

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.1. REQUIREMENTS FOR ALL USES

The following standards apply to all new uses, buildings, and structures, or expansions to existing uses buildings and structures, unless otherwise indicated, and shall be a continuing obligation. The applicant shall submit a copy of all local, State, or federal licenses or permits and/or final inspections as applicable, before obtaining a certificate of occupancy.

SECTION 7.2. ACCESS TO LOTS

- A.** No building shall be erected on a lot which does not abut a street right-of-way or have a deeded access easement to a street right-of-way.
- B.** Pursuant to the NC Fire Prevention Code, before the issuance of a certificate of occupancy for the new construction or placement of a building, including any new single-family dwelling, an unobstructed driveway shall be installed with a minimum width of 20 feet and minimum vertical clearance of 13 feet 6 inches for accessibility by service and emergency vehicles.
- C.** Gates or barricades installed on fire apparatus access roads shall comply to the requirements in the adopted NC Fire Prevention Code.
- D.** The need for driveways greater than 36 feet wide may be considered by NCDOT.
- E.** No driveway (nearest edge) shall be located within 50 feet of an intersection except in the case where no other lot access to a street is available.
- F.** All access, with the exception of the construction of a total of 1 single family dwelling, shall be approved by NCDOT before a building permit is issued.

SECTION 7.3. ADDRESS DISPLAY

- A.** The address number shall be displayed on the front of a building which is most clearly visible from the street and/or access easement.
- B.** If a building is more than 75 feet or is not clearly visible, the address number shall also be displayed, a minimum of four inches in height and with a minimum stroke width of 0.5 inches, within a three-foot perimeter at the end of the driveway, not including mailboxes, nearest the street right-of-way that provides access to the building (to comply with the requirements in the adopted NC Fire Code).
- C.** Numerals must be of contrasting color to the background and be of durable substance and mounting so as to withstand continual weatherization.
- D.** No certificate of occupancy will be issued until address numbers are properly displayed.
- E.** It shall be unlawful for any person to erect, remove, or deface any address number.
- F.** Failure to post, replace, or remove an address number, unless remedied voluntarily within 30 days of notification by the Administrator, will result in a violation of this Ordinance and subject to enforcement and penalties.

EXAMPLE ADDRESS NUMBERS



10489

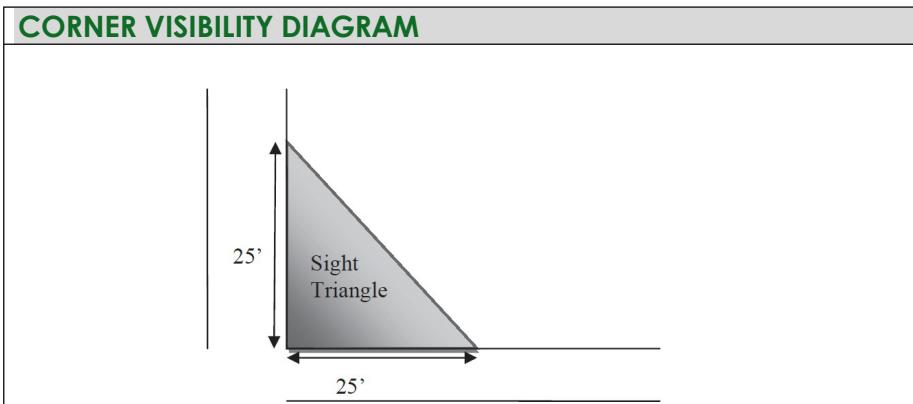
10489

SECTION 7.4. BUILDING SEPARATIONS

No portion of any building shall be located less than 10 feet from any other building as measured to the closest point.

SECTION 7.5. CORNER VISIBILITY

No planting, fence, or other obstruction to visibility of vehicles shall be installed in a triangular area bounded by lines located adjacent to the edge of street paving along a corner lot and lines joining points along either pavement edge located 25 feet from the point of intersection, unless as directed by the NCDOT.

**SECTION 7.6. DEVELOPMENTS WITH MULTIPLE PRINCIPAL USES**

The principal building may include more than 1 principal use though each principal use is subject to applicable regulations for that use. In no case shall there be more than one principal building per lot, unless specified elsewhere in this Ordinance such as a shopping center, manufactured home park, multi-family complex, or planned unit development.

SECTION 7.7. FENCES AND WALLS

Zoning setback requirements shall not apply to fences and retaining walls. Building permits are required for retaining walls of five feet in height or higher in non-residential districts and retaining walls of four feet or higher in residential districts. Fences shall not be located within a utility easement without prior approval of the easement holder.

SECTION 7.8. HIGHWAY CORRIDOR OVERLAY DISTRICT**A. NEW DEVELOPMENT**

All new building construction and major subdivisions within the Highway Corridor Overlay District (HCOD) shall comply with the regulations of this section. If there are more restrictive standards elsewhere in this Ordinance those standards shall control.

B. EXISTING DEVELOPMENT

1. If the total renovations, maintenance, and/or repairs to an existing building within a five-year period enlarge the footprint by 50% or more or collectively cost more than 50% of the tax value as recorded in the County tax record at the date of application, the entire lot shall comply with the requirements of this section.
2. Existing developments subject to sub-section (1) above) shall fully meet the minimum requirements in this Ordinance, excluding the removal of asphalt, unless compliance is determined to be technically infeasible as determined in the sole discretion of the Administrator or the Board of Commissioners.

C. EXEMPTIONS

1. Single family, duplexes (not including multi-family) and their accessory buildings and uses shall be exempted from these standards.
2. Developed lots in the Village Business zoning district are exempted from the building and parking setbacks and landscaping standards in this section.

D. MAINTENANCE AND CHANGES

Maintenance or changes made to 50% or more of the existing exterior building facade or other exterior elements of the building shall comply with the standards in this section.

E. SCREENING STANDARDS

1. The screening standards of this section shall apply to any expansion of a parking lot by 10 or more parking spaces.
2. If there is a change of use in a principal building, the lot shall fully comply with all applicable screening standards.
3. Sites that do not conform to the applicable screening standards and have ceased operation for more than 180 days after November 15, 2022, shall comply with the current screening standards.

F. PROHIBITED USES**1. URBAN TRANSITION SUB-DISTRICT**

The following use types are prohibited in the Urban Transition sub-district of the HCOD regardless of whether or not such use is allowable in the underlying zoning district:

- i. Manufactured or Modular Home Sales;
- ii. Storage Building Sales;
- iii. All uses listed under "Adult Uses" in the commercial uses portion of the principal use table (see Chapter 6);
- iv. All uses listed under "Waste Related Services" in the industrial uses portion of the principal use table (see Chapter 6);
- v. Cemetery or Mausoleum/Commercial;
- vi. Family Cemetery;
- vii. High Impact Outdoor Recreation;
- viii. Indoor Shooting Range;
- ix. Outdoor Shooting Range;
- x. Zoo/Petting Zoo;
- xi. Major or Minor Telecommunications Tower; and
- xii. All uses listed under "Warehousing" in the industrial uses portion of the principal use table (see Chapter 6).

