

**ZEBULON  
BOARD OF COMMISSIONERS  
WORK SESSION AGENDA  
APRIL 17, 2025  
6:00PM**

**I. APPROVAL OF AGENDA**

**II. OLD BUSINESS**

- a. Parks & Recreation – Gill Street Park Update
  - i. Gill Street Park Capital Project Fund Presentation
    - 1. Staff Report
    - 2. Ordinance 2025-30 & 31

*Action Requested: Approval of Ordinance 2025-30 & 31*

- b. Planning – Regional Mixed Use
  - i. Text Amendment for the Unified Development Ordinance (UDO)
    - 1. Staff Report & Attachments
    - 2. Ordinance 2025-25

*Action Requested: Approval of Ordinance 2025-25 to adopt text amendment.*

**III. NEW BUSINESS**

- a. Police – C.A.R.E. Unit Update
  - i. C.A.R.E. Unit Presentation
    - 1. Staff Report

*Action Requested: Not applicable – briefing and discussion item.*

**IV. CLOSED SESSION FOR PERSONNEL DISCUSSION**

*As allowed by NC General Statute 143-318.11 for the purpose of personnel discussions.*

**IV. ADJOURN**



STAFF REPORT  
GILL STREET PARK  
CAPITAL PROJECT ORDINANCE 2025-30 AND 31  
APRIL 17, 2025

**Topic: Gill Street Park, Capital Project Ordinance 2025-30 and 31**

Speaker: Sheila Long, Parks and Recreation Director

Prepared by: Sheila Long, Parks and Recreation Director

Approved by: Gilbert Todd, Jr., Town Manager

**Executive Summary:**

The Board of Commissioners will consider authorizing the Gill Street Park Capital Project fund through the adoption of Ordinance 2025-30 and Ordinance 2025-31. This action cements the Gill Street Park developments in the Town's CIP.

**Background:**

In the 1960s, the Town of Zebulon took steps to convert a defunct neighborhood landfill into a new park, covering the landfill and building green space atop it. Gill Street Park was built for primary use by the Gill Street community, a historically Black community in Zebulon.

In 1968, basketball courts and play equipment were installed on the site, with few major improvements made to the park after nearly half a century. In 2006, the Town constructed a playground in the park, saw additional swings and safety surfacing around the swings installed in 2019, and had the basketball court renovated and shade structures installed in 2022.

In Fiscal Year 2024, the Town was preparing to renovate the existing playground and planning to build bathroom facilities, which would require significant soil disturbance and proper disposal of the existing equipment needed to be identified. During pre-construction due diligence, the consultant discovered lead presence through soil testing which halted playground removal and construction until remediation effects could be determined and funded. Remediation, park renovation, and bathroom constructions will span over multiple fiscal years.

Staff recommends the Town consider additional opportunities available for development of Gill Street Park. The first step would be engaging the community and to develop a site-specific park plan that considers out of the box options such as investigating use of other Town owned property in the area for development in order to provide quality recreation experiences and amenities in the Gill Street community. Current allocated funds would be a great start to the site-specific park plan which includes community engagement, designs, and construction of an improved park. The Town could seek funding partners to bring an improved park to this community through this process.

**Policy Analysis:**

Governmental Accounting Standards Board (GASB) statement number 54 allows capital project funds to account for and report financial resources that are restricted, committed, and assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets. A Capital project fund is a budget tool the Town can utilize when supporting projects that span multiple years.

STAFF REPORT  
GILL STREET PARK  
CAPITAL PROJECT ORDINANCE 2025-30 AND 31  
APRIL 17, 2025

Creation of a Capital project fund demonstrates the Town's Board and staff commits funds to the Gill Street Community for an improved park.

**Financial Analysis:**

The available funds currently allocated in the Fiscal Year 2025 budget for Gill Street Park related projects equals \$785,850. Establishing a capital fund recognizes the project will occur over a series of fiscal years and removes the need to reallocate funds annually.

No additional funds are being requested at this time.

**Staff Recommendation:**

Staff recommends adoption of Ordinance 2025-30 and Ordinance 2025-31.

**Attachments:**

1. Ordinance 2025-30
2. Ordinance 2025-31

**ORDINANCE 2025-30**  
**ESTABLISHING A CAPITAL PROJECT FUND FOR**  
**Gill St Park Developments**

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to §159-13.2 of the North Carolina General Statutes, the following Capital Project Ordinance is hereby adopted.

