements set forth in Article 8 and zoned RS-12, see the dimensional/lot requirements for the RS-7 zoning district.	[2]
Lot fronts Local or Collector Rd.	30		
Lot fronts Minor Thoroughfare	40		
Lot fronts Major Thoroughfare	50		
Min. Side setback (ft.)	10		
Rear setback (ft.)	30		
Max. Structure height (ft.)	40		
Max. building coverage	30%		
Accessory Structures			
Setbacks (ft.)	Same as above.		[3]
Height (ft.)	25		
Maximum Size (% of floor area)	25		

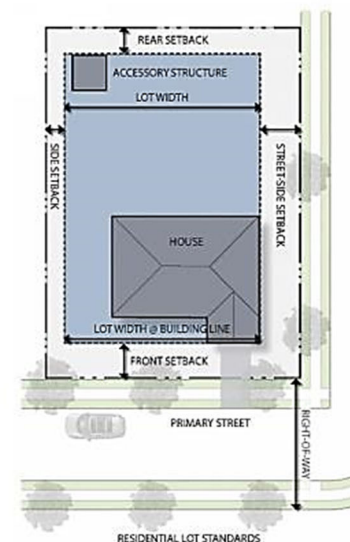
¹ Setbacks measured from right-of-way line/property line of parcels.

² See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

³ If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.6 RS-7 – RESIDENTIAL

A. Intent

This district is primarily intended for a mix of medium to higher density residential housing types in an urban setting adjacent to municipalities at a maximum overall density of 5.0 units per acre. Development in this district shall be compact, pedestrian-oriented with connections to neighborhood and civic amenities.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RS-7

Standard	Single Family Detached	Cluster Development Option	Note
Min. Lot Size (ft ²)	7,000		
Minimum Lot Width (ft.) @ building line			
Interior Lot	50		[1]
Corner Lot	70		
Min. Street Frontage (ft)	30		
Min. Interior Setbacks (ft.)			
Front and Corner setback (ft.)		For cluster development on properties meeting the minimum tract size requirements set forth in Article 8 and zoned RS-7, see the dimensional/lot requirements for the RS-5 zoning district.	[2]
Lot fronts Local or Collector Rd.	25		
Lot fronts Minor Thoroughfare	35		
Lot fronts Major Thoroughfare	45		
Min. Side setback (ft.)	5		
Rear setback (ft.)	20		
Max. Structure height (ft.)	35		
Max. building coverage	40%		
Accessory Structures			
Setbacks (ft.)	Same as above.		[3]
Height (ft.)	25		
Maximum Size (% of floor area)	25		

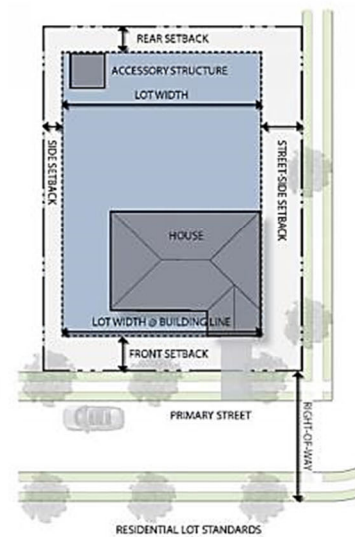
¹ Setbacks measured from right-of-way line/property line of parcels.

² See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

³ If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.7 RS-5 – RESIDENTIAL

A. Intent

This district is intended for a mix of higher density residential housing types in an urban setting adjacent to municipalities at a maximum overall density of 7.0 units per acre. Development in this district shall be compact, walkable, with connections to neighborhood and civic amenities and water and sewer infrastructure.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RS-5

Dimensional Requirement	Single Family Detached	Cluster Development Option	Note
Min. Lot Size (ft ²)	5,000		
Minimum Lot Width (ft.) @ building line			
Interior Lot	50		[1]
Corner Lot	70		
Min. Street Frontage (ft.)	30		
Min. Interior Setbacks (ft.)			
Front and Corner setback (ft.)			[2]
Lot fronts Local or Collector Rd.	20	N/A	
Lot fronts Minor Thoroughfare	35		
Lot fronts Major Thoroughfare	45		
Min. Side setback (ft.)	5		
Rear setback (ft.)	15		
Max. Structure height (ft.)	35		
Max. building coverage	45%		
Accessory Structures			
Setbacks (ft.)	Same as above.		[3]
Height (ft.)	25		
Maximum Size (% of floor area)	25		

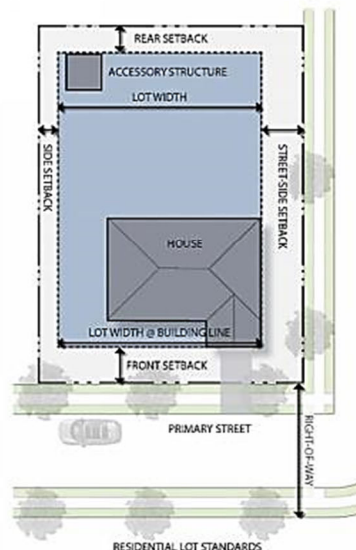
¹ Setbacks measured from right-of-way line/property line of parcels.

² See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

³ If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8



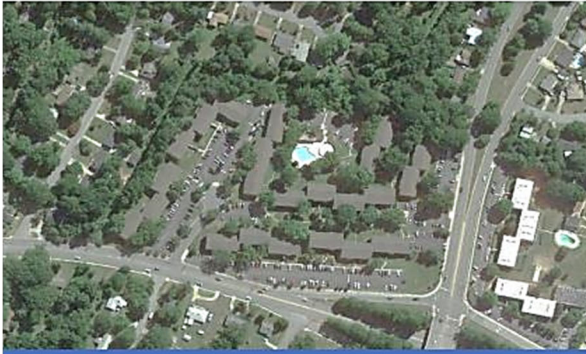


ARTICLE 4 - ZONING DISTRICTS

4.2.8 RM-8 – RESIDENTIAL MULTI-FAMILY

A. Intent

This district is primarily intended for a variety of housing types including duplexes, townhomes, cluster housing, and other similar residential uses at a maximum overall density of 8.0 units per acre. Development in this district shall have connections to neighborhood and civic amenities, water and sewer infrastructure.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RM-8

Standard	Single Family	Two-Family	Multi-Family	Cluster Development Option	Note
Min. Lot Size (ft ²)	7,000	12,000	n/a		[1]
Min Lot Size for first 3 DUs (ft ²)	n/a		16,000		
Additional Lot Area per Additional Unit (ft ²)	n/a		5,445		
Minimum Lot Width (ft.) @ building line					
Interior Lot	50		n/a		[2]
Corner Lot	70		n/a		
Min. Street Frontage (ft.)	30		50		
Minimum Lot Width for first 3 DUs (ft.)	n/a		75		
Additional Lot Width per Additional Unit (ft.)	n/a		5 until total = 120		
Min. Interior Setbacks (ft.)					
Front and Corner setback (ft.)					[3]
Lot fronts Local or Collector Rd.	25		25		
Lot fronts Minor Thoroughfare	35		35		
Lot fronts Major Thoroughfare	45		45		
Min. Side setback (ft.)	5		10		
Rear setback (ft.)	20		25		
Minimum Building Separation (ft.)	n/a		20		
Max. Structure height (ft.)	50		60		
Max. building coverage	40%		40		
Accessory Structures					
Setbacks (ft.)	Same as above.				[4]
Height (ft.)	25				[5]
Maximum Size (% of floor area)	25				

¹ Non-conforming lots of record in RM-8 may be developed with two-family units provided they meet min. lot size of 9,000 ft²

² Setbacks measured from right-of-way line/property line of parcels.

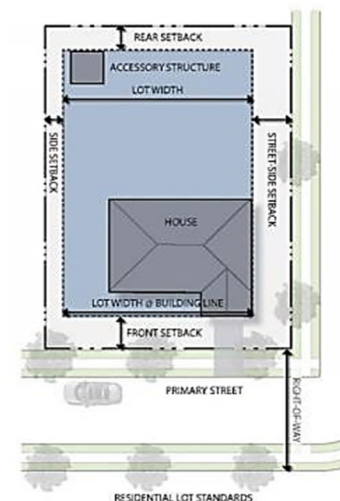
³ See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

⁴ For multi-family development, clubhouses, rental, or administrative offices, and mailbox kiosks or shelters may be located in front of the building line of the principal building but shall follow the same street setbacks of the principal building. All other accessory buildings and structures shall be located behind the front building line of the principal building(s).

⁵ If accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8



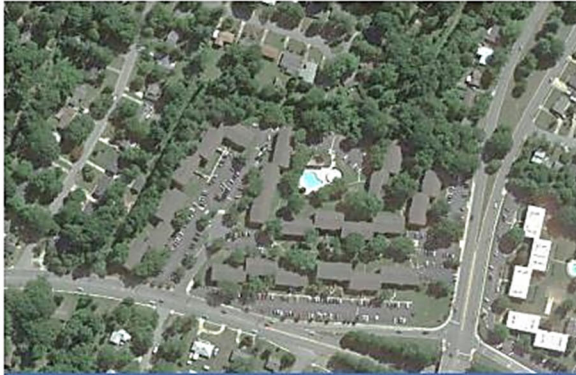


ARTICLE 4 - ZONING DISTRICTS

4.2.9 RM-18 – RESIDENTIAL MUTI-FAMILY

A. Intent

This district is intended to accommodate a variety of housing options including duplexes, townhomes, cluster housing, and other multifamily development with a maximum density of 18.0 units per acre. These developments shall be cohesively designed and served by water and sanitary sewer.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RM-18

Standard	Single Family	Two-Family	Multi-Family	Cluster Development Option	Note
Min. Lot Size (ft ²)	5,000	9,000	n/a		[1]
Min Lot Size for first 3 DUs (ft ²)			12,000		
Additional Lot Area per Additional Unit (ft ²)			2,420		
Minimum Lot Width (ft.) @ building line					
Interior Lot	50				[2]
Corner Lot	70				
Min. Street Frontage (ft.)	30				
Minimum Lot Width for first 3 DUs (ft.)			60		
Additional Lot Width per Additional Unit (ft.)			5 until total = 120		
Min. Interior Setbacks (ft.)					
Front and Corner setback (ft.)					[3]
Lot fronts Local or Collector Rd.	20		25		
Lot fronts Minor Thoroughfare	35		35		
Lot fronts Major Thoroughfare	45		45		
Min. Side setback (ft.)	5		10		
Rear setback (ft.)	15		25		
Minimum Building Separation (ft.)					
Max. Structure height (ft.)	50		60/80		
Max. building coverage	45%		45%		
Accessory Structures					
Setbacks (ft.)	Same as above.				[5]
Height (ft.)	25				
Maximum Size (% of floor area)	25				

¹Non-conforming lots of record in RM-18 may be developed with two-family units provided they meet min. lot size of 7,000ft²

²Setbacks measured from right-of-way line/property line of parcels.

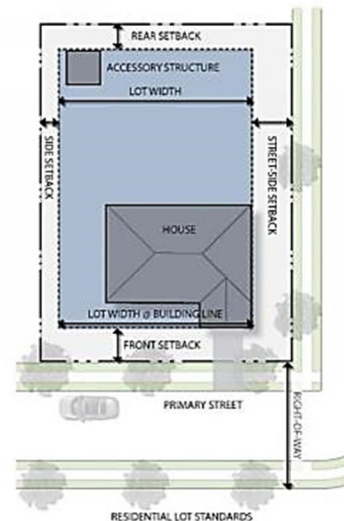
³See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

⁴For multi-family development, clubhouses, rental, or administrative offices, and mailbox kiosks or shelters may be located in the front if the building line of the principal building but shall follow the same street setbacks of the principal building. All other accessory buildings and structures shall be located behind the front building line of the principal building(s).

⁵If accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8



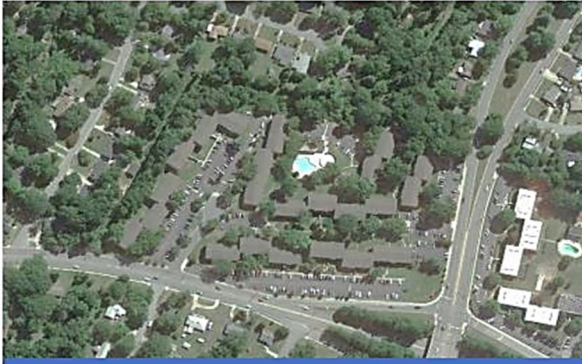


ARTICLE 4 - ZONING DISTRICTS

4.2.10 RM-26 – RESIDENTIAL MULTI-FAMILY

A. Intent

This district is primarily intended to accommodate an array of multifamily housing types including, townhomes, apartments, cluster housing, and other similar residential uses at a maximum overall density of 26.0 units per acre. Development shall provide connectivity to adjacent neighborhoods, civic and institutional uses, and other amenities.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – RM-26

Standard	Single Family	Two-Family	Multi-Family	Cluster Development Option	Note
Min. Lot Size (ft ²)	5,000	7,000	n/a		[1]
Min Lot Size for first 3 DUs (ft ²)	n/a		9,000		
Additional Lot Area per Additional Unit (ft ²)	n/a		1,675		
Minimum Lot Width (ft.) @ building line					
Interior Lot	50		n/a		[2]
Corner Lot	70		n/a		
Min. Street Frontage (ft.)	30		50		
Minimum Lot Width for first 3 DUs (ft.)	n/a		60		
Additional Lot Width per Additional Unit (ft.)	n/a		5 until total = 120		
Min. Interior Setbacks (ft.)					
Front and Corner setback (ft.)					[3]
Lot fronts Local or Collector Rd.	20		25		
Lot fronts Minor Thoroughfare	35		35		
Lot fronts Major Thoroughfare	45		45		
Min. Side setback (ft.)	5		10		
Rear setback (ft.)	15		25		
Minimum Building Separation (ft.)					
Max. Structure height (ft.)	50		n/a		
Max. building coverage	45%		45%		
Accessory Structures					
Setbacks (ft.)	Same as above.				[4]
Height (ft.)	25				[5]
Maximum Size (% of floor area)	25				

¹Non-conforming lots of record in RM-8 may be developed with two-family units provided they meet min. lot size of 7,000ft²

²Setbacks measured from right-of-way line/property line of parcels.