2. RURAL HIGHWAY SUB-DISTRICT

The following use types are prohibited in the Rural Highway sub-district of the HCOD regardless of whether or not such use is allowable in the underlying zoning district:

- i. Sexually Oriented Business;
- ii. Outdoor Shooting Range;
- iii. All uses listed under "Waste Related Services" in the industrial uses portion of the principal use table (see Chapter 6).

G. CONDITIONAL ZONING USES**1. URBAN TRANSITION SUB-DISTRICT**

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.8. HIGHWAY CORRIDOR OVERLAY DISTRICT

Any commercial buildings in excess of 10,000 square feet and any of the following use types may only be permitted within an underlying conditional zoning district when the lot or site is also located in the Urban Transition sub-district of the HCOD:

- i.** Group Care Facility;
- ii.** All uses listed under "Vehicle Services" in the commercial uses portion of the principal use table (see Chapter 6);
- iii.** Manufacturing, General

2. RURAL HIGHWAY SUB-DISTRICT

Any commercial buildings in excess of 50,000 square feet and any of the following use types may only be permitted within an underlying conditional zoning district when the lot or site is also located in the Rural Highway sub-district of the HCOD:

- i.** Group Care Facility;
- ii.** All uses listed under "Vehicle Services" in the commercial uses portion of the principal use table (see Chapter 6);
- iii.** All uses listed under "Adult Uses" in the commercial uses portion of the principal use table (see Chapter 6);
- iv.** Low Impact and High Impact Outdoor Recreation;
- v.** Mini-warehouse (Self-Service);
- vi.** Manufactured Home Sales;
- vii.** Storage Building Sales; and
- viii.** Indoor Shooting Range.

H. STORMWATER MANAGEMENT

A stormwater management plan meeting the following requirements shall be submitted as part of the application for development in the HCOD:

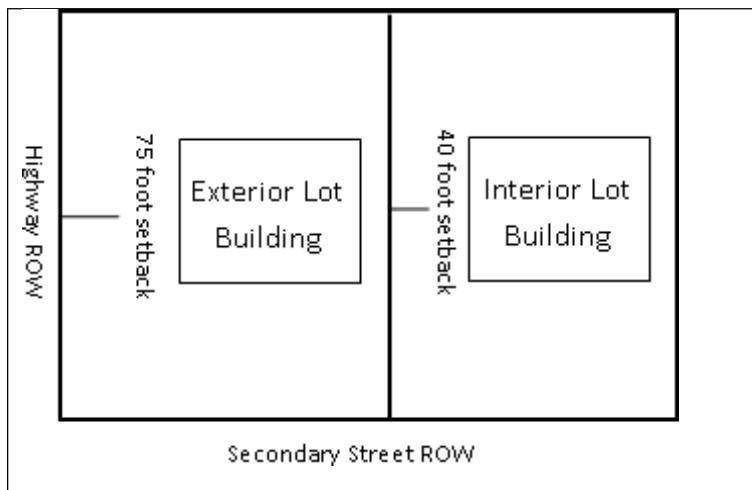
- 1.** The stormwater management plan and all stormwater control measures shall:
 - i.** Be designed by a professional licensed to complete such plans by the State of North Carolina;
 - ii.** Meet the most current edition of the North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Design Manual; and
 - iii.** Be supported by the appropriate calculations, plan sheets, grading plans, planting plans and details, and specifications;
- 2.** The post development peak flow discharged rates shall not exceed the pre-development peak discharge rates for all storms up to and including the 25-year, 24-hour event; and
- 3.** Prior to issuance of a Certificate of Occupancy, the applicant shall provide written certification prepared by a state-registered professional confirming the completed project is configured and operating in accordance with the approved stormwater management plan, and shall submit "as-built" plans for all stormwater management measures after final construction is complete.

I. BUILDING STANDARDS

1. SETBACKS

- i.** The front building setback from the highway ROW is 75 feet.
- ii.** The building setback for internal lots with access to an internal street ROW shall be 40 feet.
- iii.** The building setback from residential districts is 50 feet.
- iv.** The building setback from non-residential districts is 25 feet.

SETBACK REQUIREMENTS



2. BUILDING DESIGN

The following building design standards shall apply only within the Urban Transition sub-district:

- i. Principal building entrances shall be oriented to public streets or towards the corners of streets.
- ii. Utility services shall be located underground. Wooden poles are prohibited.
- iii. Exterior walls shall be at least 60% glass, brick, stone, cementitious siding, and wood clapboard siding on all sides of the building. Corrugated metal, plywood, particleboard, untreated wood, and similar material are prohibited.
- iv. Pitched roofs shall be clad in wood shingles, standing seam metal, slate, or asphalt shingles.
- v. High intensity, bright, metallic, fluorescent or neon façade colors are prohibited.
- vi. Neon tubing is not allowed as accent material.
- vii. Accessory buildings and structures associated with a shopping center shall be of similar design, materials, and color as the principal structure.
- viii. No accessory uses or structures are permitted in the front yard.

3. HEIGHT

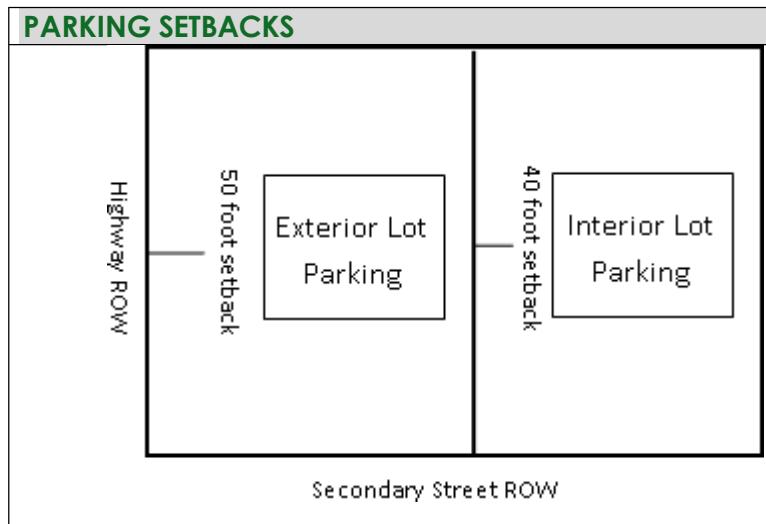
- i. The maximum building or structure height shall not exceed 35 feet.
- ii. Flagpoles and similar devices shall be limited to 35 feet in height.
- iii. All mechanical, electrical, communications, and service equipment, including satellite dishes shall be set back from the edge of the roof a minimum distance of one foot for every foot the feature extends above the roof surface.
- iv. Screen or parapet walls shall be constructed to the height of any fixture taller than three feet in height above the surface of the roof that would be visible from a street or abutting residential property.