Section 1. The project authorized is the Gill St Park Capital Project.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the grant agreement and the budget contained herein.

Section 3. The following amounts are appropriated for the project.

Gill St Park Development	<u>\$785,850.00</u>
Total	\$785,850.00

Section 4. The following revenues are anticipated to be available to complete this project.

Transfer from General Fund	<u>\$785,850.00</u>
Total	\$785,850.00

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grant and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to the Board.

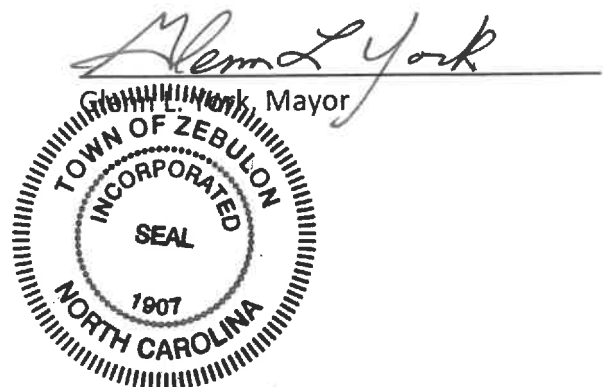
Section 8. The Finance Officer is directed to report on a quarterly basis on the financial status of each project element in Section 3.

Section 9. Copies of this Capital Project Ordinance shall be furnished to the Town Clerk, to the Governing Body, the Budget Officer, and to the Finance Officer for direction in carrying out this project.

Adopted this 17<sup>th</sup> day of April 2025.

ATTEST

  
Town Clerk





ORDINANCE 2025-31

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
EXPENDITURES		
Parks & Recreation – Gill St Park Bathrooms		\$500,000.00
Parks & Recreation – Gill St Park Playground Replacement		255,850.00
Parks & Recreation – Community Planning		30,000.00
Parks & Recreation – Transfer to Gill St Park Development Capital Project Fund		
	785,850.00	

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: April 17, 2025

Effective: April 17, 2025

  
Glenn L. York - Mayor

ATTEST:

  
Town Clerk







STAFF REPORT  
ORDINANCE 2025-25  
UDO LEGISLATIVE TEXT AMENDMENT UPDATES  
APRIL 17, 2025

**Topic: Ordinance 2025-25 Regional Mixed Use**

Speaker: Cate Farrell, Planner II

Prepared by: Cate Farrell, Planner II

Approved by: Gilbert Todd, Jr., Town Manager

**Executive Summary:**

The Board of Commissioners will consider text amendment updates to multiple sections in the Unified Development Ordinance (UDO) for the addition of a Regional Mixed-Use District (RMU).

**Background:**

The proposal for the addition of the RMU District is a direct outcome of staff evaluation of gaps in the Unified Development Ordinance (UDO). Addressing these gaps introduces a crucial “tool for the toolkit” to help achieve the goals and policies outlined in the Comprehensive Plan.

While the UDO is highly effective at implementing the Comprehensive Plan, managing growth, supporting downtown, and connecting neighborhoods, it lacks a clear by-right process for large-scale mixed-use and regional activity centers. These centers are critical components of the urban fabric because they concentrate goods and services, create opportunities for social and economic engagement, offer diverse and often mixed-income housing options, and typically generate a high property tax return per acre, which contributes significantly to the town’s fiscal health over time.

At present, Planned Development (PD) districts are the primary mechanism for entitling large-scale mixed-use, commercial, and master-planned developments. PD districts offer a high degree of flexibility in project design, provided they align with the goals and policies of the Comprehensive Plan. PD districts are sometimes described as “alternate means of compliance”. However, this flexibility comes at a cost. The case-by-case nature of PD districts can make the entitlement process lengthy, unpredictable, and, at times, challenging for both developers and municipalities.

The proposed RMU District addresses these challenges by establishing clear expectations for large-scale mixed-use developments while ensuring alignment with the town’s vision and goals. This new district is not intended to replace the PD process, but rather to serve as the standard means of compliance by providing a predictable, “by-right” pathway for developments that meet specific criteria.

