



PROPOSED TEXT AMENDMENTS --- PUBLIC HEARING – August 2017

highlighted *italics*=additions; strikeouts=deletions

Chapter 2 ---- Definitions

The list of terms defined in this Ordinance and shown in Table 2.7-1 is as follows:

(Note: an * means it is also on the Use Table in Chapter 7)

Automobile, Truck Vehicle Sales, Accessory

~~Cleaning and Maintenance Service*~~

*Contractor's Office**

*Contractor's Office and Equipment/Storage Yard** ~~Storage and Equipment Yard*~~

*Electronic Gaming Operation**

TABLE 2.7-1

DEFINED TERMS

Term	Use Table Subcategory*	Definition
Automobile, Truck, Boat, Motorcycle, Manufactured Home and Recreational Vehicle Sales and Rental	Sales and Services	Any building, premises, and land, in which or upon the primary use of land is a business that involves the maintenance, servicing or sale of new or used automobiles, boats, and/or manufactured homes. This may also include light trucks [i.e. trucks weighing less than two and one-half (2.5) tons] or vans, trailers, or recreation vehicles. Also included in this definition is vehicle leasing, rental, parking service, preparation or repair work conducted as an accessory use. Notwithstanding the above, any premise upon which there is a regular sale of boats, vehicles, etc. shall be considered an "Automobile, Truck, Boat, Motorcycle, Manufactured Home and Recreational Vehicle Sales and Rental" establishment.



Automobile, Truck Vehicle Sales, Accessory		An accessory business that sales new or used automobiles or light commercial trucks, upon the premises that the principal use of the site is an Automobile Body Shop, Automobile Repair Shop, Automobile Service Station, or an Automobile Towing and Wrecker Service.
Cleaning and Maintenance Service	Commercial Services	An operation based within a building or office that offers services that includes both interior and exterior cleaning of commercial and residential building, homes, apartments, outbuildings, agricultural buildings, etc.
Contractor Storage and Equipment Yard	Industrial / General Manufacturing	A place where construction equipment and material used by contractors are externally stored on a regular basis.
Contractor's Office and Operation Center	Commercial Services	Any establishment from which services are contracted for building construction, building repair or building equipment installation or repair, such as, but not limited to flooring, HVAC, plumbing, etc. Employee vehicles are not to exceed one (1) ton in weight. A facility which is used to conduct general contracting services (building, plumbing, HVAC, electrical, etc.) with no outdoor storage of materials. Vehicles used in this operation are limited to cars and light commercial trucks and are allowed to be parked on site when not in use.
Contractor's Office	Commercial Services	Any establishment from which services (cleaning service, surveying, security service, etc.) are performed on a contract basis which has no outdoor storage of materials. Vehicles used in this operation are limited to cars and light commercial trucks.
Contractor's Office and Equipment/Storage Yard	Industrial / General Manufacturing	An operation center where the contracted work type requires large commercial vehicles to do the work. Type vehicles used in this operation would be dump trucks, bucket trucks, large commercial vehicles, flatbed trucks, tractor trailers, and grading / paving equipment. Vehicles, equipment and materials, to do the contracted work, can be externally stored on site.
Electronic Gaming Operation	All Other Uses	Any business enterprise, whether as a principal or accessory use, where persons utilize three (3) or



		more electronic machines, including, but not limited to computers and gaming terminals, to conduct games including but not limited to sweepstakes, lotteries, games, and or games of chance, and where cash, merchandise, or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds, which have a finite pool of winners. The term includes, but is not limited to internet sweepstakes, video sweepstakes, or cybercafés. This definition does not include any lottery endorsed, approved or sponsored by the State of North Carolina, or arcade games of skill.
Heavy, Industrial, Farm Equipment Sales and Service	Sales and Services	A facility where vehicles or other apparatus commonly used in commercial, industrial or construction enterprises are sold and serviced. This includes, but is not be limited to: large commercial trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, and lifts, each having a gross weight of two and one-half (2.5) tons or more.
Vehicle, Commercial Large		A truck of any type used or maintained primarily to transport material or to operate a power attachment or tool. Any vehicle with advertising or business designation affixed to it shall be considered a commercial vehicle, except for passenger vehicles having such affixations. Large – Any vehicle designed or used for business purposes that has a gross vehicle weight rating (GVWR) of thirteen thousand (13,000) pounds or more. Large Commercial Vehicle also includes commercial vehicles with less than thirteen thousand (13,000) pounds GVWR if the height of the vehicle exceeds nine and one-half (9 1/2) feet (including any installed accessories such as ladder racks, cranes, compressors, hose reels, welders, etc.) or the length of the cargo area/work platform exceeds fourteen (14) feet in length (not to include step bumpers less than eighteen (18) inches in length).