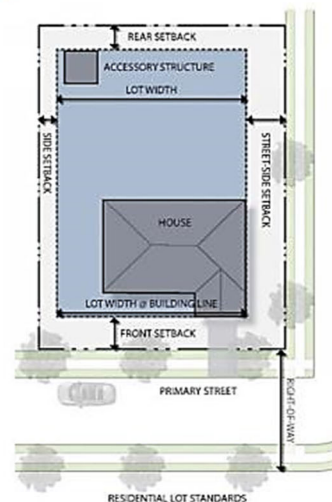
³See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

⁴For multi-family development, clubhouses, rental, or administrative offices, and mailbox kiosks or shelters may be located in front of the building line of the principal building but shall follow the same street setbacks of the principal building. All other accessory buildings and structures shall be located behind the front building line of the principal building(s).

⁵If accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Cluster Development	Art. 8
Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.11 PUBLIC AND INSTITUTIONAL

A. Intent

This district is intended accommodate mid to large-sized, campus-style development semi-public and institutional controlled by a single entity. A master plan should be prepared for these uses which address access, circulation, site layout, architectural cohesion, parking, lighting, open space and other factors.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – PI

Standard	Dimension	Note
Min. Development Size (ac.)	5	
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	40,000	[1]
Minimum Lot Width (ft.)	150	
Min. Street Frontage (ft)	100	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	30	
Lot fronts Minor Thoroughfare	40	
Lot fronts Major Thoroughfare	50	
Side/rear Adj. to Non-Res. (ft.)	20	
Side/Rear Adj. to Res. (ft.)	35	
Max. Structure height (ft.)	50	
Max. building coverage (% of lot)	n/a	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	25	
Maximum Size (% of floor area)	25	

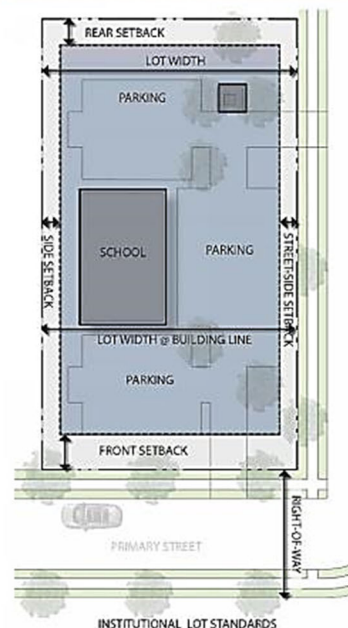
¹ Lots of record having less than minimum required area may be developed pursuant to Article 11 – Nonconformities.

² Setbacks measured from right-of-way line/property line of parcels.

³ See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7





ARTICLE 4 - ZONING DISTRICTS

4.2.12 LO – LIMITED OFFICE

A. Intent

This district is intended to accommodate low intensity medical-related, professional, or administrative office uses on small to mid-sized sites close to residential areas. Development should be consistent in visual character and architectural scale and include pedestrian improvements. Visual buffers may be required adjacent to existing residential.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – LO

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	[1]
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	9,000	
Minimum Lot Width (ft.) @ building line	60	
Min. Street Frontage (ft)	60	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	20	
Lot fronts Minor Thoroughfare	30	
Lot fronts Major Thoroughfare	35	
If Adj. to Non-Res. Zoning (ft.)	0/5	
If Adj. to Res. Zoning (ft.)	20	
Max. Structure height (ft.)	50	
Max. building coverage	n/a	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	12	
Maximum Size (% of floor area)	25	

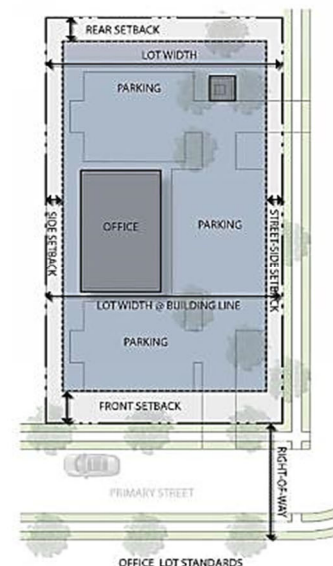
¹ Lots of record having less than minimum required area may be developed pursuant to Article 11 – Nonconformities.

² Setbacks measured from right-of-way line/property line of parcels.

³ See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.13 NB – NEIGHBORHOOD BUSINESS

A. Intent

This Neighborhood Business district accommodates low intensity office and retail services in a rural setting. This district serves nearby neighborhoods with basic convenience goods and services. It is typically located at the intersection of local collectors or thoroughfares. Pedestrian and vehicular access should be provided.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – NB

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	9,000	[1]
Minimum Lot Width (ft.) @ building line	60	
Min. Street Frontage (ft)	60	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	20	
Lot fronts Minor Thoroughfare	30	
Lot fronts Major Thoroughfare	35	
Side/Rear if Adj. to Non-Res. (ft.)	0/5	[4]
Side/Rear if Adj. to Res. (ft.)	20	
Max. Structure height (ft.)	35	
Max. building coverage	n/a	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	25	
Maximum Size (% of floor area)	25	

¹Lots of record having less than minimum required area may be developed pursuant to Article 11 - Nonconformities.

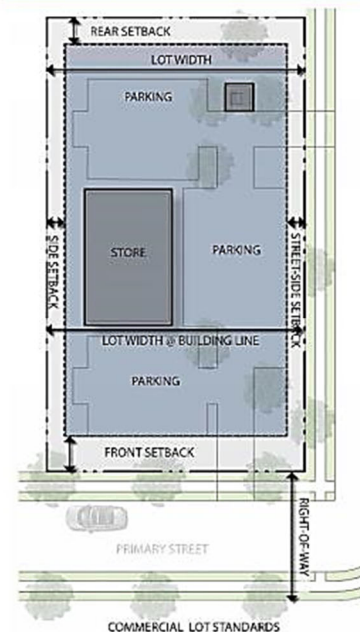
²Setbacks measured from right-of-way line/property line of parcels.

³See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

⁴Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7





ARTICLE 4 - ZONING DISTRICTS

4.2.14 LB – LIMITED BUSINESS

A. Intent

This Limited Business district is primarily intended to accommodate moderate intensity shopping and services convenient to nearby residential uses and typically located at intersections of collectors or thoroughfares.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – LB

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	15,000	[1]
Minimum Lot Width (ft.) @ building line	80	
Min. Street Frontage (ft)	80	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	25	
Lot fronts Minor Thoroughfare	30	
Lot fronts Major Thoroughfare	35	
Side/Rear if Adj. to Non-Res. (ft.)	10	
Side/Rear if Adj. to Res. (ft.)	25	
Max. Structure height (ft.)	35	
Max. building coverage	n/a	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	25	
Maximum Size (% of floor area)	25	

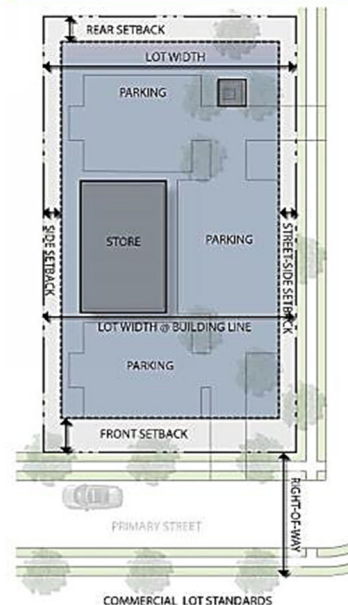
¹ Lots of record having less than minimum required area may be developed pursuant to Article 11 – Nonconformities.

² Setbacks measured from right-of-way line/property line of parcels.

³ See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7





ARTICLE 4 - ZONING DISTRICTS

4.2.15 GB – GENERAL BUSINESS

A. Intent

This district is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized minimal front setbacks, off-street parking. Quality design, shared access, and shared parking are encouraged.



B. Lot Standards

Dimensional Requirements – GB

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	[1]
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	12,000	
Minimum Lot Width (ft.) @ building line	75	
Min. Street Frontage (ft)	75	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	15	
Lot fronts Minor Thoroughfare	15	
Lot fronts Major Thoroughfare	15	
Side/Rear Adj. to Non-Res. (ft.)	0/5	[4]
Side/Rear Adj. to Res. (ft.)	10	
Max. Structure height (ft.)	50	
Max. building coverage	n/a	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	25	
Maximum Size (% of floor area)	25	

¹ Lots of record having less than minimum required area may be developed pursuant to Article 11 – Nonconformities.

² Setbacks measured from right-of-way line/property line of parcels.

³ See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

⁴ Zero setback if no setback provided. If setback is provided it must be a minimum of five (5) feet.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.16 HC – HIGHWAY COMMERCIAL

A. Intent

This district is primarily meant to accommodate auto-oriented retail service and other commercial uses typically located along major thoroughfares. High visibility from the roadway. These highly-visible establishments are characterized by large parking lots in front of the structures, anchor tenants, and outparcels. Attention should be paid to landscaping, site and architectural design.



B. Lot Standards

Dimensional Requirements – HC

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	20,000	[1]
Minimum Lot Width (ft.) @ building line	100	
Min. Street Frontage (ft)	100	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	30	
Lot fronts Minor Thoroughfare	40	
Lot fronts Major Thoroughfare	50	
Side/Rear Adj. to Non-Res. (ft.)	10	[4]
Side/Rear Adj. to Res. (ft.)	25	
Max. Structure height (ft.)	35	[5]
Max. building coverage	n/a	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	25	
Maximum Size (% of floor area)	25	

¹ Lots of record having less than minimum required area may be developed pursuant to Article 11 – Nonconformities.

²Setbacks measured from right-of-way line/property line of parcels.

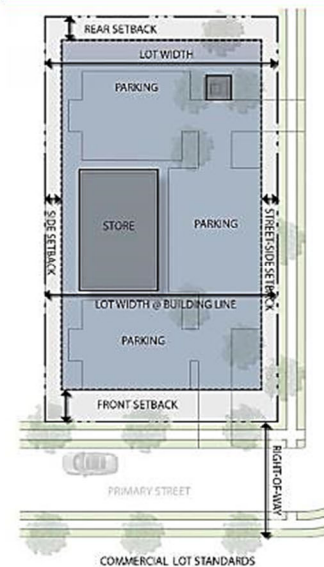
³See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

⁴ Zero setback if no setback provided. If setback is provided it must be a minimum of five (5) feet.

⁵No more than three (3) full or partial stories entirely above grade.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.17 MXU – MIXED-USE

A. Intent

This district is intended for a mix of high-intensity residential, retail, and commercial uses compatible with adjacent development. The mix of uses may be horizontal or vertical. This district shall consider connectivity via all modes of travel and provide multiple housing types to suit residents in all stages of life.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – MXU

Standard	Residential		Non-residential	Note
	SF	MF		
Min. Lot Size (ft ²)	5,000	n/a	20,000	
Min Lot Size for first 3 DUs (ft ²)	n/a	9,000	n/a	
Additional Lot Area per Additional Unit (ft ²)	n/a	2,000	n/a	
Minimum Lot Width (ft.) @ building line			100	
Interior Lot	50	n/a	n/a	[1]
Corner Lot	70	n/a	n/a	
Min. Street Frontage (ft.)	30	50	75	
Minimum Lot Width for first 3 DUs (ft.)	n/a	60	n/a	
Additional Lot Width per Additional Unit (ft.)	n/a	5 until total = 120	n/a	
Min. Interior Setbacks (ft.)				
Front and Corner setback (ft.)	n/a	n/a	n/a	[2]
Lot fronts Local or Collector Rd.	15	25	25	
Lot fronts Minor Thoroughfare	35	35	30	
Lot fronts Major Thoroughfare	45	45	35	
Min. Side setback (ft.)	5	10	10	
Rear setback (ft.)	15	25	10	
Minimum Building Separation (ft.)	n/a	20	6	
Max. Structure height (ft.)	35	50	n/a	
Max. building coverage	45	50	n/a	
Accessory Structures				
Setbacks (ft.)	Same as above.			[3]
Height (ft.)	25			
Maximum Size (% of floor area)	25			

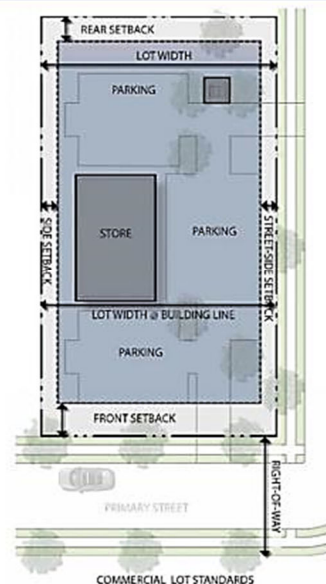
¹ Setbacks measured from right-of-way line/property line of parcels.