This new district includes:

- **A Dimensional Standards Table** similar to the Downtown Mixed Use
- **A Master Plan Requirement** similar to that of PD District
- **Clear District Specific Standards** to provide baseline design expectations
- **Compatibility Standards** to ensure consistent application of buffering and screening

- **Update Table of Uses** that exclude uses unaligned with a regional, mixed-use destination development

This approach creates an efficient process for “by-right” mixed-use development while upholding the town’s vision and goals for these critical areas. It is important to note that supporting regional mixed-use through a by-right process is not novel, and several municipalities in our region, including Morrisville, Clayton, and Burlington, have similar districts.

**Policy Analysis:**

This proposal balances the need for flexibility, predictability, and efficiency, ultimately enhancing the town’s ability to manage growth and achieve its vision for vibrant, mixed-use regional activity centers. The proposed Regional Mixed-Use District aligns with several goals and policies outlined in the Zebulon Comprehensive Land Use Plan (CLUP). Specifically, the district supports the following:

**1. Goals for Land Use and Development:**

- **Goal 1:** Advance a land use allocation and pattern that supports greater housing variety, economic development, and a complete community with access to schools, recreation, shopping, and services (Land Use and Development, p. 2).
- **Goal 3:** Facilitate ongoing collaboration between land use and transportation planning to ensure a well-connected community (Land Use and Development, p. 2).

**2. Policies for Land Use and Development:**

- **Policy B:** Accommodate a range of character settings within its planning area to address diverse market preferences, including walkable, mixed-use environments (Land Use and Development, p. 3).
- **Policy C:** Emphasize compatible intensities and character when evaluating applications for intensive development near neighborhoods (Land Use and Development, p. 3).
- **Policy D:** Promote land use outcomes that prevent traffic congestion, ensure pedestrian- and cyclist-friendly design, and support public transit options (Land Use and Development, p. 3).

**3. Economic Development Goals and Actions:**

- **Goal 2:** Establish Zebulon as a regional destination supporting employment, commerce, and cultural activities (Economic Development, p. 2).

**Ordinance 2025-25**  
**UDO Text Amendment adding Regional**  
**Mixed-Use**

## ARTICLE 2: PROCEDURES

### 2.2. Application Review Procedures

### 2.2.25. Zoning Map Amendment

- d. Whether approval of the zoning map amendment amends or does not amend the Town's adopted policy guidance; and
- e. If the adopted policy guidance is amended as part of the application approval, a description of the change in conditions to meet the development needs of the town that were taken into account as part of the approval; and
- f. An explanation of why the action taken by the Board of Commissioners is reasonable; and
- g. An explanation of why the action taken by the Board of Commissioners is in the public interest.

#### **I. DESIGNATION ON OFFICIAL ZONING MAP**

The Planning Director shall make changes to the Official Zoning Map promptly after approval of a zoning map amendment application by the Board of Commissioners.

#### **J. ZONING MAP AMENDMENT REVIEW STANDARDS**

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the Board of Commissioners may weigh the relevance of and consider the following:

1. Whether the proposed zoning map amendment advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
3. Whether an approval of the rezoning is reasonable and in the public interest.
4. Other factors as the Board of Commissioners may determine to be relevant.

#### **K. REVIEW OF REGIONAL MIXED-USE ZONING**

- 4.—Any property seeking a Zoning Map Amendment to the Regional Mixed-Use (RMU) zoning classification will provide a master plan in accordance with Section 3.5.5.E.1 Master Plan Requirements as part of the Zoning Map Amendment review.

#### **K.L. EFFECT**

1. Lands subject to an approved map amendment shall be subject to all the applicable standards in this Ordinance, which shall be binding and shall run with the land.
2. Development located outside the Zebulon corporate limits shall comply with all Town policies related annexation and the extension of utilities.

#### **L.M. AMENDMENT**

Amendment of a decision on a zoning map amendment may only be reviewed and considered in accordance with the procedures and standards established for its original approval.

#### **M.N. APPEAL**

1. Any decision by the Board of Commissioners shall be subject to review by the Superior Court of Wake County.
2. Petitions for review must be filed with the Clerk of Court within 30 days of the date the decision is filed in the office of the appropriate review authority and delivered by personal delivery, electronic mail, or first-class mail to the applicant, landowner, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective.