J. FENCES

1. Fences may be located along or in side and rear yards only. No fencing is permitted within a front or corner side yard.
2. Fences and walls shall be subject to the standards for Type 1 screening (see Section 7.11) as well as the following :
 - i. Chain link fences shall be vinyl coated and be of a neutral color such as green, brown, or black;
 - ii. Vinyl, wood board, shadow box, and /solid fence styles are permitted provided that the board width (vertical members) is not less than four inches or nominal width and not more than 10 inches nominal width; and
 - iii. Wooden fences greater than four feet in height are required to have a minimum of three horizontal support rails located in order to provide adequate support at the top, middle, and bottom portions of the fence. The requirement for three horizontal support rails shall not apply to vinyl fences.

K. PARKING**1. REQUIRED SETBACKS**

- i. The required parking setback from the highway right-of-way line is at least 50 feet.
- ii. The required parking setback for internal lots with access to an internal street right-of-way shall be at least 40 feet from the front lot line.

**2. LOCATION**

- i. A development with 75 or fewer parking spaces may have a maximum of up to two rows of parking spaces located between any street and the front elevation of a building. All other off-street parking must be located on the side or rear of the building.
- ii. Developments with more than 75 parking spaces may have parking on at least three sides of the building but not more than 30% of the total provided off-street parking spaces shall be located between any street and the front elevation of a building.

3. PAVING

- i. Off-street parking lot paving is required in the Urban Transition sub-district only.
- ii. Suitable paving materials for required parking and driveway areas include, but are not limited to asphalt, porous asphalt, porous paving blocks, and concrete.
- iii. The use of grass is permitted for satellite parking areas.

4. STRIPING

- i. Striping of individual off-street parking spaces is required in the Urban Transition sub-district only.
- ii. The individual parking spaces are not required to be delineated in parking lots utilizing road bond, gravel, or grass surfacing.

5. CURBING

- i. Curbing around off-street parking and vehicular use areas is required in the Urban Transition sub-district only.
- ii. In cases where curbing is required, each off-street parking space shall be provided with curbing or a tire stop.

6. MAINTENANCE

Parking areas shall be maintained to provide for vehicle access and shall be kept free of litter, debris, outdoor display and sales activities, and material storage, including portable containers.

7. SERVICE AREAS

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.8. HIGHWAY CORRIDOR OVERLAY DISTRICT

Parking for service vehicles and loading areas shall be designated, located, and screened with Type 1 or Type 2 screening (see Section 7.11) to minimize the view from adjacent properties and rights-of-way at the rear of the buildings.

8. COMPACT SPACES

- i. Up to 20% of the total number of required off-street parking spaces may be provided by compact or alternative transportation spaces, no less than eight feet in width.
- ii. Parking may also accommodate electric vehicle charging stations.

9. STORAGE

Off-street parking areas may be used only for temporary parking and not for any type of loading, sales, dead storage, or repair work.

10. STACKING

Where drive-thru or drive-up facilities are provided, space shall be provided to accommodate not less than three cars per stacking lane.

L. ACCESS

1. Within a development, safe and easy-to-use circulation is an important design principle.
2. The following access standards are required on lots and development sites located in the Urban Transition sub-district only.
3. All adjoining parcels serving (or potentially serving) non-residential or multi-family uses shall be interconnected as follows:

I. INTERCONNECTIVITY

01. All parking lots shall dedicate access easements and provide interconnectivity to adjoining properties.
02. The parking lot connection shall at least 20 feet wide.
03. If applicable, the connection shall align with a connection that has been previously constructed on an adjacent property.



II. STREET FRONTAGE

01. Any lot that is to be created or any existing lot on which a structure is to be erected or a use to be established shall be accessible to a public or private street right-of-way.

02. Access via easement is not permitted.

III. DRIVEWAYS

01. The maximum driveway width is 36 feet.

02. The maximum number of driveways per lot is two.

03. Where two or more driveways are located on the same lot, the minimum distance between the driveways shall be 30 feet.

04. The minimum distance between a street intersection and a driveway entrance is 100 feet, except in cases where no other lot access to a street is available.

05. Common or shared driveways on adjoining lots are recommended.

M. SCREENING ALONG HIGHWAY RIGHTS-OF-WAY

Lots abutting highway right-of-way in the HCOD (see Section 3.19) shall provide screening in accordance with the following standards:

- 1.** Lots lines abutting a highway right-of-way shall provide a 50-foot-wide landscaping buffer that includes at least 18 trees (with at least 50% evergreen) and 25 shrubs per 100 linear feet of buffer.
- 2.** New or supplemental trees planted within the required buffer shall grow to at least 10 feet in height within five years of planting.
- 3.** New or supplemental shrubs planted within the required buffer shall grow to at least five feet in height within five years of planting.
- 4.** Vegetation within the required buffer area shall be distributed along the entire length and width of the planted buffer.
- 5.** A mixture of plant types is recommended to mitigate the spread of disease.

N. VEHICULAR USE AREA SCREENING

1. PERIMETER SCREENING

- i.** Perimeter screening of vehicular use areas is required in the Urban Transition sub-district only.
- ii.** New or supplemental trees planted as part of perimeter screening shall grow to 10 feet in height within five years of planting.
- iii.** Shrubs planted as part of perimeter screening shall grow to three feet in height within three years of planting.
- iv.** All off-street parking, loading, and service areas shall be screened from view by use of one or more of the following:
 - 01.** A building;
 - 02.** A stone or brick wall, which may only be located within side and rear yards;
 - 03.** One tree, other than a longleaf pine, located every 30 feet on-center and one shrub located every three feet on-center; or
 - 04.** Establishment of a type 1, 2, or 3 perimeter screen (see Section 7.11) along lot lines in locations not more than 20 feet from vehicular use area's edge.

2. SCREENING WITHIN VEHICLE USE AREA

- i.** Screening within vehicle use areas is required in the Urban Transition sub-district only.
- ii.** In addition to exterior screening requirements, trees shall be installed in planting areas within parking lots to provide shade coverage and break up large areas of impermeable surface allowing areas for water infiltration.
- iii.** New or supplemental trees planted in vehicle use areas shall grow to 10 feet in height within five years of planting.
- iv.** Planting areas shall meet the following requirements:

01. TREES

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.8. HIGHWAY CORRIDOR OVERLAY DISTRICT

Two trees, excluding longleaf pines, for 10 parking spaces distributed throughout the vehicular use area.. Landscaped areas containing trees that are surrounded by impervious surfaces shall have a minimum width of nine feet and include a minimum planting area of 150 square feet each.

02. SHRUBS

In addition to required trees, each planting area shall include evergreen shrubs configured so that there are at least four evergreen shrubs for every 10 parking spaces. In no instance shall shrubs be installed in a configuration that will interfere with their normal growth habit and diameter.