² See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

³ If accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to 5'.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.18 CP – CORPORATE PARK

A. Intent

This district is meant to accommodate regional employment centers including, but not limited to, warehousing, research and development, and other clean industry uses that create a campus-like setting within close proximity to transportation infrastructure.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – CP

Standard	Dimension	Note
Min. Development Size (ac.)	20	[1]
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	40,000	
Minimum Lot Width (ft.) @ building line	n/a	
Min. Street Frontage (ft.)	100	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	30	
Lot fronts Minor Thoroughfare	40	
Lot fronts Major Thoroughfare	50	
Side/Rear Adj. to Non-Res.(ft.)	20	[4]
Side/Rear Adj. to Res.(ft.)	35	[5]
Max. Structure height (ft.)	65	
Max. building coverage	n/a	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	35	
Maximum Size (% of floor area)	25	

¹ Lots of record having less than minimum required area may be developed pursuant to Article 11 – Nonconformities.

² Setbacks measured from right-of-way line/property line of parcels.

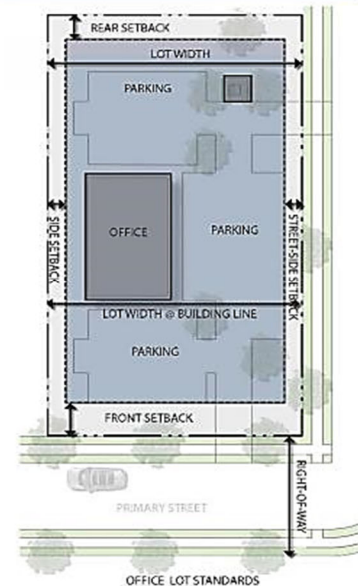
³ See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

⁴ Zero setback if no setback provided. If setback is provided it must be a minimum of five (5) feet.

⁵ Development perimeter only.

C. References

Environmental	Art. 9
Landscaping	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7
Subdivisions	Art. 8





ARTICLE 4 - ZONING DISTRICTS

4.2.19 LI – LIGHT INDUSTRIAL

A. Intent

This district accommodates limited, small-scale manufacturing, wholesaling, warehousing, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties. Development shall Provide adequate screening and buffers and be located where there are adequate public utilities and access to arterial streets and highways.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – LI

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	20,000	
Minimum Lot Width (ft.) @ building line	100	
Min. Street Frontage (ft)	75	
Min. Interior Setbacks (ft.)		[1]
Front and Corner setback (ft.)		[2]
Lot fronts Local or Collector Rd.	35	
Lot fronts Minor Thoroughfare	40	
Lot fronts Major Thoroughfare	40	
Side/Rear Adj. to Non-Res. (ft.)	15	
Side/Rear Adj. to Res. (ft.)	25	
Max. Structure height (ft.)	50	[3]
Max. building coverage (% of lot)	60	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	35	
Maximum Size (% of floor area)	25	

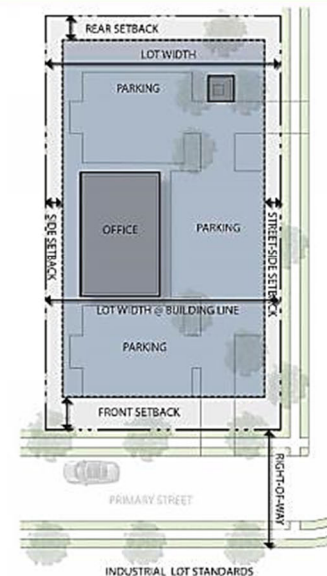
¹ Setbacks measured from right-of-way line/property line of parcels.

² See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

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

C. References

Environmental	Art. 9
Screening/Buffering	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7





ARTICLE 4 - ZONING DISTRICTS

4.2.20 HI – HEAVY INDUSTRIAL

A. Intent

This district is intended to accommodate a broad range of heavy industrial uses including manufacturing, wholesaling, fabrication, resource extraction and specialized industrial operations that may create adverse impacts on incompatible uses including residential or sensitive habitats. Development should have access to arterial streets and highways.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements – HI

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	
Min. Development Width (ft.)	n/a	
Min. Lot Size (ft ²)	20,000	[1]
Minimum Lot Width (ft.) @ building line	100	
Min. Street Frontage (ft)	75	
Min. Interior Setbacks (ft.)		[2]
Front and Corner setback (ft.)		[3]
Lot fronts Local or Collector Rd.	25	
Lot fronts Minor Thoroughfare	30	
Lot fronts Major Thoroughfare	35	
Side/Rear Adj. to Non-Res. (ft.)	25	
Side/Rear Adj. to Res. (ft.)	50	
Max. Structure height (ft.)	50	
Max. building coverage (% of lot)	60	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	50	
Maximum Size (% of floor area)	25	

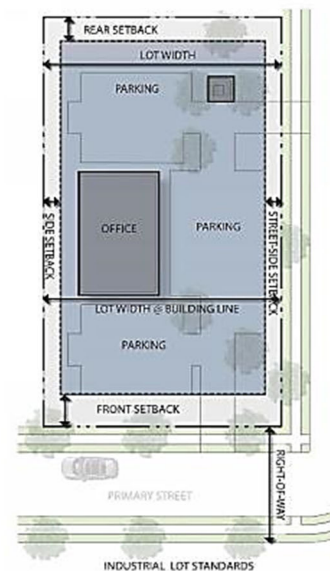
¹Lots of record having less than minimum required area may be developed pursuant to Article 11 – Nonconformities.

²Setbacks measured from right-of-way line/property line of parcels.

³See Article 8 – Subdivisions & Infrastructure Standards for street cross-sections.

C. References

Environmental	Art. 9
Screening/Buffers	Art. 6
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Signs	Art. 7





ARTICLE 4 - ZONING DISTRICTS

4.3 USE MATRIX

A. PERMITTED USES (4-3)

1. Table 4.3.1: Permitted Uses, provides classifications for various uses based on characteristics and intensity. Land, buildings, and structures shall only be used, and buildings and structures shall only be erected in the districts on the Official Zoning Map, as amended and for uses intended on the Permitted Use Table.
2. Principal Use. A Principal Use is the primary use on a property and is the main purpose for which the property exists. A principal use may be designated as either:
 - a. Permitted. Permitted by right uses are indicated by a "P"
 - b. Special Use. Special uses indicated by an "S" require approval by the Board of Adjustment. Supplemental standards associated with the use to determine its suitability in a given location may apply.
 - c. Not Permitted. No designation indicates that the use is not permitted within that district.
3. Unlisted Uses
 - a. The Planning & Development Director shall interpret an unlisted land use as permitted in a particular zoning district only after determining the nature, function, and duration of the use and the impact of allowing it in the zoning district are so similar to those of a use type or use category allowable in the zoning district that the unlisted land use should be deemed allowable in the same manner as the similar use type or category.
 - b. Uses which are found to be unlisted and dissimilar to an already defined use type are prohibited.
4. Accessory Uses. Accessory uses are allowed in conjunction with a permitted principal use on the same property.
5. Approval Process for Uses. The Subdivision or Development Plan procedure is required for approval for all uses except for those specifically labeled as such.
6. Mixed Use. Mixed use development refers to two (2) or more permitted uses on the same lot. The uses may occupy the same principal building located on the same lot (vertical) or be adjacent (horizontal).
7. Prohibited Uses. Uses not listed as (P), (D) or (S) are presumed to be prohibited.
8. Within certain overlay districts, some uses are prohibited, regardless of the uses permitted in the underlying zoning district(s). The following uses are prohibited in the Overlay Districts listed.
 - a. Scenic Corridor Overlay District: Class A, B, and C Manufactured Dwellings are prohibited in the Scenic Corridor Overlay District.
 - b. Airport Overlay District: Multi-family housing and single-family housing on lots less than forty thousand (40,000) square feet are prohibited in the Airport Overlay District.
 - c. Watershed Critical Area: See Table 4.3.1 for the list of uses prohibited in the Watershed Critical Areas.
 - d. Flood Hazard Area: Storage or Processing of materials that are flammable, corrosive, toxic or explosive, or which could otherwise be injurious to human, animal or plant life in time of flood shall be prohibited from the flood hazard areas.



ARTICLE 4 - ZONING DISTRICTS

TABLE 4-3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section <>.

P = Use by Right D = Development Standards Apply, See Article 6 S = Special Use Permit Required Z = Overlay Zoning Required * = Indicates Additional District Requirements, See Section <>

Use Category	Use Type	WCA Prohibited Uses	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R		L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M		O	X	B	B	B	C	P	I	I
			40	30	20	12	7	5	8	18	26				U	*	*	*	*	*	*	*
Agriculture/Animal Services	Agricultural Tourism (Major)		S																			
	Animal Feeder/Breeder	X	D																			
	Animal Services (livestock)		P																		P	P
	Animal Services (other)		P												D			D	D	D	P	P
	Horticultural Specialties		P																P		P	P
Household Living	Single Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Two Family Dwelling (Twin Home or Duplex)		P							P	P	P		P	P	P						
	Townhouse Dwelling									P	P	P			P	P	P					
	Multifamily Dwelling (including Condominium)									P	P	P			P	P	P	P	P			
	Live/Work									P	P	P			P	P	P	P	P			
	Manufactured Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Manufactured Dwelling Park									S	S	S										
	Accessory Apartment		D	D	D	D	D	D	D	D	D	D		D	D							
Group Living/Social Service	Boarding and Rooming House, less than 9 residents		S								P	P		P	P							
	Boarding and Rooming House, 9 or more residents										S	S		S	P							
	Congregate Care Facility									D	D	D	D		D							
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Group Care Facility										S	S	D		D							
	Single Room Occupancy (SRO) Residence									S	S	S	D		D							
	Nursing and Convalescent Home										S	S	P		P			P	P			
	Temporary Shelter										P	P	P									
	Shelter for the Homeless												D		D			D	D		D	D



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Use Category	Use Type	WCA Prohibited Uses	Residential										Institutional	Commercial							Industrial		
			A	R	R	R	R	R	R	R	R	R		P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	S	M	M		M	I	O	X	B	B	B	C	P	I
			40	30	20	12	7	5	8	18	26				U	*	*	*	*	*	*	*	
Recreation and Entertainment	Adult Uses																	D					
	Indoor Recreation															P	P	P	P	P			
	Outdoor Recreation		S																D		D	D	
	Amusement or Water Parks, Fairgrounds																		D		D		
	Athletic Fields		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P	
	Auditorium, Coliseum or Stadium												P						P		P		
	Club or Lodge		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P			
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D		S			D	D	D	D		
	Equestrian Facility		S	S									S										
	Go-cart Raceway																		P		P	P	
	Golf Course, Miniature																P	P	P				
	Golf Course		P	S	S	S	S	S	S	S	S	S	D						D	D	D		
	Physical Fitness Center														P		P	P	P	P	P		
	Private Club or Recreation Facility, Other		S																				
	Public Park (incl public recreation facility)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Recreational Vehicle Park or Campsite																		D				
	Special Event Venue		S										P					P	P	P			
	Shooting Range, Indoor																	D	D		D	D	
	Shooting Range, Outdoor		S										S										
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D		
	Theater (outdoor)															D	D	D	D				
	Theater (indoor)																	P	P				
	Place of Worship		P	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P	P	



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			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	C	P	I	I
			40	30	20	12	7	5	8	18	26				U	*	*	*	*	*	*	*
Civic, Educational, and Institutional	College or University												P					P				
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P
	Elementary School		D	D	D	D	D	D	D	D	D	D	P	D								
	Secondary School		S	S	S	S	S	S	S	S	S	S		S								
	Correctional Institution												S									S
	Daycare Centers in Residence (in-home) (9 or less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Day Care Center (not in-home)		S							D	D	D	D	D	D	D	D	D	D	D	D	
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service agencies												P	P	P	P	P	P	P	P		
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P	
	Government Office												P	P	P	P	P	P	P	P	P	P
	Library												P	P	P	P	P	P	P	P		
	Museum or Art Gallery												P	P	P	P	P	P	P	P		
	Post Office												P	P	P	P	P	P	P	P	P	P
	Hospital												P		P			P	P			
	Office (general)													P	P	P	P	P	P	P	P	
	Medical Professional Office													P	P	P	P	P	P	P	P	
	Personal Service													P	P	P	P	P	P	P	P	
	Advertising, Outdoor Services																	D	D	P	P	P
	Bank or Finance without Drive-through														D		P	P	P	D	P	
	Bank or finance with Drive-through														P		P	P	P	P	P	
	Boat Repair	X																P	P		P	P
	Building Maintenance Services																	P	P		P	P



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			A	R	R	R	R	R	R	R	R	R		P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M		I	O	X	B	B	B	C	P	I	I
			40	30	20	12	7	5	8	18	26												
Business, Professional, and Personal Services	Furniture Stripping or Refinishing (including secondary or accessory operations)	X																P	P		P	P	
	Insurance Agency (carriers and on-site claims inspections)														P		P	P	P	P	P		
	Kennels or Pet Grooming		P												D		D	D	D	D	P	P	
	Landscape and Horticultural Services	X	S																		P	P	
	Laundromat or Dry Cleaner	X														P	P	P	P				
	Motion Picture Production																P	P	P	P			
	Pest or Termite Control Services	X															P	P		P	P		
	Payday loan services																	P					
	Research, Development or Testing Services																			P	P	P	
	Septic Tank Services	X																				P	
	Studios- artists and recording													P	P	P	P	P	P		P		
	Animal Slaughter or Rendering	X															P	P					
Lodging	Bed and Breakfast		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P				
	Hotel or Motel														S			P	P	P			
Retail Trade	Retail (general)															P	P	P	P				
	A B C Store (liquor)																	P	P				
	Auto Supply Sales																P	P					
	Building Supply Sales (with storage yard)																D	D		P	P		
	Convenience Store (with gasoline pumps)	X														P	P	P	D	P	P		
	Equipment Rental and Repair, Heavy																					P	
	Equipment Rental and Repair, Light																D	D		P	P		
	Fuel Oil Sales	X																			P	P	