Vehicle, Commercial Light		Light – Any vehicle designed or used for business purposes that has a gross vehicle weight rating (GVWR) of less than thirteen thousand (13,000) pounds. A pickup truck, sport utility vehicle, van, or similar vehicle may be considered a passenger vehicle if it is less than thirteen thousand (13,000) pounds GVWR and has only the original "showroom stock" body/bed. A camper shell, toolbox within the bed, or similar accessory equipment will not disqualify the vehicle as a passenger vehicle. However, ladder racks, cranes, compressors, hose reels, welders and similar equipment make the vehicle a commercial vehicle.
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Chapter 7 ----- Uses and Building Lot Standards

ALPHABETICAL LISTING OF USES ON THE USE TABLE 7.1-1

Automobile Body Shop / Automobile, Truck Sales, Accessory	Commercial Services
Automobile Repair Shop / Automobile, Truck Sales, Accessory	Commercial Services
Automobile Service Station / Automobile, Truck Sales, Accessory	Commercial Services
Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	Commercial Services
Contractor's Office	Commercial/ Services
Contractor's Office and Equipment / Storage Storage & Equipment Yard	Industrial / General Manufacturing
Electronic Gaming Operation	All Other Uses



ALPHABETICAL LISTING OF USES ON THE USE TABLE 7.1-1

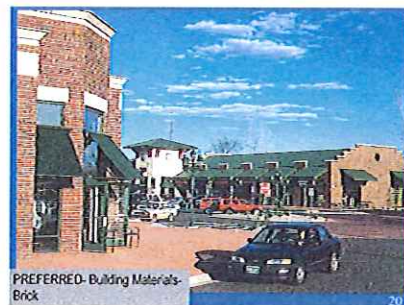
USE CATEGORY	RESIDENTIAL ZONING DISTRICTS										OFFICE DISTRICTS				COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS				Suppl. Regs. Ch. 3	Parkin g Regs. Ch. 10
	R-1	R-2	R-3	RL D	RS- 20	RS- 12	RS- 8	RM F	TM U	OL C	O-1	OM	CB D	UM U	GP X	NB S	C-1	C-2	C-3	I-1	I-2	I-3	IU				
Automobile Body Shop / Automobile, Truck Sales, Accessory																			Xs	Xs			X		Xs/ Cs	8.2.8 8.2.11	1.9
Automobile Repair Shop / Automobile, Truck Sales, Accessory																		Xs	Xs	Xs					Xs/ Cs	8.2.8 8.2.11	1.9
Automobile Service Station / Automobile, Truck Sales, Accessory			Cs											Xs/ Cs	Xs/ Cs			Xs/ Cs	Xs/ Cs	Xs/ Cs	Xs/ Cs			Xs/ Cs	8.2.9 8.2.39 8.2.11	1.9	
Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory																			Xs/ Cs	Xs/ Cs	Xs/ Cs					8.2.10 8.2.11	1.15
Contractor's Office			C								X						X	X	X	X	X			X			1.51
Contractor's Office and Operation Center													C				X	X	X	X	X			C			1.51
Contractor's Office and Equipment / Storage Storage- & Equipment Yard																				Cs	Xs/ Cs	Xs/ Cs				8.3.11	1.15
Electronic Gaming Operation																			Xs	Xs	Xs			Xs		8.2.42	1.19



7.6.3 Urban Standards Overlay.

B. BUILDING MATERIALS (NOTE: These regulations are also applicable in the CH and SH Overlay districts)

1. Seventy-five (75) percent of the area of any non-residential building face (excluding industrial uses not in the I-U zoning district) including doors and windows shall be finished with one (1) or more of the materials listed below, subject to applicable building code requirements. This shall apply to any side of the building that is visible from an adjacent public street. (NOTE: The Administrator shall have the authority to approve building materials not specifically listed but similar in appearance and texture to those herein listed.)