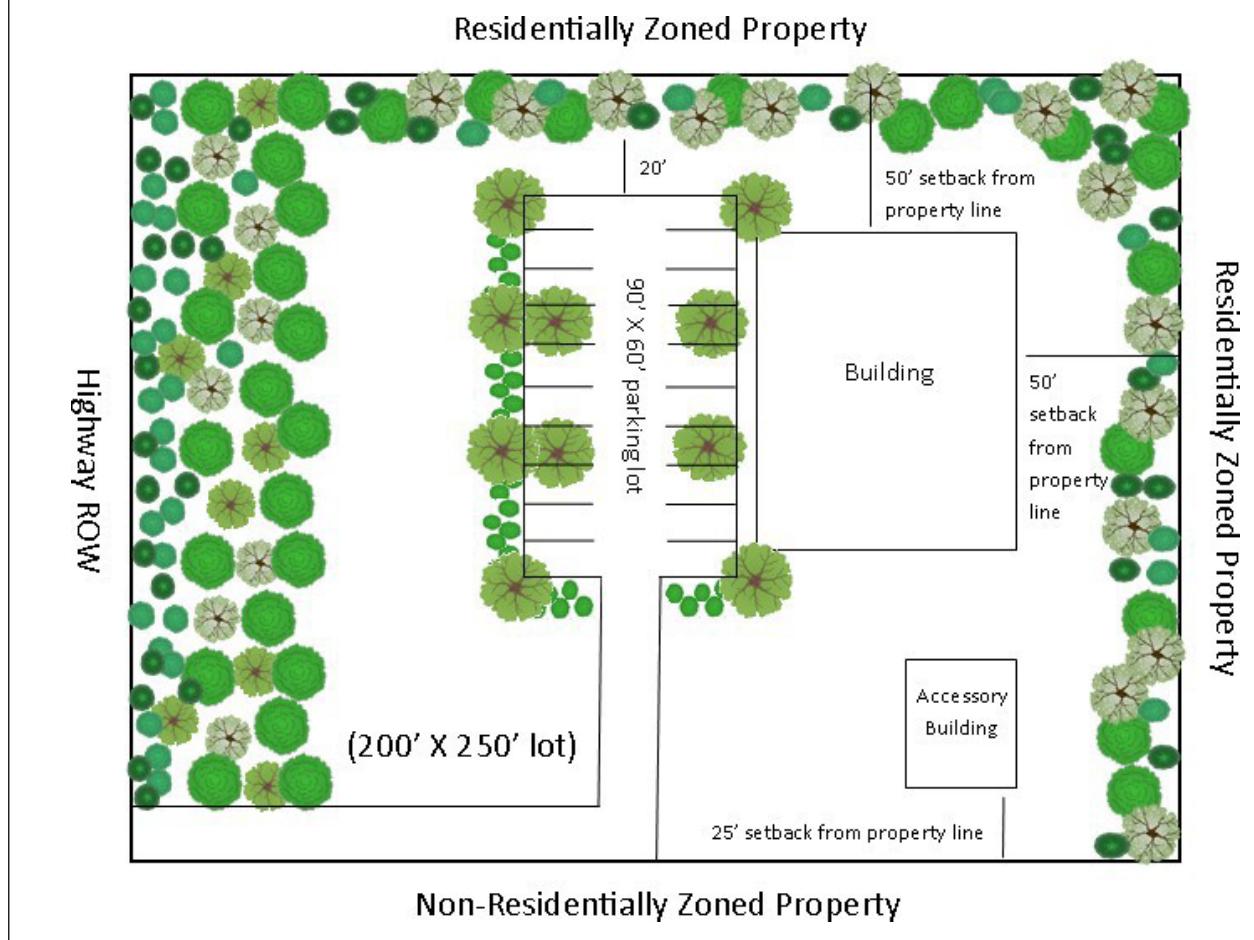
03. GROUNDCOVER

Each planting area shall be landscaped with mulch, groundcover, shrubs, or grass to protect against soil erosion.

04. BARRIERS

Barriers, such as wheel stops or six-inch standard curbs, must be provided between vehicular use areas and landscaped areas.

VEHICULAR USE AREA SCREENING REQUIREMENTS



O. DUMPSTER, MECHANICAL AND ELECTRICAL EQUIPMENT, OUTDOOR STORAGE SCREENING

1. All storage facilities shall be located to the rear of the primary building and shielded from any public roadway or adjacent property by means of type 1 (chained link is prohibited) or type 2 screening, unless already screened by a buffer yard.
2. Dumpster screening shall be at least five feet in height.

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.9. HEIGHT

P. SIGNS

1. The maximum height for a sign is six feet.
2. Sign colors shall be uniform between ground signs and wall signs on the same lot or site.
3. Sign colors shall be muted.
4. Off-premises signs are prohibited.

Q. LIGHTING

1. DARK SKY ILLUMINATION

- i. Light source locations shall be chosen to minimize the hazards of glare.
- ii. The ratio of spacing to mounting height shall not exceed a four-to-one ratio.

2. SIGN ILLUMINATION

Electronic changeable message signs are prohibited.

3. PARKING LOT LIGHTING

- i. The maximum mounting height of illumination is 30 feet from the ground to the light source.
- ii. Light poles and fixtures shall be a matte or low-gloss grey, black, dark earthen, or bronze finish to minimize glare from the light source.

4. EXTERIOR LIGHTING

- i. The maximum average-maintained illumination is 3.0 lumens per square feet at the property line.
- ii. The light source must be white light.
- iii. The use of laser source light or any similar high intensity light for outdoor entertainment or advertisement is prohibited.
- iv. Awnings and canopies shall not be illuminated internally.

SECTION 7.9. HEIGHT

A. GENERALLY

1. Except within the Industrial (I) district, the maximum height of any building or structure shall be 40 feet or as otherwise required by the NC Building Code.
2. The maximum height of any building or structure within the Industrial (I) district shall be 60 feet or as otherwise required by the NC Building Code.
3. Church steeples, chimneys, water tanks or towers, fire towers, flag poles, monuments, silos, grain elevators, conveyors, and similar appurtenances are exempt from the maximum building or structure height requirements and may be erected to any height in accordance with the NC Fire Prevention Code.
4. Pursuant to NCGS 143-151.75, the County may not authorize the construction of any tall building or structure within five miles a major military installation without endorsement from the State Construction Office.

SECTION 7.10. EXTERIOR ILLUMINATION

All exterior lighting shall be shielded to prevent light from directly hitting abutting property or any public right-of-way.

SECTION 7.11. NON-RESIDENTIAL SCREENING

A. APPLICABILITY

1. The standards in this section are intended to provide adequate buffering between non-residential and residential land uses.
2. Unless exempted in accordance with sub-section (3) below, any new development including parking lots or a new use (shall install screening along the side and rear lot lines that abut any residentially zoned

property and along any front setback abutting residentially zoned property (not abutting a street right-of-way or railroad right-of-way).