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			A	R	R	R	R	R	R	R	R	R		L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M		O	X	B	B	B	C	P	I	I
			40	30	20	12	7	5	8	18	26		P							*	*	*
	Garden Center or Retail Nursery																	P	P		P	
	Manufactured Home Sales																		P		P	P
	Motor Vehicle, Motorcycle, RV or Boat Sales (new and used)	X																P	P		P	P
	Pawnshop or Used Merchandise Store																	P	P			
	Service Station, Gasoline	X															P	P	P		P	P
	Tire Sales																	P	P		P	
Food Service	Bakery															P	P	P	P			
	Bar Private Club/Tavern																	D	D			P
	Brewery, Distillery, Winery														P	P	P	P		P	P	P
	Restaurant (with drive-thru)																	P	P			
	Restaurant (without drive-thru)															P	D	P	P	P	P	P
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Funeral Home or Crematorium												S		P			P	P			
	Wholesale Trade- heavy																				S	P
	Wholesale Trade- light																		P	P	P	P
	Automobile Rental or Leasing	X																P	P		P	P
	Automobile Repair Services, Major	X																P	P		P	P
	Automobile Repair Services, Minor	X																P	P		P	P
	Automobile Parking (commercial)												S					P	P	P	P	P
	Automotive Towing and Storage Services	X																D	D		D	D
	Car Wash	X																D	D		P	P
	Equipment Rental and Leasing (no outside storage)																	P	P		P	P
	Equipment Rental and Leasing (with outside storage)																				P	P



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			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	C	P	I	I
			40	30	20	12	7	5	8	18	26											
Transportation, Warehousing, and Wholesale Trade	Equipment Repair, Heavy	X																				P
	Equipment Repair, Light																	D	D		P	P
	Tire Recapping																					P
	Truck Stop	x																	D		P	P
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P
	Truck Tractor and Semi Rental and Leasing, Heavy	X																			P	P
	Truck Washing	X																				P
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Bus Terminal and Service Facilities	X																P	P		P	P
	Courier Service, Central Facility																				P	P
	Courier Service Substation														P			P	P	P	P	P
	Heliport	X											S		S				S	S	S	P
	Moving and Storage Service																				P	P
	Railroad Terminal or Yard	X																	P		P	P
Utilities and Communication	Communication or Broadcasting Facility														P			P	P	P	P	P
	Wireless tower or antenna co-located on existing building, structure or tower		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Freestanding Wireless Tower		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Small Cell Wireless Tower												S	S	S	S	S	S	S	S	S	S
	Radio or TV Station														P			P	P	P	P	P
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Solar Collectors Principal		S										S								S	S
	Taxi Terminal	X																P	P		P	P



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Use Category	Use Type	WCA Prohibited Uses	Residential										Institutional	Commercial						Industrial		
			A G	R S	R S	R S	R S	R S	R S	R M	R M	R M	P I	L O	M X	N B	L B	G B	H C	C P	L I	H I
				40	30	20	12	7	5	8	18	26			U	*	*	*	*	*	*	*
	Utility Company Office														P			P	P	P	P	P
	Utility Equipment and Storage Yards																				P	P
Waste-Related Uses	Construction or Demolition Debris (C-D) Landfill, Major																					S
	Construction or Demolition Debris (C-D) Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage yard																					P
	Land Clearing & Inert Debris (LCID) Landfill, Major	X	S																			S
	Land Clearing & Inert Debris (LCID) Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Refuse and Raw Material Hauling	X																				P
	Recycling facilities, outdoors																				P	P
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (non-hazardous)	X																				S
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S
General Industrial	Trucking or Freight Terminal	X																			P	P
	Warehouse (general storage, enclosed)																	D	D	P	P	P
	Warehouse (self-storage)																	D	D		P	P
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P
	Laundry or Dry Cleaning Substation	X														P	P	P	P	P	P	
Manufacturing	Welding Shops	X																			P	P
	Manufacturing Heavy																					S
	Manufacturing Light																			P	P	P
Mining Uses	Mining and Quarrying	X																				S
Airport	Airport and Flying Field, Commercial	X											D									



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Use Category	Use Type	WCA Prohibited Uses	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	C	P	I	I
				40	30	20	12	7	5	8	18	26			U	*	*	*	*	*	*	*
Special Events	Temporary		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

4.4 PLANNED UNIT DEVELOPMENT

A. APPLICABILITY

1. 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. Any property meeting the minimum size requirements set forth in this Article may be eligible as a planned unit development regardless of the methods utilized to supply potable water and sewage disposal.

B. MINIMUM SIZE AND USES ALLOWED.

1. Planned Unit Development-Residential (PD-R).
2. 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.
3. 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.

C. 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.

D. RELATIONSHIP TO OTHER APPLICABLE REGULATIONS.

1. 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.

E. DEVELOPMENT STANDARDS.

1. Dimensional Requirements: The dimensional requirements of this ordinance are waived except that:
 - a. 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
 - b. 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.

F. 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.

G. 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



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- 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 twenty (20) percent of the total land area in a PD-R may be occupied by or used for commercial purposes. For the purposes of this Section, the land area used for community recreational facilities (e.g., swimming pool) or to support a golf course (public or private), and associated facilities (driving range, putting greens, clubhouse, maintenance facilities, etc.) shall not be subject to the twenty (20) percent total commercial land area limitation; 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.

H. STREET DESIGN

1. Collector streets within a planned unit development shall be located and designed to accommodate through traffic with origins or destinations outside of the development.

I. BOUNDARY TREATMENT:

1. The scale and setbacks of planned unit development improvements within one hundred 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 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.

J. 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.

K. PARKING

1. 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 Technical Review Committee may reduce the parking spaces if the Unified Development Plan provides convenient pedestrian and/or bicycle access among uses.

L. ENVIRONMENTALLY SENSITIVE AREAS

1. The development shall be designed to limit disturbances in the following areas except for road crossings, utilities, erosion control devices, watershed protection devices, and recreational facilities:
 - a. Land within a floodway or floodway fringe.
 - b. Wetlands, steep slopes, and other known or documented critical ecological areas.

M. OPEN SPACE AND COMMON RECREATIONAL FACILITIES

2. 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.
3. To qualify as open space, land shall be usable for recreational purposes, provide visual, aesthetic, or environmental amenities, or utility for stormwater and/or sewage treatment



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and may not be occupied by street rights-of-way, drives, parking areas or structures, other than recreational structures and those associated with community well or sewage systems. No more than twenty-five (25) percent of the total required open space for the planned unit development may be used to accommodate off-site septic systems.

4. Land within a floodway or floodway fringe zone may be used to provide not more than fifty (50) percent of the open space required in a planned unit development.
5. 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.
6. The following minimum amount of open space is required:
 - a. Two (2) acres or five (5%) percent of the total land area of the property seeking PD-R designation, whichever is greater.
 - b. Ten (10%) percent of the gross land area for commercial and industrial uses.
7. Open space requirements may be reduced depending upon the nature and extent of active recreation facilities provided.
8. 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.

N. UTILITIES

1. Water, sewer, electrical, gas, television and telephone utilities shall be installed in accordance with Article 8 – Subdivision and Infrastructure Standards.

4.5 RURAL PRESERVATION DISTRICT

A. APPLICABILITY

1. A development in the Rural Preservation District (RPD) shall be 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.

B. RELATIONSHIP TO OTHER APPLICABLE REGULATIONS.

1. Development in the RPD 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.

C. USES ALLOWED.

1. The uses allowed in a RPD are those allowed in any RS or RM residential district, the Neighborhood Business District (NB) and the Limited Office (LO) district.

D. DEVELOPMENT STANDARDS.

1. Maximum Number of Lots/Dwelling Units:
 - a. Base Calculation. The maximum number of lots/dwelling units shall be determined as follows:
 - (1) Calculate the gross acreage of the tract, excluding any existing street right-of-way.
 - (2) Subtract three-fourths (¾) of the area of any drainageways and/or open space required to dedicated.
 - (3) Multiply by one (1), add credit units allowed under Subsection 2), 3) and 4) below, and round the result up.



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- (a) Open Space Credit. For every five (5) acres designated as open space in excess of the area required under this Section, one (1) lot/dwelling unit may be added to the maximum number allowed under this Section.
 - (b) Sidewalk/Trail Network Credit. If public access to the Sidewalk/Trail Network is granted via a public access easement identified on the Sketch Plan, Unified Development Plan, and subdivision plat two (2) residential lots/dwelling units may be added to the maximum number allowed under this Section.
 - (c) Walkability Credit. If seventy-five (75%) percent of the dwelling units are located within one-fourth ($\frac{1}{4}$) mile of all office or commercial buildings three (3) residential lots/dwelling units may be added to the maximum number allowed under this Section.
- 2. Single Family Detached Dwelling Dimensional Requirements. The dimensional requirements for lots and dwellings shall at a minimum meet the following standards:
 - a. Minimum Lot Size: 5,000 square feet.
 - b. Minimum Width: Interior Lot—50 feet, Corner Lot—70 feet.
 - c. Minimum Street Frontage: 30 feet.
 - d. Minimum Front Local or Collector Street Setback: 20 feet.
 - e. Minimum Front Major or Minor Thoroughfare Street Setback: 40 feet.
 - f. Minimum Side Local or Collector Street Setback: 15 feet.
 - g. Minimum Side Major or Minor Thoroughfare Street Setback: 40 feet.
 - h. Minimum Interior Setback: Side—5 feet, Rear—15 feet.
- 3. Single Family Attached and Multi-Family Dwelling Dimensional Requirements: The location and placement for all principal buildings shall meet the standards found in this Article. Additional Multi- family Developments/Yard Space Triangles and the minimum setbacks listed below:
 - a. Minimum Building Local or Collector Street Setback: 10 feet.
 - b. Minimum Building Major or Minor Thoroughfare Street Setback: 40 feet.
 - c. Minimum Building Interior Setback—Side: 10 feet.
 - d. Minimum Building Interior Setback—Rear: 25 feet.
 - e. No structure of any type which is in excess of thirty-five (35) feet in height shall be erected within fifty (50) feet of an existing single-family zoning district.
- 4. Non-residential and Recreational Building and Structure Dimensional Requirements:
 - a. The location and placement for all principal buildings and structures shall meet the standards found in this Article for the NB or LB districts.
 - b. No structure of any type which is in excess of thirty-five (35) feet in height shall be erected within fifty (50) feet of an existing single family zoning district.
- 5. Accessory Building and Structure Dimensional Requirements
 - a. The location and placement of all accessory buildings and structures shall conform to the requirements of this Article.
- 6. Access
 - a. Areas between structures shall be covered by easements where necessary to preserve access and to provide for maintenance and utility service;
 - b. Primary vehicular access to commercial or office development shall not be through intervening residential development; and
 - c. No single family detached lots shall have access to thoroughfares or Scenic Corridors unless the lot has a minimum street frontage and lot width of three hundred (300) feet and a minimum lot size of three (3) acres.
- 7. Office and Commercial Areas



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- a. Office and commercial areas within the RPD shall be arranged to:
 - (1) Separate pedestrian and vehicular traffic such that pedestrians can safely walk between stores within a development and from parking areas to stores; and
 - (2) Promote pedestrian access from adjacent residential and office areas into commercial areas.
 - (a) Office and commercial uses in the RPD shall be located on, shall face, and only have access to an internal local or collector street in the development;
 - (b) No more than ten (10%) percent of the total land area in the RPD may be occupied by or used for office and commercial purposes;
 - (c) Dwelling units may be and are encouraged to be integrated into office and commercial buildings; and
 - (d) The architectural style of office and commercial buildings shall be similar to or compatible with the style of the residential buildings planned for the development or those in the vicinity. This can be achieved through the size and scale of the building and limiting the building exteriors to brick, stone, wood or other materials consistent with the development.
8. Street Design
 - a. Local Streets: Local streets within the development shall be located and designed to enhance the local street network and adopted thoroughfare/collector/local street plans and provide reasonable and efficient access and connections designed to reduce travel time within and through the development. Connections to existing public streets and rights of way are required. Connecting or through streets shall be public streets. Cul-de-sac, dead-ends and other non-connecting streets may be private streets.
 - b. Collector and Thoroughfare Streets: The Technical Review Committee may require a collector or thoroughfare street through the development in response to anticipated traffic generated by the development and consistency with the Thoroughfare Plan. Collector and thoroughfare streets shall be public streets.
 - c. The internal street network shall be integrated as part of the Pedestrian and Bikeway Trail Network.
9. Signs
 - a. The size, height, setback, location, design, illumination and number of signs shall be specified in the Unified Development Plan.
 - b. All signs shall use a coordinated color, style and lettering scheme.
 - c. Street signs not installed by the Jurisdiction must be approved by the Technical Review Committee and shall contain reflective lettering.
10. Parking. Off-street parking for each use in the development shall be provided in accordance with the standards set forth in this Ordinance for the same use or uses of similar intensity. The minimum number of parking spaces may be reduced by twenty-five (25%) percent for non-residential uses if the Unified Development Plan provides convenient pedestrian and/or bicycle access among uses.
11. Environmentally Sensitive Areas: The development shall be designed to limit disturbance in the following areas:
 - a. Land within a floodway or floodway fringe.
 - b. Wetlands and steep slopes.
 - c. Ground water recharge areas.
 - d. Critical ecological areas including mature tree stands, wildlife habitats, and migration corridors, except for:



ARTICLE 4 - ZONING DISTRICTS

- (1) Road crossings, utilities, erosion control and watershed protection devices, and recreational facilities.
- 12. Rural Character Preservation Areas:** The development shall incorporate and be designed to preserve the following areas:
 - a. Active pasture land.
 - b. Farm house or “home place,” farm structures, and other historical structure or archaeological areas.
 - c. Wood post fences, stone rows and tree lines.
 - d. Farm roads.
 - e. Areas identified to preserve rural character maybe included as open space under the provisions of this Section or included in a lot or lots provided that the area(s) or structure(s) are identified on the Sketch and Unified Development Plan (and protected through zoning conditions). The location of farm roads should be used as driveway access to dwelling units or as street access into the development, where feasible.
- 13. Open Space:**
 - a. A minimum of fifty (50) percent of the gross land area, less open space credits and excluding existing street right-of-way shall be open space as defined below.
 - b. In a RPD, qualifying open space shall be that land:
 - (1) Dedicated to the public for parkland, open space, and/or drainageway.
 - (2) Placed under the control of a land trust or conservancy.
 - (3) Designated for agricultural use only.
 - (4) Designated by the development plan as Common Area for the use, benefit, and enjoyment of all residents of the development.
 - (5) Special Purpose Lots designated for Off-site Sewage Treatment, Community Well recharge areas and Community Sewage Treatment.
 - (6) Open Space Credits. The Sidewalk/Trail Network area shall be calculated by multiplying linear feet by twenty (20) feet. Every acre or portion thereof provided in sidewalk/trail network shall be deducted from the total minimum fifty (50%) percent open space requirement. (e.g. A one hundred (100) acre site providing one (1) mile [2.42 acres] of trail would reduce the minimum open space requirement from fifty (50) acres to forty-seven and six-tenths (47.6 acres.)
 - c. To qualify as open space, land shall be useable for sewage treatment, recreation purposes, provide visual, aesthetic, or environmental amenities, or be agriculturally productive land, and may not be occupied by street rights-of-way, drives, parking areas or structures, other than recreational structures and those associated with community well or sewage systems.
 - d. Land within a floodway, floodway fringe zone, or bodies of water greater than one (1) acre in size may be used to provide not more than fifty (50%) percent of the open space required in development. Other areas required to be dedicated under this Section and rights-of-way for the Trail Network shall count fully toward the open space requirement.
 - e. All open space not containing planned improvements shall be transferred to the land conservation/trust, owner’s association, or dedicated as open space with the recordation of the first phase of the development. Open space containing planned improvements 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.
 - f. Land designated for agricultural use only maybe held in private ownership or by an owner’s association.



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14. Sidewalk and Trail Network

- a. Location and Purpose.** The development shall provide a pedestrian/bikeway trail network linking:
 - (1) Residential areas to the open space, recreation facilities, and non-residential areas within the development; and
 - (2) The development to existing or proposed trails, those shown on an adopted land use plan, trails.

15. Design Standards. The trail network shall be contained within a public or private right-of-way a minimum of twenty (20) feet in width. The trail network shall consist of a public paved sidewalk or a private all-weather walkway. The width of the travel way shall be a minimum of five (5) feet. When the trail is adjacent to or parallel to a public or private street it shall be separated from the edge of pavement a minimum of six (6) feet. The walkway maybe located within a public street right-of-way subject to the approval of the Jurisdiction maintaining the public street.

16. Maintenance. Maintenance of the trail network shall be the responsibility of a Owners Association for all trails located outside public street right-of-way. Trails located within public street right-of-way may be maintained by the Jurisdiction maintaining the public street, subject to the Jurisdiction's approval. If the Jurisdiction will not assume maintenance, the Owners Association shall be responsible for maintenance.

17. Utilities. Water, sewer, electrical, gas, television and telephone utilities shall be installed in accordance with Article 8 – Subdivisions & Infrastructure Standards are permitted and encouraged in the RPD. The approval process for Community Wells and Sewage Treatment systems shall follow the procedures found in Article 8. The areas designated for Community Wells and Sewage Treatment systems shall be indicated on the Sketch Plan and Unified Development Plan.

4.6 ZERO SIDE SETBACK OPTION

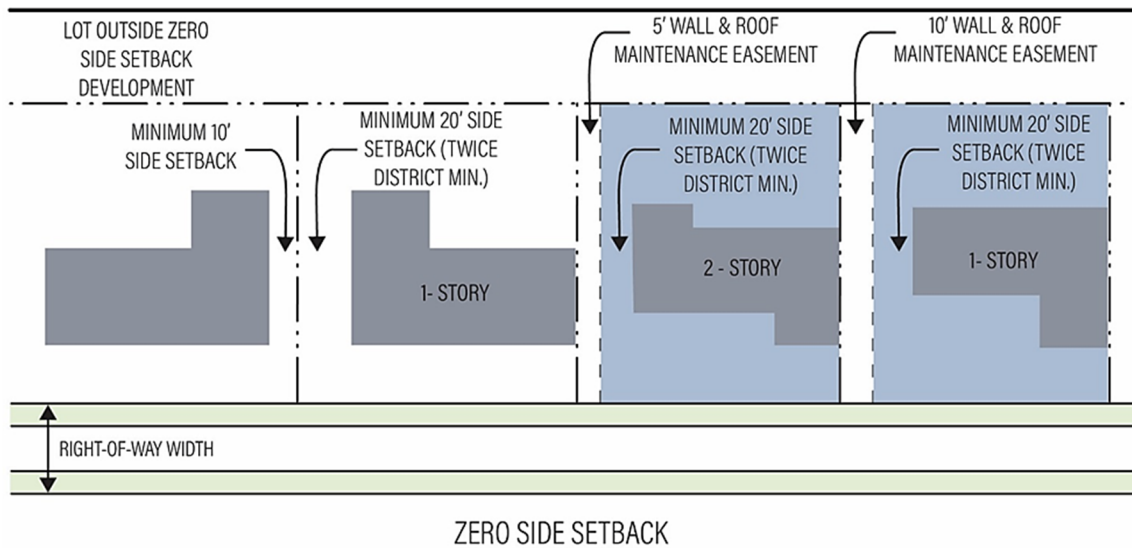
- A.** Zero side setback development may be used in any district which permits single-family uses if the development contains ten (10) or more contiguous lots and is served by municipal sanitary sewer.

B. DEVELOPMENT STANDARDS:

- 1.** Setbacks of zero (0) feet are permitted only where the lots on both of the affected lot line are part of a zero (0) side setback development
- 2.** A wall and roof maintenance easement (five (5) feet along one-story walls, ten (10) feet along two-story walls) shall be provided on the opposite side of the zero (0) setback lot line.
- 3.** Whenever one (1) side setback is zero, the minimum setback on the opposite side of the same lot shall be twice the minimum side setback required by this Ordinance for the zoning district in which the development is located.

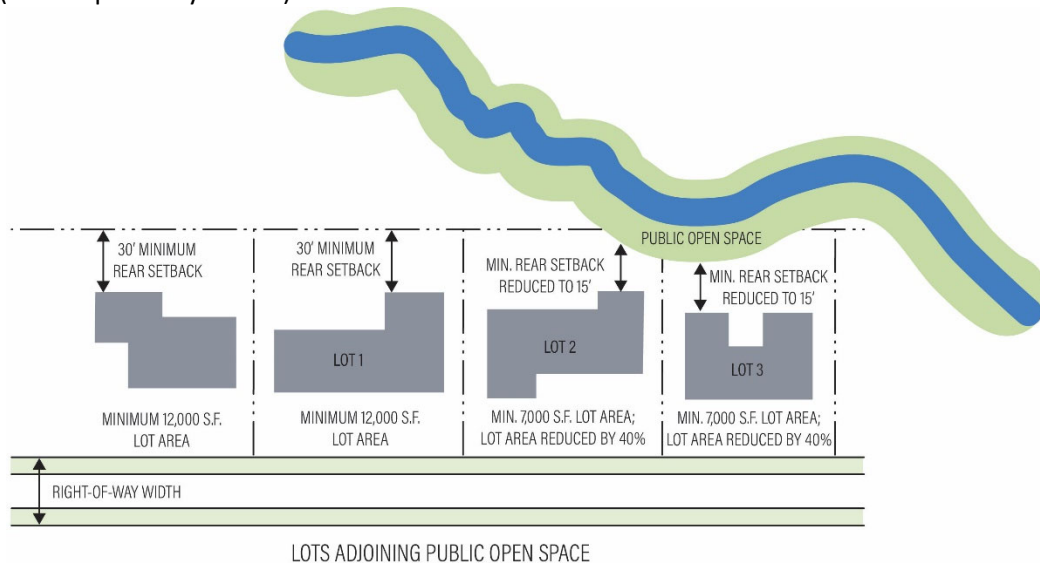


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4.7 LOTS ADJOINING PUBLIC OPEN SPACE

- A.** Single family lots with public sewer service which abut dedicated public open space may be developed with less than the minimum lot size provided the following requirements are met:
1. No lot shall be less than sixty (60) percent of the minimum lot area for the zoning district in which it is located, or five thousand (5,000) square feet, whichever is greater.
 2. Rear setbacks may be reduced to fifteen (15) feet, if the rear property line abuts open space (should probably define) areas.





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4.8 ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DEVELOPMENTS

- A. A multi-family dwelling shall not be placed behind and on the same lot as a single-family dwelling.
- B. In order to permit adequate fire protections, 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 Marshal determines that the fire hydrants and service drives within the development will offer adequate protection.
- C. 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.
- D. 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.
- E. 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 (1) 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.
- F. **OPEN SPACE AND/OR RECREATION FACILITIES:**
 - 1. 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.
 - 2. In developments of three (3) 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 (1) location, but each such area must have at least ten thousand (10,000) square feet to be counted toward this requirement.
 - 3. 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.
- G. No building shall exceed two hundred fifty (250) feet in length unless it is designed for the elderly and has central facilities for dining and recreation.
- H. 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.
 - 1. 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.



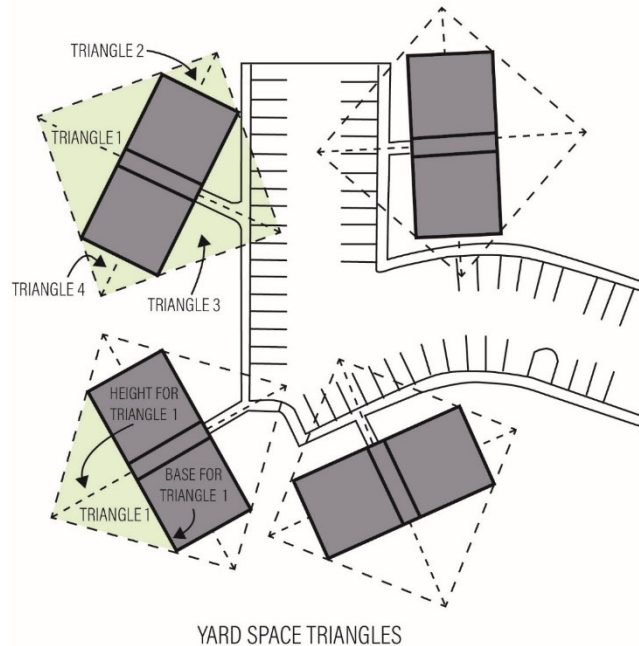
ARTICLE 4 - ZONING DISTRICTS

- I. 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 (4), 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.

Table 4.9.1 Building Height and Altitude Factor

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

- J. **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 to the right.
- K. **PRIVATE DRIVES** shall be no closet that fifteen (15) feet to a dwelling.
- L. **PLAY AREAS** and sports facilities shall not be placed within fifty (50) feet of adjacent land used or zoned for single family residential purposes.
- M. **ALL UTILITIES SHALL BE UNDERGROUND.**
- N. **ARRANGEMENT** of multi-family buildings should not be placed in parallel rows.



4.9 ADDITIONAL REQUIREMENTS FOR NON-RESIDENTIAL DISTRICTS

- A. **NEIGHBORHOOD BUSINESS DISTRICT (NB)**
1. No more than three thousand (3,000) square feet of gross floor area per use shall be permitted on a lot.
 2. Outside storage is prohibited.
 3. Hours of operation shall be restricted to between 6:00 a.m. to midnight. Drive-thru sales and services are not permitted.



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4. 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.
5. All off-street parking shall be located to the rear of the building.
6. Buildings must be reflective of the architectural styles, exterior material, and colors of nearby residences.
7. A maximum of two (2) dwellings units are permitted above each business.

B. LIMITED BUSINESS (LB)

1. No more than fifty thousand (50,000) square feet of gross floor area per use shall be permitted on a lot.
2. No more than one hundred thousand (100,000) square feet of gross floor area per development shall be permitted.
3. Outside storage is prohibited.

C. GENERAL BUSINESS (GB): ALL PERMITTED USES WITHIN THE WHOLESALE TRADE CATEGORY, EXCEPT MARKET SHOWROOMS, SHALL MEET THE FOLLOWING STANDARDS.

1. A maximum of ten thousand (10,000) square feet of gross floor area intended for wholesale trade shall be permitted per establishment; and
2. No outside storage of materials shall be permitted.