- a. Brick, brick veneer or polystyrene faced with real brick veneers and field applied jointing.
- b. Decorative CMU (concrete masonry unit) concrete block.
- c. Pre-cast or field-poured tilt concrete panels with texture (such as exposed aggregate) and/or architectural detailing.
- d. Stone, stone veneer, lath applied stone and cultured stone.
- e. ~~Flush architectural metal panels or other metal panels with architectural detailing, but not including sheet metal panels of "R" or similar corrugated and/or ribbed configuration or appearance~~ *Metal panels shall meet either of the following options:*
 - i. *Shall not consist of more than fifty (50) percent of the side.*
 - ii. *Screen said side with Type B or greater buffer yard.*
- f. Stucco with architectural detailing or artificial stucco (EPS/expanded polystyrene/"Drivet®") with architectural detailing.
- g. Glass, plastic "glass," e.g., "Plexiglas®" and translucent fiberglass panels.
- h. Doors, windows and other fenestration along with their casings.



- i. Wood and wood materials designed and intended for use as exterior finish material.

Chapter 8 ---- Supplemental Regulations

SECTION NUMBER	NAME	PAGE (S)
8.1	Residential Type Uses	8-1
8.2	Office / Commercial Type Uses	8-45
8.3	Industrial Type Uses	8-77
8.4	Civic / Institutional Type Uses	8-90

8.2.11 AUTOMOBILE, TRUCK, BOAT, MOTORCYCLE, MANUFACTURED HOME AND RECREATIONAL VEHICLE SALES AND RENTAL; **AUTOMOBILE, TRUCK SALES, ACCESSORY**

- A. All outdoor vehicle display areas shall be paved.
- B. No vehicles may be displayed or stored on or within required buffer yards, including required street yards.
- C. Paved areas reserved for the display of vehicles for sale shall not be required to be striped for individual vehicle spaces. However, off-street parking for employees and patrons shall be required to conform to the design provisions of Chapter 10.
- D. In the USO and CH Overlay districts, only two (2) rows of display vehicles allowed in the front yard.
- E. **For Automobile, Truck Sales, Accessory, the following shall also apply:**
 - 1. **Maximum number of vehicles, on the premises for sale at any one time, shall not exceed six (6).**
 - 2. **These requirements for the accessory sales area only and are in addition to the requirements for the Principal Use.**



8.2.42 ELECTRONIC GAMING OPERATION

- A. No electronic gaming operation may be located within five hundred (500) linear feet of the property line of any church / house of worship or any public or private elementary, middle, or high school, library, public park or playground, daycare center (except a daycare center class A), or within one hundred (100) linear feet of any residential (R) zoning district.
- B. No two (2) electronic gaming operations may be located within one thousand (1000) linear feet of each other.
- C. No electronic gaming operation shall have more than twenty-five (25) electronic gaming machines.
- D. During hours of operation, electronic gaming operations shall be open for direct, unobstructed access by all safety and enforcement personnel. All entrance doors shall remain unlocked while patrons are on the premises.
- E. Any electronic gaming operation that legally existed prior to the effective date of this Ordinance shall comply with the regulations contained in this subsection within one hundred eighty (180) days from the effective date of this Ordinance.
- F. All measurements in this section shall be from the outer building walls of the electronic gaming operation to the nearest property line of the specified protected use.
- G. If the State of North Carolina prohibits the operation of Electronic Gaming Machines, the State law prohibition controls over the regulations cited herein. If the State of North Carolina regulates the operation of Electronic Gaming Machines, the provisions herein shall remain in place to the extent not in conflict with State law.

8.3.11 CONTRACTOR'S OFFICE AND EQUIPMENT / STORAGE YARD ~~OUTDOOR STORAGE YARD~~ (CONTRACTOR)

If more than **five (5)** ~~one (1)~~ acres of outdoor storage area is provided, a conditional use permit shall be required.