3. The following uses are exempted from these screening requirements:

- i.** Agricultural uses;
- ii.** Temporary uses;
- iii.** Home occupation level 1;
- iv.** Neighborhood parks;
- v.** Single family residential dwellings;
- vi.** Duplexes; and
- vii.** Expansions to existing buildings or structures of 250 square feet or less.

B. EXISTING SCREENING

Existing vegetation and berms shall be used to meet all or part of the requirements of this section, wherever possible, provided the spirit and intent of this section is maintained.

C. ALTERNATIVE SCREENING

In the event that the unusual topography of a site would make it physically impossible to install and maintain the required screening, the Administrator may alter the requirements of this section, provided the spirit and intent of this section is maintained.

D. SCREENING TYPES

Unless specified elsewhere in this Ordinance, the screening shall be one of the following:

1. TYPE 1

A type 1 screen consists of a six-foot-high brick or stone wall, cinder block wall, basket weave chain link fence, or wooden plank fence (including entrance and exit gates) as depicted in the example pictures below, with the finished side of fence facing the adjoining property.

TYPE 1 SCREENING



CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.11. NON-RESIDENTIAL SCREENING

2. TYPE 2

A type 2 screen shall consist of a single row of evergreen shrubs configured to achieve opaqueness and a minimum height of 10 feet in 5 years of planting. Limbs higher than 24 inches from the ground are not to be trimmed from the shrubs.

3. TYPE 3

- i. A type 3 screen shall consist of existing undisturbed natural vegetation or a planted strip designed to simulate a wooded natural vegetative area.
- ii. The screen shall be at least 20 feet wide and shall include a minimum of 15 trees, at least half evergreen, plus 15 shrubs, at least half evergreen, for every 100 linear feet of lot boundary, prorated for less than 100-foot sections.
- iii. Vegetation shall be distributed along the entire length and width of the planted buffer.
- iv. New or supplemental trees planted within the screen shall grow to 10 feet within five years of planting.
- v. New or supplemental shrubs planted within the screen shall grow to 10 feet within five years of planting.
- vi. A mixture of plant types are recommended to mitigate the spread of disease.

E. LOCATION

1. The width of the screening shall be included as part of the required setback and/or as a boundary buffer outside of the required setback.
2. Vegetation shall be located outside of the street right-of-way, utility or access easements, and on the exterior side of any fence.

F. EXTENSION

1. Screening shall be installed prior to the issuance of a Certificate of Occupancy.
2. The Administrator may approve a conditional Certificate of Occupancy, to defer the installation of landscaping for up to six months if planting would jeopardize the health of the plants.

G. MAINTENANCE

1. The owner(s) of the property shall be responsible for the maintenance of all landscaping.
2. All dead or substandard materials shall be removed and replaced with the same plant type and with a minimum height of seven feet, within 30 days unless an extension not exceeding six months, is approved by the Administrator.

H. LIST OF RECOMMENDED NATIVE SPECIES

1. Applicants are recommended to utilize non-invasive plants as listed in this sub-section.
2. Non-invasive plants are best adapted to the region's climate and soil conditions and are known to better resist drought, freezing temperatures, and diseases.
3. In addition to their benefit to wildlife species, the use of native plants greatly reduces the need for water, fertilizers, and pesticides.
4. Recommended plants are listed in the table below:

| RECOMMENDED VEGETATION SPECIES | |
|--------------------------------|---|
| TYPE OF VEGETATION | SPECIES |
| Deciduous Canopy Trees | Black gum (<i>Nyssa sylvatica</i>) |
| | White oak (<i>Quercus alba</i>) |
| | Red maple (<i>Acer rubrum</i>) |
| | Scarlet oak (<i>Quercus coccinea</i>) |
| | Pin oak (<i>Quercus palustris</i>) |
| | Southern red oak (<i>Quercus falcata</i>) |

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.11. NON-RESIDENTIAL SCREENING

| RECOMMENDED VEGETATION SPECIES | |
|--------------------------------|---|
| TYPE OF VEGETATION | SPECIES |
| Evergreen Canopy Trees | Sweetgum (<i>Liquidambar styraciflua</i>) |
| | Mockernut hickory (<i>Carya glabra</i>) |
| | Pignut hickory (<i>Carya glabra</i>) |
| Deciduous Mid-Story Trees | Longleaf pine (<i>Pinus palustris</i>) |
| | Live oak (<i>Quercus virginiana</i>) |
| | Red cedar (<i>Juniperus virginiana</i>) |
| Evergreen Mid-Story Trees | Sassafras (<i>Sassafras albidum</i>) |
| | American persimmon (<i>Diospyros virginiana</i>) |
| | Blackjack oak (<i>Quercus marilandica</i>) |
| | Flowering dogwood (<i>Cornus florida</i>) |
| | Redbud (<i>Cercis canadensis</i>) |
| | Sand post oak (<i>Quercus margarettiae</i>) |
| | Sourwood (<i>Oxydendrum arboreum</i>) |
| Deciduous Shrubs | Turkey oak (<i>Quercus laevis</i>) |
| | American holly (<i>Ilex opaca</i>) |
| | Southern magnolia (<i>Magnolia grandiflora</i>) |
| Evergreen Shrubs | Yaupon holly (<i>Ilex vomitoria</i>) |
| | Beautyberry (<i>Callicarpa americana</i>) |
| | Dangleberry (<i>Gaylussacia frondosa</i>) |
| Deciduous Canopy Trees | Sparkleberry (<i>Vaccinium arboreum</i>) |
| | Wild azalea (<i>Rhododendron periclymenoides</i>) |
| | Wild rose (<i>Rosa carolina</i>) |
| | Nestronia (<i>Nestronia umbellata</i>) |
| | Devilwood (<i>Osmanthus americanus</i>) |
| | Inkberry holly (<i>Ilex glabra</i>) |
| Evergreen Mid-Story Trees | Waxmyrtle (<i>Myrica cerifera</i>) |

I. LIST OF NATIVE SPECIES NOT RECOMMENDED

The trees in the table below are native to the region but are typically found in wetlands, floodplains and bottomland forests. They will not flourish without frequent and constant irrigation and are not recommended for use as required landscaping material.

| VEGETATION SPECIES NOT RECOMMENDED | |
|------------------------------------|---|
| TYPE OF VEGETATION | SPECIES |
| Deciduous Canopy Trees | Bald cypress (<i>Taxodium distichum</i>) |
| | Tulip poplar (<i>Liriodendron tulipifera</i>) |
| | River birch (<i>Betula nigra</i>) |
| | Willow oak (<i>Quercus phellos</i>) |
| | Shumard oak (<i>Quercus shumardi</i>) |
| Deciduous Mid-Story Tree | Carolina silverbell (<i>Halesia carolina</i>) |
| | Fringetree (<i>Chionanthus virginicus</i>) |
| | Serviceberry (<i>Amelanchier canadensis</i>) |
| Evergreen Mid-Story Trees | Sweetbay (<i>Magnolia virginiana</i>) |