D. HIGHWAY BUSINESS (HB): ALL PERMITTED USES WITHIN THE WHOLESALE TRADE CATEGORY SHALL MEET THE FOLLOWING STANDARDS:

1. A maximum of ten thousand (10,000) square feet of gross floor area intended for wholesale trade shall be permitted per establishment; and
2. No outside storage of materials shall be permitted.

E. CORPORATE PARK DISTRICT (CP):

1. Loading areas shall not be located on the side of a building facing a public street.
2. Accessory outside storage shall not cover an area exceeding twenty-five (25) percent 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.
3. Outside assembly, manufacturing, or processing shall not be permitted.

F. LIGHT INDUSTRIAL DISTRICT (LI):

1. 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.
2. Outside storage or assembly shall be fully screened from ground level view or public streets

4.10 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

A. STRUCTURES PERMITTED ABOVE HEIGHT LIMITS.

1. 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



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intended for residential purposes, or to monuments, water towers, observation towers, power transmission

2. 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.

B. PREVAILING STREET SETBACK.

1. 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 (2) principal buildings nearest that lot shall be observed as the required minimum setback.

C. ENCROACHMENTS INTO REQUIRED SETBACKS

1. Encroachments Permitted in Required Setback: The following are permitted in required setbacks provided there is no interference with any sight area:
 - a. Landscaping features, including but not limited to, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths.
 - b. 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 6.
 - c. Handicapped ramps.
 - d. Gatehouses/guardhouse and bus shelter.
2. Structures Permitted in Required Setbacks: The following structures may encroach into any required setback:
 - a. 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 (2½) feet into any required setback, but in no case shall be closer than three (3) feet to any property line; and
 - b. Porches may encroach into the required front and rear setbacks as follows:

Table 4.10.1, Porch Setback Encroachment Allowances

Type	Yard	Maximum Encroachment	Maximum area
Covered or Uncovered	Front	5 feet	35 square feet
Uncovered Only	Rear	50% of setback	n/a

3. 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:
 - a. No portion of the cover is located closer to the face of the street curb than a horizontal distance of three (3) feet.
 - b. No portion of the cover or sign hanging below the cover is less than nine (9) feet above the grade.
 - c. No cover requiring vertical support to the sidewalk is located over a sidewalk with a total width of less than eight (8) feet.
4. 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.

D. EASEMENT ENCROACHMENTS.



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1. Utility Easements: In addition to the lines, boxes, structures, and substation buildings for which
2. utility easements are intended, fences without foundations may be located within utility easements. (Note: Prior to fence construction the property owner should contact ULOCO.)
3. Drainage Maintenance and Utility Easements: Water-related improvements, such as boat docks, may be placed or constructed within drainage maintenance and utility easements.
4. 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.

E. SETBACKS FROM THOROUGHFARES.

1. 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.

4.11 ACCESSORY USES, BUILDINGS, AND STRUCTURES

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 Article 5 – Individual Use Development Standards.

A. SETBACK REQUIREMENTS.

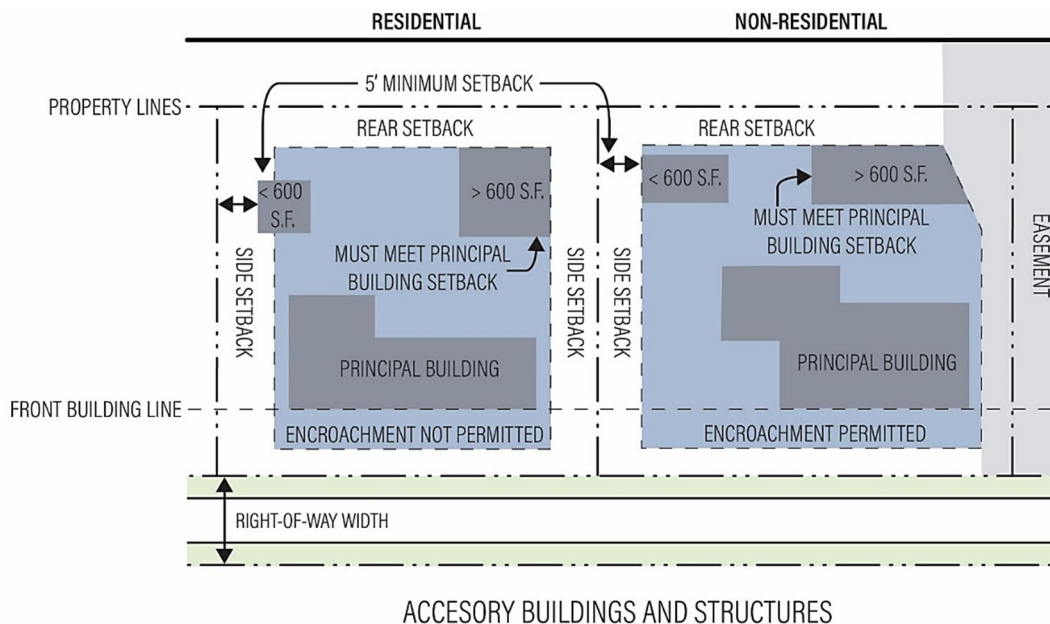
1. Front: No encroachment in the front setback is permitted.
2. Side and Rear: If the gross floor area (GFA) of the accessory structure or building is less than or equal to six hundred (600) square feet, the structure or building may be located five (5) feet from a side or rear line. If the GFA is greater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

B. LOCATION.

1. Single-Family Development: All accessory structures and buildings must be located behind the front building line of the principal structure, except for those tracts of two (2.0) or more acres where the owner can clearly demonstrate to the satisfaction of an Enforcement Officer that the proposed accessory structure will not be intrusive, will be in keeping with the residential character of the surrounding area, and will not interfere with the vehicular or pedestrian traffic.
2. 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.
3. 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).
4. 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.
5. All Districts: No accessory structure or building except utility substations shall be erected in any easements



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C. HEIGHT.

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

D. ACCESSORY USE AREA.

1. A 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.

4.12 OVERLAY DISTRICT REQUIREMENTS

A. HISTORIC DISTRICT

1. Designation Procedure: Historic districts, as provided for in this Section, may be designated, amended or repealed through the following procedure:
 - a. 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;
 - b. 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



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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;

2. 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;
3. 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;
4. The Planning Board shall review the recommendations and forward its comments and recommendations to the Governing Body; and
5. The Planning Board shall process the historic district overlay zoning as a zoning map amendment, in the same manner set forth in Article 3 - Permits and Procedures.
6. Dimensional Regulations and Exceptions: Structures within a historic district shall comply with the regulations of the underlying zoning district, except as follows:
 - a. Structures erected in a historic district may use the prevailing setback of structures on the same side of the street in accordance with this Section;
 - b. 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
 - c. 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:
 - d. The Board of Adjustment finds that the lesser standard will not create problems due to increased on-street parking; and
 - e. The Board of Adjustment finds that the lesser standard will not create a threat to the public safety.
7. Certain Changes Not Prohibited: Nothing in this Section shall be construed to prevent the following:
 - a. 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;
 - b. 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
 - c. 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



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event of equipment failure, accidental damage or natural occurrences such as electrical storms tornadoes, ice storms, and the like.

- 8. Districts Established.** The following historic districts are hereby established as overlay districts pursuant to Part 3C of Article 19, Chapter 160A of the General Statutes of North Carolina.
 - a. Oak Ridge**
 - (1) Limits of District: as shown on the map entitled Proposed Historic District For Oak Ridge Community dated December 14, 1993.
 - (2) Requirements: The minor works listed under (i) below require approval of a Certificate of Appropriateness by the Enforcement Officer. The major works listed under (ii) below require design review by the Historic Preservation Commission in order to obtain a Certificate of Appropriateness. Determinations of appropriateness for minor and major works will be based upon the Secretary of Interior Standards and the criteria established in the Oak Ridge Design Guidelines Handbook approved by the Historic Preservation Commission. Routine Maintenance activities are listed in the Handbook and are exempt from the Historic District regulations.
- 9. The following minor works shall require approval of a Certificate of Appropriateness by the Planning Director:**
 - a.** Construction of exterior additions to an existing building when such additions are not visible from the street right-of-way.
 - b.** Repair or replacement of greater than fifty (50) square feet of exterior materials visible from the street right-of-way provided that the design, detailing and materials used are the same as the existing or original used on the structure.
 - c.** Installation of new windows and doors visible from the street right-of-way provided that the design and materials used are the same as the existing or original used on the structure. Storm doors, screen doors and storm windows are exempt from this requirement.
 - d.** Construction of fences or walls not visible from the street right-of-way. Installation or removal of wood siding or simulated wood siding.
 - e.** Relocation of a noncontributing structure to a lot outside the Historic District.
 - f.** Demolition of all or part of a noncontributing structure when one (1) side is twelve (12) feet
 - g.** long or greater.
 - h.** Renewal of an expired Certificate of Appropriateness where there has been no changes in plans or circumstances under which the Certificate was initially approved.
- 10. The following major works shall require design review and approval of a Certificate of Appropriateness by the Historic Preservation Commission:**
 - a.** Construction of any new building that 1) requires a building permit, or 2) is visible from the street right-of-way.
 - b.** Construction of an exterior addition to any existing building if said addition is visible from the street right-of-way.
 - c.** Construction, rerouting, or widening of any public roads.
 - d.** Subdivision layout and nonresidential site plan.
 - e.** Relocation of any contributing structure.
 - f.** Demolition of all or part of a contributing structure.
 - (1) Installation of earth berms or other significant changes to existing topography.
 - (2) Removal of trees 12 inches or greater in diameter when measured 4 feet to 6 feet above grade.



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- (3) Topping or deep pruning of mature canopy trees visible from street right-of-way.
- (4) Construction of fences or walls visible from the street right-of-way.
- (5) Installation of signs or exterior lighting for other than single-family residential use.
- (6) Addition or deletion of any architectural feature, such as porches, steps, balconies, or decks if visible from the street right-of-way.
- (7) Repair or replacement of greater than fifty (50) square feet of exterior materials visible from right-of-way when such materials will differ in design from the existing or original. (Installation or removal of wood siding or simulated wood siding is a minor work.)
- (8) Installation of new doors or windows visible from the street right-of-way when such doors or windows will differ in design or material from the existing or original. Storm doors, screen doors and storm windows are exempt from this requirement.
- (9) Replacement of roof covering when it will differ from the existing or original material. This requirement does not apply to a change in shingle color or pattern.
- (10) Painting of brick or stone which is currently unpainted.
- (11) Installation of new utility poles and related equipment. Nothing in this ordinance shall be
- (12) construed to prevent 1) the maintenance, or 2) in the event of emergency, the immediate restoration of any above-ground utility structure without approval by the Historic Preservation Commission.
- (13) Exterior work not 1) listed under minor works and 2) considered routine maintenance

11. Development Standards.

- a. Within the Historic District accessory freestanding signs and billboards shall conform to the following requirements:
 - (1) Maximum height: six (6) feet.
 - (2) Maximum area in PI, LO, and NB zoning districts: twenty-five (25) square feet.
Maximum area in MXU, CP, LB, HC, GB, LI, and HI zoning districts: thirty-two (32) square feet.
- b. Within the Historic District the following plantings are required:
 - (1) Street yards: minimum width of fifteen (15) feet and a minimum planting rate of three (3) canopy trees, five (5) understory trees and twenty-five (25) shrubs per one hundred (100) linear feet of frontage.
 - (2) Parking lots: minimum of one (1) canopy tree per six (6) parking spaces.
 - (3) All other landscaping provisions in Article 6 – General Development Standards of this Ordinance shall apply.
- c. Within the Historic District, exterior lighting shall be directed or shielded so as to prevent light shining beyond the property lines of the property on which the light fixtures are located.
- d. Any development activity within the Historic District not in compliance with the provisions of this Section shall be a violation of this ordinance and subject to remedies found in Article 10 – Enforcement.

12. Foust-Carpenter and Dean Dick Farms.

- a. Limits of District. As shown on the map entitled Proposed Historic District for Foust-Carpenter and Dean Dick Farms dated July 17, 2008.
- b. Requirements. The minor works listed under (i) below require approval of a Certificate of Appropriateness by the Enforcement Officer. The major works listed under (ii) below require design review by the Historic Preservation Commission in order to obtain a



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Certificate of Appropriateness. Determinations of appropriateness for routine maintenance, minor and major works will be based upon the Secretary of Interior's Standards and the Guilford County Landmark Properties List of Work Items (approved 4/02).