## ARTICLE 3: DISTRICTS

### 3.1. Introductory Provisions

### 3.1.4 Organization of These Zoning District Standards

**TABLE 3.1.3: ZONING DISTRICTS ESTABLISHED**

ZONING DISTRICT ABBREVIATION	ZONING DISTRICT NAME
LI	Light Industrial
CI	Industrial Campus
HI	Heavy Industrial
<b>Mixed Use Districts</b>	
OI	Office and Institutional
DTP	Downtown Periphery
DTC	Downtown Core
<u>RMU</u>	<u>Regional Mixed Use</u>
PD	Planned Development
<b>CONDITIONAL ZONING DISTRICTS</b>	
R1-C	Residential Watershed - Conditional
R2-C	Residential Suburban - Conditional
R4-C	Residential Neighborhood - Conditional
R6-C	Residential Urban - Conditional
RMF-C	Residential Multi-family - Conditional
NC-C	Neighborhood Commercial - Conditional
GC-C	General Commercial - Conditional
HC-C	Heavy Commercial - Conditional
LI-C	Light Industrial - Conditional
CI-C	Campus Industrial - Conditional
HI-C	Heavy Industrial - Conditional
OI-C	Office and Institutional - Conditional
DTP-C	Downtown Periphery - Conditional
DTC-C	Downtown Core - Conditional
<b>SPECIAL USE ZONING DISTRICTS</b>	
R-13 SUD	Residential 13 - Special Use
CA-SUD	Commercial Amusement - Special Use

### 3.1.4. ORGANIZATION OF THESE ZONING DISTRICT STANDARDS

#### A. OFFICIAL ZONING MAP

Section 3.1.4.A, Official Zoning Map, establishes the Official Zoning Map and describes how it is updated and interpreted.

#### B. GENERAL ZONING DISTRICTS

- Sections 3.3.1, 3.4.1, and 3.5.1, Summary Purpose and Intent Statements, set out a series of purpose and intent statements broadly applicable to each individual district type in the Residential, Commercial, and Mixed Use districts.
- Sections 3.3 through 3.5 include the detailed purpose statement, dimensional standards, and example images for each general zoning district listed in Table 3.1.3, Zoning Districts Established.
- The black lettered circles included in each dimensional standards table correspond to the black lettered circles in the dimensional and development configuration example images for the same zoning district.
- The development, lot pattern, dimensional, and lot configuration example diagrams are for illustrative purposes only. In cases where an image conflicts with the text for the district or some other portion of this Ordinance, the text, not the illustration, shall control.



## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Regional Mixed-Use (RMU) District

#### 3.5.5. REGIONAL MIXED-USE (RMU) DISTRICT

A. DISTRICT CHARACTER	B. EXAMPLE LOT PATTERN
<p>The Regional Mixed Use (RMU) district is established to facilitate the development of vibrant, compact, and pedestrian-friendly "town center" areas. It aims to integrate a mix of residential, commercial, civic, and open space uses within a single cohesive development. This district encourages a high quality of life, efficient land use, and reduced dependency on automobiles by fostering a walkable urban environment.</p>	
C. DIMENSIONAL STANDARDS	
Minimum Lot Area (square feet)	None
Minimum Lot Width (linear feet)	100
Maximum Lot Coverage (% of lot area)	75
Minimum Street Setback (feet)	None
Maximum Front Street Setback (feet)	15 Feet, unless the front area is used for outdoor public seating, plazas, or green space, in which additional feet for these purposes may be granted
Minimum Setback for Off-Street Parking (feet)	20
Minimum Side Setback (feet)	None; 5 if provided
Minimum Rear Setback (feet)	15
Maximum Building Height (feet/stories)	75/5
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	None; 10 if provided
Minimum Required Open Space Set-Aside (% of lot area)	15% of development area, with at least half dedicated to urban open space or purposely constructed passive open space (site features listed in 5.7.5.A.2 are not creditable to this requirement.)
D. DEVELOPMENT EXAMPLES	

## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Regional Mixed-Use (RMU) District