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.12. OUTDOOR DISPLAY OF MERCHANDISE

J. LIST OF PROHIBITED SPECIES

A. The trees in table below are examples of non-native or diseased ridden plants are prohibited in required landscaping areas due their negative effect on the ecosystem:

| PROHIBITED VEGETATION | |
|---|---|
| SPECIES | SPECIES |
| Asian bittersweet (<i>Celastrus orbiculatus</i>) | Japanese honeysuckle (<i>Lonicera japonica</i>) |
| Autumn olive (<i>Elaeagnus umbellata</i>) | Japanese privet (<i>Ligustrum japonicum</i>) |
| Bradford pear (<i>Pyrus calleryana</i>) | Japanese wisteria (<i>Wisteria floribunda</i>) |
| Burning bush (<i>Euonymus alata</i>) | Kudzu (<i>Pueraria montana</i>) |
| Chinese privet (<i>Ligustrum sinense</i>) | Leyland cypress (<i>Cupressus leylandii</i>) |
| Chinese silver grass (<i>Miscanthus sinensis</i>) | Mimosa (<i>Albizia julibrissin</i>) |
| Chinese wisteria (<i>Wisteria sinensis</i>) | Multiflora rose (<i>Rosa multiflora</i>) |
| Common periwinkle (<i>Vinca minor</i>) | Nandina (<i>Nandina domestica</i>) |
| English ivy (<i>Hedera helix</i>) | Oregon grape (<i>Mahonia bealei</i>) |
| Holly hybrid (<i>Ilex cassine</i>) | Princess tree (<i>Paulownia tomentosa</i>) |
| Japanese barberry (<i>Berberis thunbergii</i>) | Tree of heaven (<i>Ailanthus altissima</i>) |

SECTION 7.12. OUTDOOR DISPLAY OF MERCHANDISE

All outdoor display of goods shall be located immediately abutting to the storefront, or building sides, and not in drive aisles, loading zones, fire lanes, or parking lots.

SECTION 7.13. OUTDOOR STORAGE OF GOODS

A. In all zoning districts, any non-residential storage of governmental, commercial, and industrial inventory or equipment, except off-street parking and loading, shall be enclosed by a wall or fence at least six feet in height.

B. When abutting property zoned for residential purposes outdoor storage shall also be located in the side or rear yards only and shall meet any property line setbacks.

C. Outdoor storage is not permitted in the GC-SL zoning district.

SECTION 7.14. PARKING

Off-street parking requirements for individual use types are identified in the specific use standards in Chapter 8. Where parking, other than for single-family and duplex dwellings, is permitted or required, the following standards shall be provided:

A. COMBINATION OF SPACES

The required parking space assigned to one use may not be assigned to another use except one-half of the required parking spaces for places of assembly type uses whose peak attendance is at night or weekends may be assigned to a use which will be closed at night or weekends.

B. DIMENSIONAL

1. Parking spaces shall have minimum dimensions of nine feet by 18 feet.
2. All access or backup aisles shall maintain a minimum 20-foot width.

C. LOADING SPACES

1. Each loading space shall have minimum dimensions of 15 feet by 40 feet in length.
2. Loading spaces shall be provided at the following rates:

I. RETAIL, WHOLESALE, AND INDUSTRIAL USE TYPES

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.15. SIGNS

One loading space for each 20,000 square feet of gross floor area.

II. OFFICE AND INSTITUTIONAL USE TYPES

One loading space for each 50,000 square feet of gross floor area.

D. REMOTE PARKING

Additional parking may be provided on any land within reasonable distance of the main entrance to the principal use, provided such land shall be used for no other purpose, is in the same ownership as the principal use, and in the same zoning district.

E. SAFETY

1. All parking spaces shall be located a minimum 10 feet from any street right-of-way or from residentially zoned property.
2. Parking spaces abutting but perpendicular to any street right-of-way shall be guarded with curbing or wheel guards.
3. Parking lots shall be designed so that ingress and egress is by forward motion.
4. The use of easements or street rights-of-ways for parking or maneuvering to and from off-street parking spaces is prohibited.

F. ACCESSIBLE SPACES

Accessible parking spaces are required in accordance with the NC Building Code, Chapter 11.

SECTION 7.15. SIGNS

A. APPLICABILITY

Except as provided otherwise in this Chapter, no sign shall be erected, located, relocated, enlarged, replaced, or altered until a zoning permit and building permit if applicable, have been secured in accordance with the standards in this Ordinance.

B. PROHIBITED SIGNS

The following signs are prohibited throughout the County's planning jurisdiction:

1. SIGNS ON ROADSIDE APPURTENANCES

Signs attached to or painted on utility poles, trees, bridges, refuse containers, or other objects not intended to support a sign.

2. SIGNS RESEMBLING TRAFFIC SIGNALS

Signs which by color, location, or nature, or that uses the word "STOP", "SLOW", "CAUTION", "DANGER", or any other word which is likely to be confused with traffic directional and regulatory signs is prohibited.

3. SIGNS RESEMBLING OFFICIAL SIGNS

Any sign that imitates an official governmental sign or violates the law of the State relating to outdoor advertising, is prohibited.

4. FLASHING SIGNS

Signs which contain, include, or are lighted by any flashing or intermittent lights are prohibited. Electronic changeable message signs are permitted if operated in accordance with the standards in this section.

5. TRAFFIC HAZARDS

Signs shall not include reflective material, flames, or lighting directed towards a roadway or that interferes with vision of drivers.

6. ROOF SIGNS

No sign shall extend above a building or structure's roofline.

7. BANNERS AND SIMILAR SIGNAGE

Banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similar devices.

C. EXEMPTIONS FROM THESE SIGN STANDARDS

The following forms of signage shall not be subject to these signage standards but may be subject to other applicable standards in this Ordinance, such as the requirement to obtain a building permit. Applicants shall be responsible for securing all required permits prior to erecting or modifying any of the following forms of excluded signage:

1. Fence-wrap signs affixed to fences surrounding a construction site in accordance with the standards in NCGS Section 160D-908;
2. Legal notices required by governmental bodies, public utilities, or civic associations;
3. Governmental signage, including flags, street signs, traffic warning signs, and other signage provided solely by governmental agencies for public health and safety;
4. Building cornerstones, historical plaques, or grave markers;
5. Signage associated with public transit stops;
6. Holiday displays on lots within all zoning districts;
7. Signage affixed to a motor vehicle or trailer, provided the motor vehicle or trailer is parked or stored on the same lot or site where the business being advertised is located;
8. Signage that is not visible from any off-site areas (e.g., entirely enclosed by opaque walls that prevent the visibility of signage from any off-site areas);
9. Signage associated with off-street parking spaces or the prohibition of parking in certain locations like fire lanes, bus lanes, or loading zones; and
10. Political signs established and maintained in accordance with NCGS 136-32.