- c. The following minor works shall require approval of a Certificate of Appropriateness by the Enforcement Officer:
 - (1) Construction of exterior additions to an existing building when such additions are not visible from a publicly maintained street right-of-way.
 - (2) Repair or replacement of greater than fifty (50) square feet of exterior materials visible from a publicly maintained street right-of-way provided that the design, detailing, and materials used are the same as the existing or original used on the structure.
 - (3) Installation of new windows and doors visible from a publicly maintained street right-of-way provided that the design, detailing, and materials used are the same as the existing or original used on the structure. Storm doors, screen doors and storm windows are exempt from this requirement.
 - (4) Construction of fences or walls not visible from a publicly maintained street right-of-way. Installation or removal of wood siding or simulated wood siding.
 - (5) Relocation of a noncontributing structure to a lot outside the Historic District.
 - (6) Demolition of all or part of a noncontributing structure when one (1) side is twelve (12) feet long or greater.
 - (7) Renewal of an expired Certificate of Appropriateness where there has been no changes in plans or circumstances under which the Certificate was initially approved.
- 13. The following major works shall require design review and approval of a Certificate of Appropriateness by the Historic Preservation Commission:
 - a. Construction of any new building that 1) requires a building permit or 2) is visible from a publicly maintained street right-of-way.
 - b. Construction of an exterior addition to any existing building if said addition is visible from publicly maintained street right-of-way.
 - c. Construction, rerouting, or widening of any public roads. Relocation of any contributing structure.
 - d. Demolition of all or part of a contributing structure.
 - e. Installation of earth berms or other significant changes to existing topography.
 - f. Removal of trees twelve (12) inches or greater in diameter when measured four (4) feet to six (6) feet above adjacent grade.
 - g. Topping or deep pruning of mature canopy trees visible from a publicly maintained street
 - h. right-of-way.
 - i. Construction of fences or walls visible from a publicly maintained street right-of-way.
 - j. Addition or deletion of any architectural feature, such as porches, steps, balconies, or decks if visible from a publicly maintained street right-of-way.
 - k. Repair or replacement of greater than fifty (50) square feet of exterior materials visible from a publicly maintained street right-of-way when such materials will differ in design from the existing or original. (Installation or removal of wood siding or simulated wood siding is a minor work).
 - l. Installation of new doors or windows visible from a publicly maintained street right-of-way when such doors or windows will differ in design or material from the existing or



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original. (Storm doors, screen doors and storm windows are exempt from this requirement).

- m. Replacement of roof covering when it will differ from the existing or original material. (This requirement does not apply to a change in shingle color or pattern).
 - n. Painting of brick or stone which is currently unpainted.
 - o. Installation of new utility poles and related equipment. Nothing in this ordinance shall be construed to prevent 1) the maintenance, or 2) in the event of emergency, the immediate restoration of any above-ground utility structure without approval of the Historic Preservation Commission.
 - p. Exterior work not 1) listed under minor works and 2) considered routine maintenance.
- 14. Zoning Standards.** All applicable zoning regulations of the underlying zoning district shall apply to property within the Historic District unless a variance is approved by the Board of Adjustments after first receiving a recommendation from the Historic Preservation Commission.
- 15. Prohibited Uses.** The following uses are deemed incompatible and are specifically prohibited within the Historic District:
- 16.** Land clearing and inert debris (LCID) landfills [major or minor], construction or demolition (C-D) landfills [minor], junked motor vehicles.
- 17. Adjacent Properties.** The requirements, standards and prohibited uses for the Historic District do not apply to any adjacent property situated outside the limits in this Subsection. Further the establishment of the Historic District shall not affect, restrict, or limit the development rights, as provided for in the Guilford County Development Ordinance, of any adjacent property owners located outside of the Historic District.
- 18.** Any development activity within the Historic District not in compliance with the provisions of this section shall be a violation of this ordinance and subject to remedies found in Article 10 – Enforcement.

B. SCENIC CORRIDOR OVERLAY DISTRICT

1. 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:
 - a. The arrangement of land uses along the corridor which will create a visually pleasing impression.
 - b. The unique qualities of the corridor, such as landmark buildings, views and vistas, and natural features which merit special consideration or protection.
 - c. The value of the corridor as an entryway to Guilford County which can influence the perception of individuals or firms considering residence or investment in the community.
 - d. The location, size, shape, illumination, spacing, and number of signs.
 - e. Transportation, including vehicular access, dedication of right-of-way, driveway limitations, and traffic impact.
2. Establishment of Scenic Corridor Overlay Zones. Scenic Corridor Overlay Zones may be adopted, amended or repealed through the following procedures:
 - a. 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.

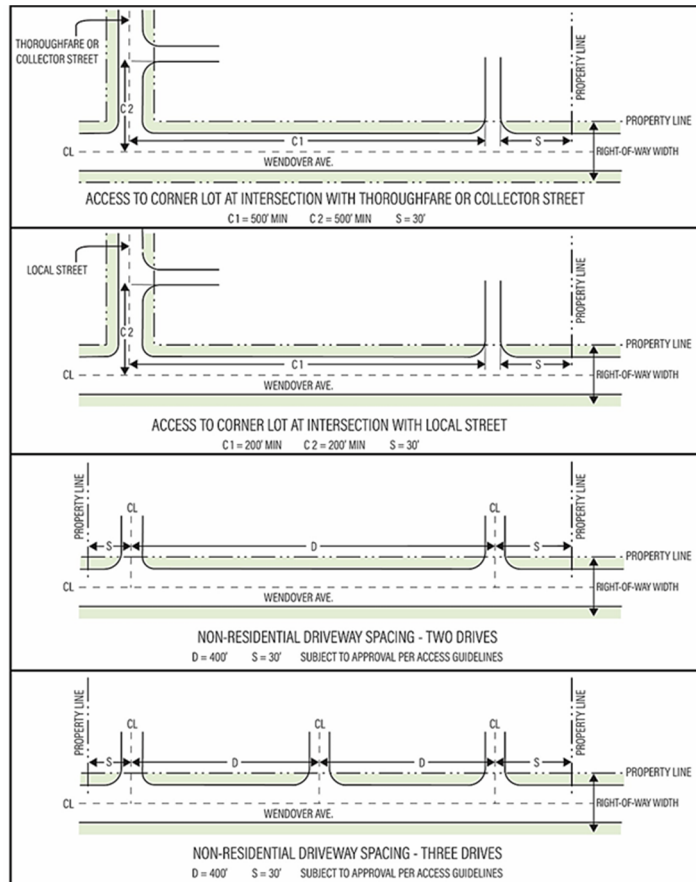


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- b. The boundaries and requirements of each corridor plan shall be adopted as a separate and distinct Scenic Corridor Overlay zoning district. Adoption, amendment or repeal of the boundaries or requirements of the Overlay district shall be in conformance with the procedures and standards established for conventional zoning districts.
3. Scenic Corridor Overlay District Requirements.
- 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. If alternate access is not available, one (1) access point shall be allowed. Two (2) 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 (1,000) 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 Technical Review Committee 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 Technical Review Committee.

4. Technical Requirements.
- a. Location and Spacing of Access (see figure to right).
- b. 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.



LOCATION AND SPACING OF DRIVEWAY ACCESS



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- c. 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.
 - d. Spacing. The spacing of non-residential driveways shall be as follows:
 - e. Distance between two (2) drives shall be four hundred (400) feet.
 - f. These dimensions are to be measured along the right-of-way line from the centerline of the driveway to the centerline of the driveway.
 - g. 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 (1) access point to its street frontage.
- 5. Site Access Study (SAS) Requirements.
 - a. 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.
 - b. 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.
 - c. Permitted Uses. All uses permitted in the underlying zoning districts are permitted except Class A, B and C manufactured dwellings.
 - d. Conditional Uses. Uses which display one (1) or more of the following characteristics may be permitted provided that they are completely screened from view of motorists on the scenic corridor highway:
 - (1) Uses with outside storage of building materials, scrap, pipe, vehicles or equipment.
 - (2) Uses with outside processing or assembly operations.
 - (3) Uses with truck parking areas.
- 6. Districts Established. The following Scenic Corridors are hereby established as overlay districts and are listed in the table below:

Scenic Corridor Overlay	District Boundaries	Applicable Requirements
West Wendover Avenue	Extending for a distance of fifteen hundred (1,500) feet on either side of the centerline of West Wendover Avenue, beginning at the Greensboro City Limits and extending south along West Wendover Avenue to NC 68, excluding those portions which lie within the City Limits of Greensboro, and the City Limits or Extraterritorial	General requirements 1), 2), and 3) shall apply to the West Wendover Scenic Corridor.



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	Jurisdiction of High Point.	
NC 68	Extending for a distance of fifteen hundred (1,500) feet on either side of the centerline of NC 68, beginning at Penny Road and extending north along NC 68 to the northern side of the bridge over Reedy Fork Creek, excluding those portions which lie within the City Limits of Greensboro and High Point.	General requirements 1), 2), and 3) shall apply to the NC 68 Scenic Corridor.
US 220	<ul style="list-style-type: none"> ○ Except for areas other- wise mapped, the scenic corridor extends for a distance of fifteen hundred (1,500) feet on either side of the centerline of US 220; ○ Beginning at Brassfield Road and extending north along US 220 North to the Guilford/ Rockingham County Line, excluding those portions that lie within the City Limits of Greensboro; and ○ Beginning at the Greensboro City Limits and extending south along US 220 South to the Guilford/ Randolph County Line. 	General requirements 2) and 3) shall apply to the US 220 Scenic Corridor.

Scenic Corridor Overlay	District Boundaries	Applicable Requirements
US 421 South	Except for areas otherwise mapped, the scenic corridor extends for a distance of fifteen hundred (1,500) feet on either side of the centerline of US 421 South, beginning at the Greensboro City Limits and extending south to the Guilford/Randolph County Line.	General requirements 2) and 3) shall apply to the US 421 South Scenic Corridor
I-85	<ul style="list-style-type: none"> ○ Extending for a distance of fifteen hundred (1,500) feet on either side of the centerline of 	General requirements 2) and 3) shall apply to the I-85 Scenic Corridor.



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	<p>I-85;</p> <ul style="list-style-type: none"> o Beginning at the Greensboro City Limits and extending east along I-85 North to the Guilford/ Alamance County Line; and o Beginning at the Greensboro City Limits and extending west along I-85 South to the I-85/ NC 62 Interchange. 	
I-85 Business	Extending for a distance of fifteen hundred (1,500) feet on either side of the centerline of I-85 Business beginning at its intersection with I-85 West and extending to I-85 Business intersection with Kivett Drive, excluding all portions within High Point's City Limits and Extraterritorial Jurisdiction.	General requirements 2) and 3) shall apply to the I-85 Business Scenic Corridor.
I-40 West	Except for areas otherwise mapped, the scenic corridor extends for a distance of fifteen hundred (1,500) feet on either side of the centerline of I-40 Bypass, beginning at its intersection with I-40 West and extending west to the Guilford/Forsyth County Line.	General requirements 2) and 3) shall apply to the I-40 West Scenic Corridor.

Scenic Corridor Overlay	District Boundaries	Applicable Requirements
I-40 Bypass	Except for areas otherwise mapped, the scenic corridor extends for a distance of fifteen hundred (1,500) feet on either side of the centerline of I-40 Bypass, beginning at its intersection with I-40 West and extending west to the Guilford/Forsyth County Line.	General requirements 2) and 3) shall apply to the I-40 Bypass Scenic Corridor.
US-29 North	Except for areas otherwise mapped, the scenic corridor extends for a distance of fifteen hundred (1,500) feet on either side of the centerline of US-29 North, beginning at the Greensboro City Limits and extending north along	General requirements 2) and 3) shall apply to the US-29 North Scenic Corridor.



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	US-29 North to the Guilford/Rockingham County Line, excluding those portions that lie within the City Limits of Greensboro	
US 311	Extending for a distance of fifteen hundred (1,500) feet on either side of the centerline of the proposed US 311, beginning at the High Point Extraterritorial Jurisdiction line and extending south to the Guilford/Randolph County Line, excluding those portions that lie within the City Limits of Archdale.	General requirements 2) and 3) shall apply to the US-311 Scenic Corridor.
Bryan Boulevard-Airport Parkway	Extending for a distance of fifteen hundred (1,500) feet on either side of the centerline of Bryan Boulevard-Airport Parkway, beginning at the Greensboro City Limits and extending west along Bryan Boulevard to its connection with Airport Parkway and along Airport Parkway west to the Airport Parkway/NC 68 interchange.	General requirements 2) and 3) shall apply to the Bryan Boulevard-Airport Parkway Scenic Corridor. In addition, no billboards shall be permitted in the Bryan Boulevard-Airport Parkway Scenic Corridor.

7. Scenic Corridor Overlay with Additional Requirements

a. Urban Loop

- (1) Limits of District. Those areas in the county along the entire length of the Urban Loop containing all land located within one thousand (1,000) feet on either side of the centerline of the existing or proposed controlled access highway is included within the overlay zone.
- (2) Applicable Requirements. General requirements 2 and 3 shall apply to properties within the limits of the district that are visible from the Urban Loop controlled access highway.
- (3) Additional Requirements. The following additional requirements shall apply to the Urban Loop Scenic Corridor:
 - (a) Permitted Uses. Subject to the provisions of this overlay zone, all uses permitted in the underlying zoning districts are allowed except those listed below, which are prohibited if visible from the highway:
 - (i) Flea markets, outdoor.
 - (ii) Land clearing and inert debris landfills, major.
 - (iii) Miscellaneous non-agricultural retail sales with outdoor display. Salvage yards, auto parts.
 - (b) Buffer Requirements. A Type B planting yard shall be required and maintained along the portion of any lot immediately adjacent to the highway right-of-way. AG (Agricultural) and RS Single Family Residentially-zoned properties shall not be required to buffer.
 - (c) Architecture. Where non-residential buildings are within five hundred (500) feet of the Urban Loop right-of-way and are visible from the Urban Loop, the following architectural controls shall apply:



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- (d) Metal siding shall have corrugations that do not exceed five-sixteenths of an inch (5/16) in depth and fasteners concealed from view from the exterior. This shall not apply to AG-Agricultural zoned land.
- (e) No awnings or canopy fascia shall be internally lit.
- (f) Appropriate screening shall be provided to obscure as much as reasonably possible all roof-mounted equipment, roof vents, or other unsightly building appurtenances. Screening shall comply with Type B landscaping, fencing, or architectural standards of this ordinance.
- (g) Signage. The underlying zoning district standards shall apply.
- (h) Access Management.
 - (i) Major or minor thoroughfares that interest the highway shall have a minimum of five hundred (500) feet of corner clearance when determined to be practical by NCDOT or GDOT.
 - (ii) Local, collector or sub-collector streets that intersect the highway shall have a minimum of two hundred (200) feet of corner clearance when determined to be practical by NCDOT or Greensboro DOT.
- (i) Expansions. Once the impervious surface area of the property is increased by twenty-five (25) percent of the area existing at the time of the Urban Loop overlay adoption, street protective yards shall be required containing fifty (50) percent of the required width and fifty (50) percent of all required plantings along the entire length of the frontage adjoining the Urban Loop, excluding built-upon areas. Additional
- (j) Additional Requirements.
 - (iii) Loading areas, docks, and doors shall be screened as much as reasonably possible from ground level view from the highway.
 - (iv) All outdoor lighting shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. This Subsection shall not apply to residentially zoned property.
 - (v) All new on-site utilities shall be located underground unless required by the utility to be otherwise.