Chapter 12 ---- Sign Regulations

See below sheets. Table 12.4-2; 12.4-3; 12.4-6; section 12.5.4

Table 12.4-2 --- Residential districts

SIGN TYPE	SUPPLEMENTAL REGULATIONS	NUMBER OF SIGNS ALLOWED**	MAXIMUM SIGN AREA (sq. ft.)**	MAXIMUM SIGN HEIGHT (ft.) **	SIGN LOCATION***
<u>Ground Signs*</u> Multi-family dwelling; Maternity Home; Nursing home; Continuing care facility; Assisted living center. (NOTE: A WALL SIGN MAY SUBSTITUTE FOR PART OR ALL OF THE ALLOWED SIGNAGE)	12.5-4	One (1) per street front*	Twenty-four (24) sq. ft.	Four (4) feet	Outside of street right-of-way and required sight triangle*
<u>Ground or Wall Signs*</u> Single-family dwellings; Two family dwellings; Individual manufactured homes; Private Residential Quarters; Rooming Houses; Day Care Center; Class A; Family Care Home; Group Home; Mixed-Use Dwelling; Bed and Breakfast Inn All Residential Uses	Refer to Section 12.2 (H)	One (1) per street front*	Six (6) sq. ft.	Four (4) feet Five (5) feet	Outside of street right-of-way and required sight triangle*
<u>Wall Signs*</u> Customary home occupation; Rural Home Occupation	Refer to Sections 8.1.14 or 8.1.15	One (1)	Four (4) sq. ft.		On wall of home
<u>Ground Signs* / ** / Wall</u> All Other Non-Residential Allowed Uses (NOTE: A WALL SIGN MAY SUBSTITUTE FOR PART OR ALL OF THE ALLOWED SIGNAGE)	12.5.4	One (1) per street front* A. One sign on each public street front provided that no two (2) signs are located within a straight line distance of two hundred (200) feet. B. For any non-residential use, which contains more than one (1) principal structure, one (1) group or monument identification sign may be placed within twenty (20) ft of each structure provided that the structure does not contain any wall identification sign.	For uses with 0-9,999 square feet total gfa--sixteen (16)--sq. ft. per sign For uses with 10,000+ sq. ft. total gfa--thirty-two (32) sq. ft. per sign A. sixty-four (64) sq. ft. B. ten (10) sq. ft.	4 feet A. Twenty (20) feet B. Four (4) feet.	Outside of street right-of-way and required sight triangle*



Table 12.4-3 --- TMU / UMU districts

SIGN TYPE	SUPPL . REG.	NUMBER OF SIGNS ALLOWED**	MAXIMUM SIGN AREA (sq. ft.)**	MAXIMUM SIGN HEIGHT**	SIGN LOCATION** *
<u>Ground Signs*</u> Individual Business	12.5.4	One (1) per street front*	Local Street (2-3 lanes): twenty-four (24) sq. ft. Other Street (4+ lanes): forty-eight (48) sq. ft.	Six (6) feet Ten (10) feet	12.5.4G
<u>Ground Signs*</u> Multi-Tenant Development Identification	12.5.4	One (1) per street front*	A. For developments with a gfa of 0-19,999 sq. ft. Local Street (2-3 lanes): twenty-four (24) sq. ft. Other Street (4+ lanes): forty-eight (48) sq. ft. B. For developments with a gfa of 20,000+: Forty-eight (48) sq. ft.	Six (6) feet Ten (10) feet	12.5.4G
<u>Wall Signs*</u> Individual Business and Multi-tenant Developments	12.5.5	Three (3) per building wall.	Ten (10) percent of individual wall area up to an aggregate of fifty (50) sq. ft per building wall*	No higher than the wall upon which the sign is mounted	N/A
<u>Canopy / Awning Signs*</u> Individual Business and Multi-tenant Developments	12.5.1	One (1) per exterior customer entrance	Fifty (50) percent of canopy/awning area, up to a maximum of twenty-four (24) sq. ft. Square footage shall count towards total for wall sign square footage on applicable wall face.	N/A	N/A
<u>Projecting / Suspended Signs *</u> Individual Business and Multi-tenant Developments	12.5.7	One (1) per exterior customer entrance	One (1) sq. ft per linear foot of public street frontage, up to a maximum of sixteen (16) sq. ft. Square footage shall count towards total for wall sign square footage on applicable wall face.	N/A	N/A