## E. DISTRICT-SPECIFIC STANDARDS

### 1. MASTER PLAN REQUIREMENT

- a. To rezone a tract of land to RMU, the applicant must establish a district master plan in addition to all other materials required for rezoning. This ensures that development within the RMU district substantially aligns with the Comprehensive Plan;
- b. Subsequent development applications, project phasing, and non-residential site plan review shall demonstrate substantial consistency with the master plan in addition to other applicable standards;
- c. Subdivisions within an RMU district shall substantially conform to the master plan;
- d. The master plan shall include the following features:
  - i. Depiction of development for all contiguous parcels under common ownership, with no more than 15 acres required per rezone application;
  - ii. On-site transportation circulation system, including the general location of public streets, existing or projected transit service, pedestrian and vehicular circulation features, and connections to existing and planned systems;
  - iii. Description of the development area, including acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The master plan applicant can provide a reasonable range for these figures, if necessary;
  - iv. General configuration and relationship of the principal elements of the proposed development, including general building types;
  - v. General location, amount, and type (active, passive, or urban) of open space, with at least 15% of the site dedicated to plaza or green space;
  - vi. Identification of environmentally sensitive lands, wildlife habitat, and resource protection areas;
  - vii. General location of on-site potable water and wastewater facilities and connections to existing systems;
  - viii. General location of on-site stormwater management facilities and connections to existing public systems;
  - ix. Phasing plan, if applicable.

### 2. STREET DESIGN STANDARDS

- a. Development in the RMU district shall establish a grid street pattern;
- b. Except in cases where an arterial street must be constructed, no street segment shall extend more than 500 feet without another street intersection, alley intersection, or mid-block pedestrian accessway;
- c. Any arterial street segment shall require pedestrian accessway every 750 feet;

## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Regional Mixed-Use (RMU) District

- d. New development shall dedicate and construct new streets in RMU district in accordance with the master plan;
- e. Separate pedestrian and bicycle facilities must be provided on all streets. This can be achieved in the following ways:
  - i. Establishment of pedestrian street through a minimum 26-foot right-of-way only for non-motorized and emergency traffic, to serve as a primary street for the purposes of building siting;
  - ii. A shared-use path with a 10 ft minimum width on both sides of the street;
  - iii. Separate bicycle lane and sidewalks, with the bicycle lanes physically separated from the vehicular travel lanes, all on both sides of the street except for when a two-way cycle track can be constructed on one side of the street;
  - iv. In areas with single-family, duplexes, or townhomes only, a shared bicycle/vehicular street with off-street sidewalks, all on both sides of the street;
- f. Street parking shall be permitted on all streets wherever feasible;
- g. All street parking must occur between vehicular travel lanes and bicycle lanes when bicycle lanes are present;
- h. Private streets are prohibited within the RMU district; and
- i. Rear- or side-loaded alleys shall be provided and dedicated to the Town wherever possible.

### **3. BUILDING AND SITE DESIGN**

- a. All non-residential, and mixed residential/non-residential development shall be configured in accordance with the applicable design standards in Section 5.3.2, Mixed-Use Design Standards;
- b. All multi-family development can either 5.3.2 or 5.3.3 Multifamily Residential Design Standards;
- c. Parcels featuring single-family, duplexes, or townhomes shall meet the dimensional standards of the Residential Urban (R6) district;
- d. Development in the RMU zone shall conform to the following additional standards:
  - i. Buildings which front a right-of-way for non-motorized traffic must provide vehicular access is provided via rear alley way or parking area;
  - ii. Buildings may have a primary entrance that faces a side parking lot provided an equally prominent entrance is provided at the street front;
  - iii. Shade trees must be planted at 30-foot intervals within public spaces;
  - iv. RMU developments are exempt from parking minimums; however, parking lots remain subject to all other standards;
  - v. Shared parking is encouraged; and
  - vi. No specific buffering standards are required between use types within an RMU district, but a Type C buffer shall be required at the perimeter of the district master plan and shall be developed in accordance with project phasing.