D. SIGNS AND ACTIVITIES EXEMPTED FROM PERMIT REQUIREMENTS

The following signs and sign-related activities are exempted from the requirement to obtain a zoning permit, but remain subject to the standards in this section and other applicable parts of this Ordinance such as requirements to preserve sight stopping distance:

1. DIRECTIONAL SIGNS ON PRIVATE PROPERTY

Signs directing and guiding traffic and parking on private property that do not exceed four square feet in area per sign face area or four feet in height to the highest point of the sign..

2. EMPLOYEE VEHICLES

Signs painted on or permanently attached to a currently licensed vehicle that is not primarily used as a sign.

3. FLAGS

Up to three flags or similar insignia per lot provided the height of any pole shall not exceed the maximum building height for the district. Refer also to the United States Flag Code for usage of the United States Flag.

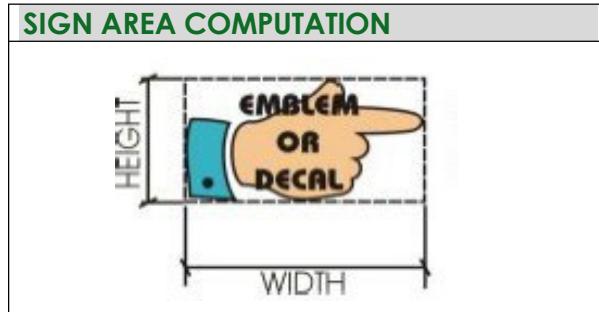
4. MAINTENANCE

Cleaning, electrical repair, resurfacing of a sign face, and other maintenance of a lawfully-established and conforming sign or structure for the sole purpose of supporting a sign. Electrical repair may require issuance of a building permit in accordance with applicable State law.

E. COMPUTATION OF SIGN AREA

1. The area of a sign face shall be deemed to be the entire area within the smallest polygon that will encompass the writing, representation, emblem, or other display on the sign that can be reasonably calculated.
2. Frames or structural members not bearing informational or representational matter shall not be included in computation of the area of a sign face.
3. Computations of sign area shall include only one side of a double-faced sign structure.

4. If a sign has two sides joined at an angle greater than 60 degrees, the surface of both sides shall be included in the computation of area.



F. COMPUTATION OF HEIGHT

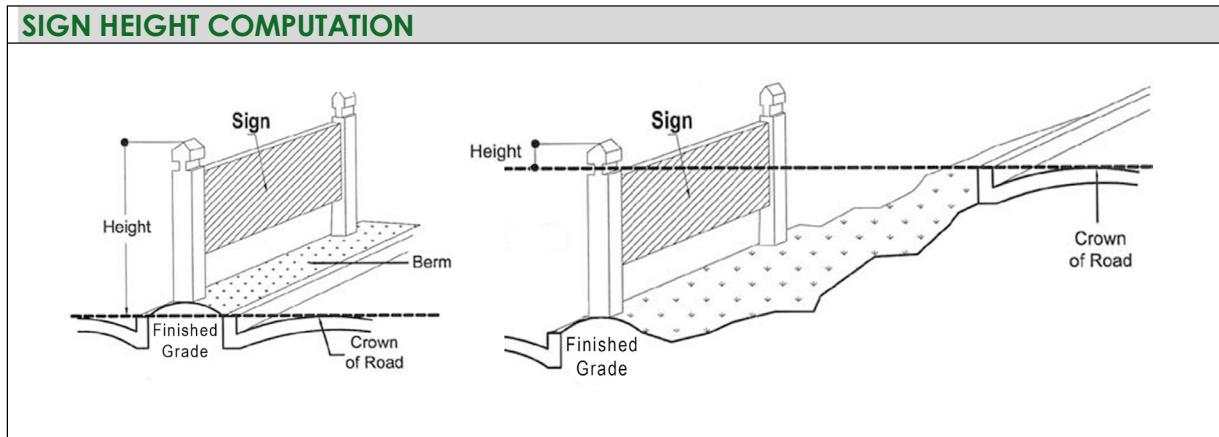
1. ATTACHED SIGNS

The sign height shall be the distance from the finished grade at the base of the building to which the sign is attached to the top of the highest component of the sign.

2. GROUND (FREESTANDING) SIGNS

The sign height shall be the lesser of:

- The distance from the base of the sign at the finished grade to the top of the highest component of the sign; or
- The distance from the nearest abutting street grade to which the sign is oriented, and on which the lot has frontage, to the top of the highest component of the sign.



G. OBSOLETE SIGNS

- Signs which identify businesses no longer in existence shall be removed by the owner of the premises within 30 days of becoming an obsolete sign.
- Signs designed for changeable sign faces may be covered instead of removed.
- If the County requires removal of a lawfully erected on-premises sign, it must pay compensation in accordance with G.S. 160D-912.1.

H. DETERIORATED SIGNS

- Any sign which, together with its supports, braces, anchors, and other structural elements, is not maintained in accordance with the provisions of the NC Building Code shall be removed or brought into compliance with all codes and ordinances within 30 days of notification by the Administrator.

2. Failure to remedy the situation voluntarily within 30 days, unless an extension is given, will result in a violation of this Ordinance and subject to enforcement and penalties.

I. SIGNS ON PUBLIC PROPERTY

- 1.** The Administrator may remove and dispose of any sign placed on public property or within any right-of-way of any public or private street.
- 2.** In addition to other remedies and penalties of this section, the County has the right to recover from the sign owner, or person who placed the sign, the full costs of sign removal and disposal.

J. ILLUMINATION OF SIGNS

- 1.** The letters or message of internally illuminated signs shall consist of non-reflective material.
- 2.** Flame as a source of light is prohibited.

K. SPECIFIC SIGN STANDARDS**1. NEW BILLBOARDS**

- i.** New billboards are allowed in the Industrial zoning district contingent on approval of a special use permit (see Chapter 12).
- ii.** Billboards shall not be installed closer than 200 feet from any property used or zoned for residential purposes.
- iii.** Billboards shall not be located within 1,000 feet along the same street frontage of another billboard as measured from the poles.