Table 12.4-6 -- commercial / industrial districts

SIGN TYPE	SUPPL. REG.	NUMBER OF SIGNS ALLOWED***	MAXIMUM SIGN AREA (sq. ft.)***	MAXIMUM SIGN HEIGHT ***	SIGN LOCATION
<u>Ground / Pole*</u> Individual Business (Pole signs only-allowed where fronting roads with 4+ lanes)	12.5.4	One (1) per street front* A. 1. One sign on each public street front provided that no two (2) signs are located within a straight line distance of two hundred (200) feet. 2. For any non-residential use, which contains more than one (1) principal structure, one (1) group or monument identification sign may be placed within twenty (20) ft of each structure provided that the structure does not contain any wall identification sign.	A. For all uses except certain industrial uses: — Local Street (2-3 lanes): thirty-two (32)-sq.-ft. — Other Street (4+ lanes): sixty-four (64)-sq.-ft. A 1. Sixty four (64) sq.ft 2. Ten (10) sq.ft. B. For industrial uses located in an industrial zoning district, located on a lot adjacent to a 4-lane limited access divided highway = two hundred (200) sq.ft, provided that the sign is intended to be read from such divided highway. C. Pole signs = Forty eight (48) sq ft	A. For signs with an area of zero to thirty-two (0-32)-sq-ft = eight (8)-ft. For signs with an area of greater than thirty-two (32)-sq-ft = fifteen (15)-ft.-on roads with four (4)-or fewer lanes; eighteen (18)-ft.-on 6-lane roads A. 1. Twenty (20) feet 2. Four (4) feet B. Twenty (20) ft for signs advertising an industrial use and intended to be read from a 4-lane divided highway. C. Twenty (20) feet	Outside of street right-of-way and required sight triangle*
<u>Ground / Pole*</u> Multi-Tenant Development Identification	12.5.4	One (1) per street front* One freestanding sign on each thoroughfare frontage. Such sign shall be at least two hundred (200) linear feet apart as measured using the shortest straight line distance. The owner or manager of the development must file a statement with the zoning administrator that he will apprise all tenants of the development of sign regulations contained in this chapter.	A. For developments with a GFA of 0-19,999 sq.-ft.: — Local Street (2-3 lanes): thirty-two (32)-sq.-ft. — Other Street (4+ lanes): sixty-four (64)-sq.-ft. B. For developments with a GFA of 20,000-49,999 sq.-ft.: — Local Street (2-3 lanes): sixty-four (64)-sq.-ft. — Other Street (4+ lanes): one hundred (100)-sq.-ft. C. For developments with a GFA of 50,000-149,999 sq.-ft.: one hundred (100)-sq-ft D. For developments with a GFA of 200,000+ sq.-ft.: — two hundred (200)-sq-ft Detached multitenant development sign A. One hundred (100) sq.ft. B. Two hundred (200) sq.ft. for developments with a GFA greater than 25,000 sq.ft.	A. For signs with an area of zero to thirty-two (0-32)-sq-ft = eight (8)-ft. For signs with an area of greater than thirty-two (32)-sq-ft = fifteen (15)-feet. B. Fifteen (15)-feet C and D. Twenty-five (25)-feet A. Twenty (20) feet B. Twenty five (25) feet	Outside of street right-of-way and required sight triangle*



Wall Signs* Individual Business and Multi-tenant Developments	12.5.5	No limit	Ten (10) percent of individual wall area up to an aggregate of one hundred (100) sq. ft. per building wall*	No higher than the wall upon which the sign is mounted	N/A
<u>Canopy/Awning Signs*</u> Individual Business and Multi-tenant Developments	12.5.1	One (1) per exterior customer entrance	Fifty (50) percent of canopy/awning area. Square footage shall count towards total for wall sign square footage on applicable wall face.	N/A	N/A
<u>Projecting</u> <i>Suspended Signs* / **</i> Individual Business and Multi-tenant Developments	12.5.7	One (1) per exterior customer entrance	One (1) square foot per one (1) linear foot of public street frontage Up to ten (10) sq. ft. Square footage shall count towards total for wall sign square footage on applicable wall face.	N/A	N/A

Section 12.5.4

C.

For a multi-tenant development, there shall be only one (1) ground mounted or pole sign plus one (1) additional ground mounted sign for each street that the development fronts, provided that the frontage on that street is at least one hundred fifty (150) feet in length and that an actual entrance to the development is permitted on such street. In no case, however, shall any two (2) signs advertising the same development be located within two hundred (200) linear feet of each other.

Reserved.

~~E:~~ On any parcel where two (2) or more ground mounted or pole signs may be placed, the property owner may choose to place only one (1) sign on the parcel. If only one (1) such sign is placed, the sign area for that sign (with the largest permitted area) may exceed that which is normally allowed by a factor of up to twenty-five percent (25%).

For example, if a use on a corner lot were allowed to have two (2) signs, one (1) with an allowable ground mounted sign area of sixty-four (64) square feet and the other, a pole sign of thirty-two (32) square feet, the property owner may elect to place one (1) sign on the property. That one (1) sign, if it were a pole sign, could be up to forty (40) square feet in area; if the one (1) sign were a ground mounted sign, it could be up to eighty (80) square feet in area.

Reserved.