### **4. COMPATIBILITY STANDARDS**

New multi-family, non-residential, and mixed-use development that abuts or is across a street from a single-family detached dwelling located in a Residential Zoning District shall be configured in accordance with the following standards:

- a. The building shall maintain a maximum height of two stories or less within 150 linear feet of a lot line subject to these compatibility standards;
- b. The use shall not include speakers that produce music or other noise that is audible beyond the lot line;
- c. Drive-throughs or other vehicular-related service area shall not be adjacent to a lot line subject to these compatibility standards;



## ARTICLE 3: DISTRICTS

### 3.5. General Mixed Use Zoning Districts

### 3.5.5 Regional Mixed-Use (RMU) District

- d. Surface off-street parking areas that abut a lot line subject to these compatibility standards shall be screened by an opaque fence or privacy wall with a minimum height of six feet above grade;
- e. Vending machines, service areas, mechanical equipment, loading areas, and similar functional elements shall be located as far as possible from lot lines subject to these compatibility standards, or shall be configured in a manner that prevents any negative impacts (visual, auditory, or otherwise); and;
- f. Refuse collection, recycling, and other waste-related activities shall be located as far as possible from a lot line subject to these standards.

### **5. AMENDING THE MASTER PLAN**

- a. The property owner, authorized agent thereof, or a developer with authorization from the property owner or their agent, may submit an application to amend the master plan.
- b. The Planning Director shall determine if the amendment can be approved administratively or must proceed to the Board of Commissioners.
- c. The Planning Director may grant the following changes administratively:
  - i. A change not exceeding 15% in the number of residential units (by use type), non-residential area (by type), residential density, or non-residential intensity.
  - ii. Relocation of public utilities provided service levels remain consistent with the current master plan.
  - iii. Adjustment of the perimeter buffer if the master plan footprint expands or retracts.
  - iv. Any changes allowed through Administrative Adjustment Procedures (Section 2.2.1); and
- d. If the Planning Director determines the requested amendment exceeds these standards, the Board of Commissioners shall review and decide the request after a public hearing.

# ARTICLE 4: USES

## 4.2. Principal Uses

## 4.2.3. Principal Use Table

### 4.2.3. PRINCIPAL USE TABLE

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]		RESIDENTIAL					COMMERCIAL					MIXED USE					USE-SPECIFIC STANDARDS [2]	
		R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU		PD
	RESIDENTIAL USE CLASSIFICATION																	
Assisted Living Facility		-	-	-	S	S	-	P	-	-	-	-	P	-	P	P	A	<a href="#">4.3.3.A</a>
Boarding/ Rooming House		-	S	S	S	P	P	-	-	-	-	-	S	-	P	P	A	<a href="#">4.3.3.B</a>
Bungalow Court		-	P	P	P	P	P	-	-	-	-	-	S	-	P	P	A	<a href="#">4.3.3.C</a>
Continuing Care Retirement Center		-	-	-	P	P	S	P	-	-	-	-	P	-	P	P	A	<a href="#">4.3.3.D</a>
Duplex Dwelling		-	S	S	P	P	P	S	-	-	-	-	P	-	P	P	A	
Family Care Home		P	P	P	P	P	P	P	-	-	-	-	P	-	P	P	A	<a href="#">4.3.3.E</a>
Group Home		-	-	-	S	S	S	-	-	-	-	-	S	-	S	-	A	<a href="#">4.3.3.F</a>
Halfway House		-	-	-	S	S	-	-	-	-	-	-	S	-	-	-	A	<a href="#">4.3.3.G</a>
Live/Work Dwelling		-	-	-	-	P	P	P	P	S	-	-	P	P	P	P	A	<a href="#">4.3.3.H</a>
Manufactured Dwelling		[3]					-	-	-	-	-	-	[3]	-	-	-	A	<a href="#">4.3.3.I</a>
Manufactured Dwelling Park		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">4.3.3.J</a>
Mobile Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">4.3.3.K</a>
Mobile Home Park		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">4.3.3.L</a>
Multi-family Dwelling		-	-	S	S	P	-	P	-	-	-	-	P	P	P	P	A	<a href="#">4.3.3.M</a>
Pocket Neighborhood		-	P	P	P	P	P	-	-	-	-	-	P	-	P	P	A	<a href="#">4.3.3.N</a>
Nursing Home		-	-	S	S	S	S	P	-	-	-	-	P	-	P	P	A	
Single-family Attached Dwelling		-	-	S	S	P	-	P	-	-	-	-	P	-	P	P	A	<a href="#">4.3.3.O</a>
Single-family Detached Dwelling		P	P	P	P	P	P	P	-	-	-	-	P	-	P	P	A	<a href="#">4.3.3.P</a>
Triplex/Quadplex		-	-	S	P	P	P	P	-	-	-	-	P	-	P	P	A	<a href="#">4.3.3.Q</a>
Upper-story Residential		-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	A	<a href="#">4.3.3.R</a>
	INSTITUTIONAL USE CLASSIFICATION																	
Adult Day Care Center		-	-	-	-	S	-	P	P	-	-	-	P	-	S	P	A	<a href="#">4.3.4.A</a>
Airport & Related Facilities		-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	A	
Antenna Collocation, Major		S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.B</a>
Antenna Collocation, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	