C. AIRPORT OVERLAY DISTRICT

1. Height Limits. Pursuant to the "Airport Zoning Regulations of the Piedmont Triad International Airport" adopted by the Greensboro-High Point-Winston-Salem Airport Authority, no structure shall be erected which exceeds the height limits set forth on a map titled "Approach and Clear Zone Plan and Profiles", 1974.
2. Noise Compatibility. Within the 65 LDN Noise Contour around Piedmont Triad International Airport, as delineated in the Airport Master Plan, no residential uses shall be permitted except single-family homes on lots which meet or exceed the requirements of the RS-40 zone.

D. MANUFACTURED HOUSING OVERLAY DISTRICT

1. 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, excluding public street right-of-way; or



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- b. One hundred twenty thousand (120,000) square feet of unsubdivided land, excluding public street right-of-way.

E. ROCK CREEK PARK OVERLAY

1. Property in the Rock Creek Corporate Park is addressed in a Consent Judgment in case number 88 CVS 2758 on file in Guilford County Superior Court. Uses of said Rock Creek property zoned O/I, Office-Industrial on January 27, 1989 remain in effect per the Consent Judgment notwithstanding inconsistent provisions of this Article. Other provisions of this Ordinance, except those specifically varied by the Consent Judgment, apply to said property.

F. LIBERTY ROAD/WOODY MILL ROAD VICINITY OVERLAY DISTRICT

1. Purpose. The district is adopted to promote development of a mixed-use area between Liberty Road and US Highway 421 at Woody Mill Road in accordance with the recommendations of the Liberty Road/Woody Mill Road Vicinity Small Area Plan adopted by the Guilford County Board of County Commissioners.
2. Interpretation and Application. The Overlay District is intended to function as an “overlay” to the underlying zoning districts, and these regulations are in addition to other requirements of the applicable zoning district. If provisions of the Overlay District conflict with underlying zoning requirements, the provisions of the Overlay District shall prevail.
3. Boundaries Established. The District includes the land area bounded on the west by US Highway 421, on the east by Liberty Road, on the north by Chapparral Road, and on the south by Big Alamance Creek, as depicted on the Official Zoning Map.
4. General Requirements.
 - a. Permitted Uses. All uses permitted in the underlying zoning districts and applicable scenic corridor.
 - b. Architectural Standards for New Non-Residential, Attached Single-Family, and Multi-Family Residential Structures:
 - (1) Permitted Building Materials: at least fifty (50) percent of exterior building facades, not including window area, visible from public streets or adjacent residential uses shall be constructed with brick, stone, and/or decorative concrete masonry units (CMUs). Stucco or synthetic equals, wood, and/or fiber cement siding shall be permitted as a secondary material on less than fifty (50) percent of the visible building facade. Materials for building trim or accents, including but not limited to columns, pilasters, cupolas, awnings, and canopies shall not be restricted provided they comprise a minimal portion of the building’s aggregate exterior composition.



BUILDINGS WITHOUT ROOF ARTICULATION

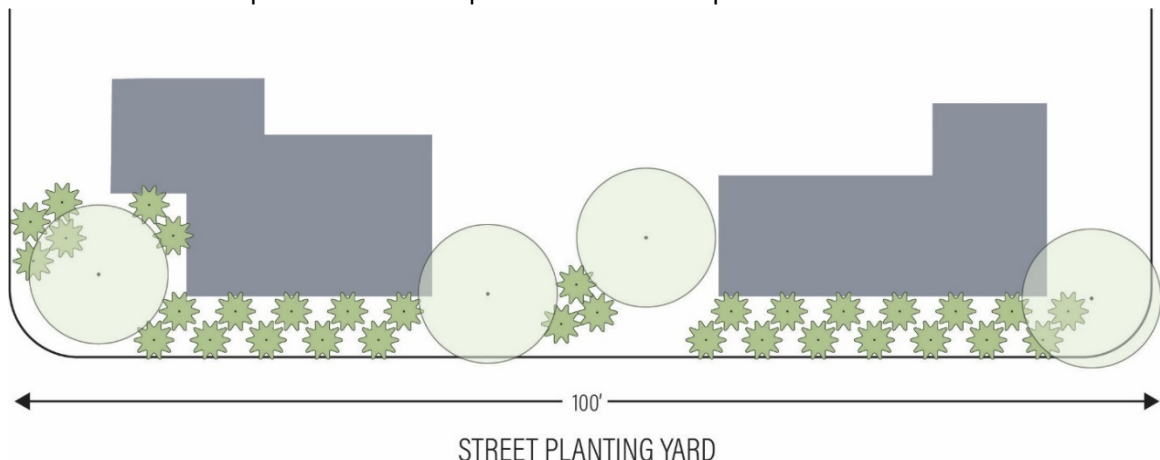


BUILDINGS WITH ROOF ARTICULATION



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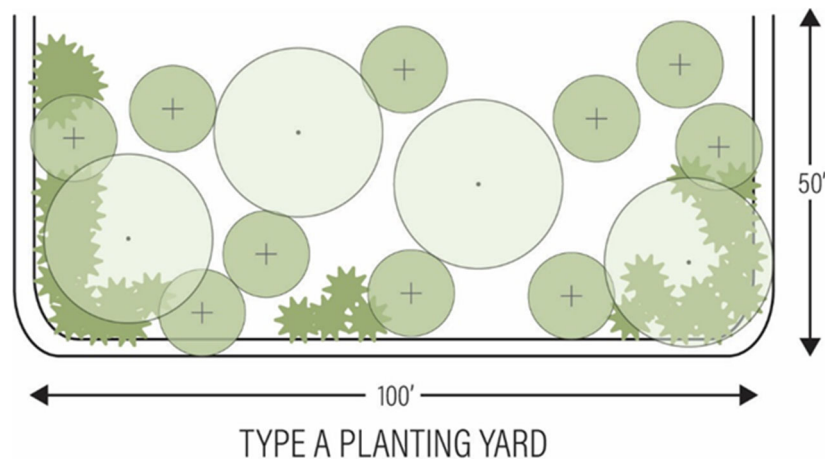
- (2) Prohibited Building Materials. Exterior building walls visible from public streets or adjacent residential uses shall not be constructed or clad with vinyl siding, metal, or painted concrete block.
- (3) Permitted Roof Types and Materials.
 - (a) Sloped roofs shall be required for all new non-residential structures, attached single-family residential structures, and multi-family structures with a single-story floor area of ten thousand (10,000) square feet or less.
 - (b) Complete sloped roofs shall not be required for new non-residential structures, attached single-family residential structures, and multi-family structures with a single-story floor area greater than ten thousand (10,000) square feet but portions of such structures shall be designed to include gable, mansard, hip, and/or shed roof forms to integrate the appearances of small and large structures.
 - (c) Roof materials for sloped roofs on new non-residential structures, attached single-family residential structures, and multi-family structures shall include the following: shingle, shake, parapet/wall caps, and standing seam metal of a color that integrates it architecturally with the building. Unfinished galvanized steel or aluminum roofs shall be prohibited.
- c. Maximum Building Height. Buildings shall not exceed fifty (50) feet in height.
 - (1) Review. Building elevation plans drawn at a minimum scale of $1/8" = 1'$ shall be submitted with site plans proposing any new non-residential structures, attached single-family residential structures, or multi-family structures. Such elevation plans shall show all exterior walls of proposed construction and shall identify building materials.
 - (2) Exemptions. Detached single-family principal and accessory structures are exempt from architectural standards. Cumulative expansions to non-residential structures of less than three thousand (3,000) square feet after the effective date of the Overlay District shall be exempt from Architectural Standards. For cumulative expansions exceeding three thousand (3,000) square feet, Architectural standards shall only apply to the addition.
 - (3) Required landscaping shall be as provided in Article 6 unless expressly modified by this Overlay:
 - (a) Street Yard. Street planting yard rates shall be four (4) canopy trees and thirty-three (33) shrubs per one hundred (100) linear feet. Street planting yards shall be required of all developments unless exempted in this Section.





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- (b) US Highway 421 Buffer and Setback. In order to best protect residents from noise associated with US Highway 421 traffic, all new single and multi-family residential developments shall provide a Type A planting yard or equivalent between US Highway 421 and any dwelling unit within two hundred (200) feet of the public right-of-way unless exempted in this Section. All required plantings within the planting yard shall be evergreen varieties. In addition, a minimum set-back of one hundred (100) feet shall be required as measured from the right-of-way of US Highway 421 to any new single-family or multifamily dwelling located within a major single-family subdivision or multi-family development.



- (c) Tree Preservation. Protection and preservation of significant tree canopy is strongly encouraged, especially adjacent to US Highway 421 and Liberty Road. Credits shall be awarded for trees preserved as provided in Article VI.
- (d) Expansions. Landscaping requirements shall apply to all building additions or parking expansions which result in a cumulative expansion of more than three thousand (3,000) square feet after the effective date of the Overlay District. In such cases, the requirements shall apply only to the expanded areas.
- (e) Exemptions. New single-family dwellings built on existing lots of record, recombined lots of record, or on new lots within a minor subdivision shall be exempt from this Section.
- (4) Signage
- (a) Free-Standing Signs. All new free-standing signs requiring a permit shall be monument-style and shall be regulated by Article 7 except that no sign shall exceed ten (10) feet in height and/or two hundred (200) square feet in area. A monument-style sign is defined as a sign, other than a pole or pylon sign, on which the face of the sign is permanently mounted on an enclosed decorative base.
- (b) Attached Signs (Wall Signs). All new attached signs requiring a permit shall consist of individual internally-illuminated channel lettering, individual reverse channel lettering, or open channel lettering. Enclosed cabinet-style signs that display a logo or image that is part of the business' identity shall be permitted provided such signs do not exceed twenty-five (25) percent of the total sign area.



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The word "individual" means that such lettering is detached or if attached so minimally attached that it gives the appearance of being individualized.

- (c) Existing legal-non conforming signs shall be permitted to be repaired, rebuilt, or replaced provided the degree or extent of the non-conformity is not increased.

(5) Lighting

- (a) Except for lighting on residentially zoned properties and lighting associated with temporary activities, all new lighting shall be designed and installed to be fully shielded (full cutoff) and shall have a maximum lamp wattage of 250 watts HID (or lumen equivalent) or 100 watts incandescent. "Fully shielded" shall mean that the lamp is not directly visible outside the property perimeter.
- (b) Flashing lights, revolving lights, and high-intensity light beams such as searchlights, lasers, or strobe lights visible from any property other than that property from which the light is emanating from shall be prohibited.

(6) Access Control

- (a) All driveways shall be regulated by the following requirements and the North Carolina Department of Transportation (NCDOT), as applicable, except that single family dwellings built on existing lots of record, recombined lots of record, or on new lots within a minor subdivision shall be exempt from this Section.
- (b) The number of driveway on Liberty Road and Woody Mill Road shall be limited to one on each road where a lot has less than five hundred (500) feet of frontage on the applicable road. Two driveways on one road may be permitted provided the lot has more than five hundred (500) feet of frontage on the applicable road. Three driveways on one road may be permitted provided the lot has more than one thousand feet of frontage on the applicable road. 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 driveways and/or access easements shall be provided and shown on final subdivision plats as required to comply with the provisions of this Section.
- (c) When two or more driveways are permitted on a single lot, a minimum separation of one hundred (100) feet shall be provided between driveways. This separation requirement may be reduced upon receipt of written approval by the NCDOT.

5. Pedestrian Improvements

- a. Sidewalks shall be built along all public and private streets as part of any major subdivision of land or any project proposing new non-residential, attached single-family, or multi-family development. Sidewalks shall also be built along private driveways that provide access to one or more lots or uses.
- b. Standards. All sidewalks shall comply with the minimum Americans with Disabilities Act requirements.
- c. Exemptions. The Technical Review Committee shall be authorized to waive sidewalk requirements in cases where the character and size of proposed development will not result in a need for pedestrian facilities. Characteristics including but not limited to proposed uses(s), intensity, surrounding land uses, and residential density, if applicable, shall be considered during review of any waiver request.
 - (1) Interior sidewalks along private drives connecting retail uses on separate properties.
 - (2) Sidewalks built along public streets.
 - (3) Sidewalk connecting retail uses with off-site residential uses.



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- 6.** Conditions for Continuance of Nonconforming Structures. In the event of damage by fire or other causes up to or exceeding one hundred (100) percent of its tax value prior to such damage as established by the County Tax Department, reconstruction of a nonconforming structure shall be permitted provided it is constructed:
 - a.** In the same manner in which it originally existed.
 - b.** In compliance with the overlay district requirements.