2. REPLACEMENT BILLBOARDS

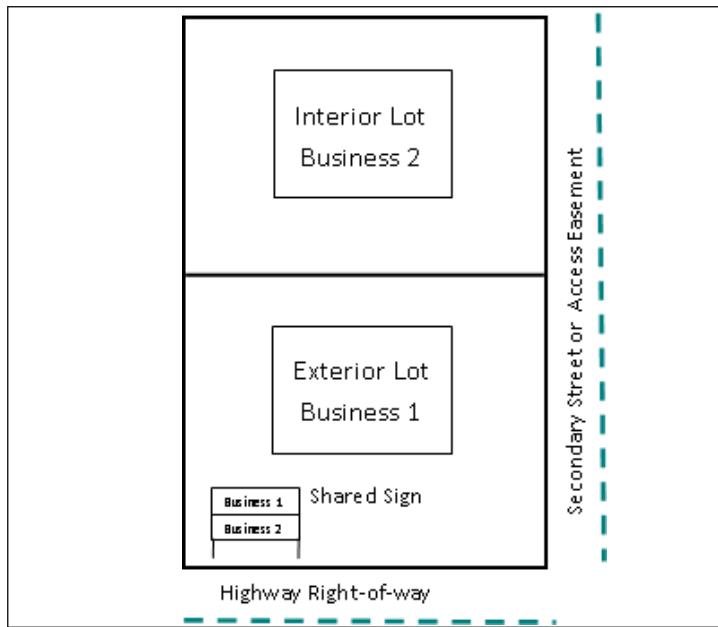
- i.** Billboards may be replaced on a case-by-case basis in accordance with NCGS 136-131.2.
- ii.** Confirmation of replacement permit approval by the NC Department of Transportation (NCDOT) is required before a zoning permit is issued.

3. OFF-PREMISE SIGNS (EXCLUDING BILLBOARDS)

Off-premise signs (excluding billboards) are permitted in the RA, B-1, B-2, RE, RA-5, RA-2, RA-40, and VB zoning districts subject to the following:

- i.** No more than one off-premise sign may be permitted per property. One off-premise advertising sign displaying multiple businesses may be used as the allowed sign(s) per premise, as long as the sign does not exceed 15 feet in height and 50 square feet in total display area.
- ii.** Lots of five acres or more in size and having a street frontage greater than 400 feet, may have a second off-premise sign if the total display area of both signs does not exceed 32 square feet and the second sign shall not exceed six feet in height.
- iii.** No more than three off-premise advertising signs per business, not including billboards, may be permitted on individual lots farther than four miles from the closest parcel boundary on which the business is located. Such distance shall be measured in a straight line distance from the sign to the closest parcel boundary.
- iv.** No residential development, business, institution, or industry with frontage on any of the following roadways is eligible to use this type of signage: US Highway 1, US Highway 15-501, NC Highway 2, NC Highway 5, NC Highway 22, NC Highway 24/27, NC Highway 211 (with the exception of properties zoned VB), NC Highway 690, or NC Highway 705. One adjacent interior lot may utilize a portion of the sign with the lot fronting the highway. Only one sign per street frontage is permitted.

OFF-PREMISE ADVERTISING SIGNS



- v. Signs must be placed on a lot of record and the applicant shall provide a notarized statement from all owners of property allowing the off-premise advertising sign to be erected on their property.
- vi. Verification from the North Carolina Department of Transportation that the sign will not be in violation of any State regulations at its proposed location must be submitted with the zoning permit application.

4. ELECTRONIC CHANGEABLE MESSAGE SIGNS

- i. Electronic changeable message signs may be permitted in the Village Business (VB), Neighborhood Business District (B-1), and Highway Commercial (B-2) zoning districts as well as on a lot with a school, governmental facility, or religious institution located within a residential zoning district.
- ii. Static hold times between message changes shall be a minimum of 30 seconds each.
- iii. The message change sequence must be accomplished within an interval of two seconds or less.
- iv. Electronic changeable message signs shall be setback a minimum of 25 feet from any property used or zoned for residential purposes.

L. INCIDENTAL SIGNS

Lots in non-residential zoning districts may include incidental signage in accordance with the following standards:

1. Incidental signage is permitted at a rate of one square foot of incidental sign face area for each 100 square feet of floor area of the principal structure, up to a maximum of 20 incidental signs per lot or development site comprised of multiple lots or buildings.
2. Incidental signs are permitted in addition to other types of allowable signage.
3. No single incidental sign may be larger than 36 square feet in sign face area, including both sides of a two-sided sign.
4. Incidental signs do not have a maximum duration but shall not include permanent modifications to a site or a building.

M. TEMPORARY SIGNS

Temporary signage is permitted on a lot or site in accordance with the following standards:

1. Up to one temporary sign shall be permitted on a lot or development site.
2. A temporary sign may have a maximum sign face area of 36 square feet, including both sides of a sign.
3. In no instance shall a temporary sign be located within a right-of-way or have a height exceeding six feet above the grade at the base of the sign.

CHAPTER 7. GENERAL DEVELOPMENT STANDARDS

SECTION 7.15. SIGNS

4. Temporary signs shall not be located within required sight distance triangles, but are permitted within required landscaping areas, provided they do not impact the performance objectives of required landscaping.
5. Temporary signs shall not be internally or externally illuminated.
6. There shall be no maximum duration for the placement of a temporary sign, and nothing shall prohibit the replacement of one temporary sign with another temporary sign.

N. SIGN STANDARDS BY SIGN TYPE

Signs permitted by this Ordinance shall comply with the dimensional standards table below.

TABLE OF DIMENSIONAL STANDARDS FOR SIGNAGE

| SIGN TYPE | | MAXIMUM NUMBER | MAXIMUM SIGN AREA (SQ. FT.) | MAXIMUM HEIGHT (FT.) | MINIMUM SETBACKS (FT.) |
|---|-------------------------|--|---|---|--|
| Freestanding | Pole | 1 per street frontage | 36 | 30 | 10 |
| | Monument | 1 per site | 36 | 6 | |
| | Portable | 1 per site | 36 | 6 | |
| Attached | Wall | 4 signs per building wall | 20% of wall surface area facing street | Cannot exceed roofline | N/A |
| | Canopy | 1 sign per business establishment | 50% of the awning area | Minimum 7.5 from ground to bottom of sign | N/A |
| | Window / Door | 25% of glass area on any 1 side of the building | | N/A | N/A |
| Off-Premise Advertising | Single Use Display | 1 per street frontage (except for lots with more than 5 acres) | 36 | 6 | 10 |
| | Multiple Uses Displayed | | 50 | 15 | 10 |
| Billboards | Monument or Pole | 1 per street frontage | 250 | 30 | 30 feet to street ROW or any property line |
| Multi-Tenant Building or Multi-Building Development | Wall | 1 sign per establishment | 20% of wall surface area facing street | Cannot exceed roofline | N/A |
| | Monument or Pole | 1 at each entrance | Main Entrance (100) Outparcel (32-Monument) | Main (20) Outparcel (6) | 20 feet to street ROW or any property line |
| Electronic Changeable Advertising Message | Monument or Pole | 1 per street frontage | Up to 50% of total sign area, or 25 square feet whichever is less | 10 | 10 feet to street ROW and 30 feet to any property line |
| Temporary | Non-permanent | 1 per lot | 36 | 6 | 10 |