## ARTICLE 4: USES

### 4.2. Principal Uses

### 4.2.3. Principal Use Table

### TABLE 4.2.3: PRINCIPAL USE TABLE

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU	PD	
Arboretum or Formal Garden	P	P	P	P	P	P	P	.	.	.	.	P	P	P	P	A	
Auditorium	.	.	.	.	.	.	P	P	S	P	.	P	P	P	P	A	<a href="#">4.3.4.C</a>
Blood/Tissue Collection	.	.	.	.	.	.	.	.	.	.	.	S	.	S	S	.	
Broadcasting Studio	.	.	.	.	.	.	P	P	P	.	.	.	P	P	S	A	<a href="#">4.3.4.D</a>
Cemetery, Columbarium, or Mausoleum	.	S	.	.	.	.	S	S	S	.	S	S	.	.	.	A	<a href="#">4.3.4.E</a>
Child Day Care Center	.	S	S	S	P	P	P	P	.	.	.	P	P	P	P	A	<a href="#">4.3.4.F</a>
Child Day Care, Drop In	.	.	.	.	.	P	P	P	.	.	.	P	P	P	P	A	
College or University	.	.	.	.	.	.	S	S	.	.	.	P	.	P	P	A	
Community/Youth/Senior Center	.	.	.	.	P	P	P	P	.	.	.	P	P	P	P	A	<a href="#">4.3.4.G</a>
Community Garden	P	P	P	P	P	P	.	.	.	.	.	.	.	P	P	A	
Coliseum or Arena	.	.	.	.	.	.	.	P	P	P	.	.	.	P	P	A	<a href="#">4.3.4.H</a>
Conference or Convention Center	.	.	.	.	.	.	.	P	.	.	.	.	P	P	P	A	<a href="#">4.3.4.H</a>
Cultural Facility, Library, or Museum	.	.	.	.	S	P	P	P	.	.	.	P	P	P	P	A	
Drug/Alcohol Treatment Facility	.	.	.	.	.	.	S	S	.	.	.	P	.	S	.	.	<a href="#">4.3.4.I</a>
Fire/EMS/Police Station	.	.	.	P	P	P	P	P	P	P	P	P	P	P	P	A	
Fraternal Club or Lodge	.	S	S	P	P	S	P	P	.	.	.	P	.	S	P	A	<a href="#">4.3.4.J</a>
Government Office	.	.	.	.	P	P	P	P	P	P	.	P	P	P	P	.	
Government Maintenance, Storage, Distribution	.	.	.	.	.	.	.	P	P	P	P	.	.	.	.	.	
Helicopter Landing Pad	.	.	.	.	.	.	.	.	P	P	P	S	.	.	S	A	<a href="#">4.3.4.K</a>
Hospital	.	.	.	.	.	.	.	S	.	.	.	S	.	S	P	A	<a href="#">4.3.4.L</a>
Indoor Private Recreation	.	P	P	P	P	P	P	.	.	.	.	P	.	P	P	A	
Outdoor Private Recreation	.	S	S	P	P	P	P	.	.	.	.	P	.	S	P	A	
Park (public or private)	P	P	P	P	P	P	P	P	P	P	.	P	P	P	P	A	
Passenger Terminal	.	.	.	.	.	P	P	P	P	P	P	P	P	P	P	A	
Post Office	.	.	.	.	.	P	P	P	.	.	.	P	P	P	P	A	



# ARTICLE 4: USES

## 4.2. Principal Uses

## 4.2.3. Principal Use Table

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "- "=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU	PD	
Psychiatric Treatment Facility	-	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	
Religious Institution	-	S	S	P	P	S	P	P	-	-	-	P	-	S	P	A	<a href="#">4.3.4.M</a>
School, Elementary	-	S	S	P	P	S	P	P	-	-	-	P	-	S	P	A	
School, High/Middle	-	S	-	-	-	S	P	P	-	-	-	P	-	S	P	A	<a href="#">4.3.4.N</a>
School, Vocational	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	A	<a href="#">4.3.4.O</a>
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	S	A	<a href="#">4.3.4.P</a> ; <a href="#">4.3.4.S</a>
Telecommunications Tower, Major	-	-	-	-	-	-	-	S	S	-	P	-	-	-	-	-	<a href="#">4.3.4.Q</a> ; <a href="#">4.3.4.S</a>
Telecommunications Tower, Minor or Concealed	-	-	S	S	S	S	S	S	P	P	P	S	-	-	-	A	<a href="#">4.3.4.Q</a> ; <a href="#">4.3.4.S</a>
Temporary Wireless Facility	-	S	S	S	S	S	P	P	P	P	P	P	S	S	-	A	<a href="#">4.3.4.R</a> ; <a href="#">4.3.4.S</a>
Urgent Care Facility	-	-	-	-	-	P	P	P	-	-	-	P	-	P	P	A	
Utility, Major	-	-	-	-	-	-	P	P	P	P	P	P	-	P	P	A	<a href="#">4.3.4.T</a>
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.4.T</a>
<b>COMMERCIAL USE CLASSIFICATION</b>																	
ABC Store	-	-	-	-	-	-	-	P	-	-	-	-	S	S	P	A	
Adult Business	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	<a href="#">4.3.5.A</a>
Aircraft Parts, Sales, and Maintenance	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	A	
Animal Day Care / Grooming	-	-	-	-	-	P	P	P	P	-	P	-	-	P	S	A	<a href="#">4.3.5.B</a>
Animal Shelter	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	-	<a href="#">4.3.5.C</a>
Art Gallery	-	-	-	-	-	P	P	P	-	-	-	P	P	P	P	A	<a href="#">4.3.5.D</a>
Artisan Studio	-	-	-	-	-	P	P	P	-	P	-	P	P	P	P	A	<a href="#">4.3.5.E</a>
Auction House	-	-	-	-	-	-	P	P	P	-	P	-	-	P	P	A	
Automotive Repair and Servicing (without painting/bodywork)	-	-	-	-	-	-	P	P	P	-	P	-	-	S	-	-	<a href="#">4.3.5.F</a>
Automotive Sales and Rentals	-	-	-	-	-	-	P	P	P	-	P	-	-	P	-	A	<a href="#">4.3.5.G</a>
Automotive Painting/Body Shop	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	<a href="#">4.3.5.H</a>
Automotive Parts and Accessories Sales	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	A	
Automotive Wrecker Yard	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	<a href="#">4.3.5.I</a>

# ARTICLE 4: USES

## 4.2. Principal Uses

## 4.2.3. Principal Use Table

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU	PD	
Bar, Cocktail Lounge, or Private Club	-	-	-	-	-	S	S	S	S	-	-	-	P	P	P	A	<a href="#">4.3.5.J</a>
Bed and Breakfast	S	S	S	S	P	P	P	P	-	-	-	P	P	P	P	A	<a href="#">4.3.5.K</a>
Boat and Marine Rental, Sales, and Service	-	-	-	-	-	-	P	P	P	-	P	-	-	-	-	A	
Bottle Shop (with on premise consumption)	-	-	-	-	-	S	S	P	S	-	-	-	P	P	P	A	<a href="#">4.3.5.L</a>
Business Incubator	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	A	<a href="#">4.3.5.M</a>
Campground	-	-	-	-	P	-	P	-	P	-	-	-	-	-	S	A	<a href="#">4.3.5.N</a>
Car Wash or Automobile Detailing	-	-	-	-	-	-	P	P	P	-	-	-	-	P	-	A	<a href="#">4.3.5.O</a>
Catering Establishment	-	-	-	-	-	-	P	P	P	-	P	-	P	P	-	A	
Check Cashing/Payday Lending Establishment	-	-	-	-	-	-	S	S	-	-	-	-	-	S	-	-	
Clothing Rental	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	A	
Coffee Shop	-	-	-	-	S	P	P	P	-	P	-	P	P	P	P	A	<a href="#">4.3.5.P</a>
Commercial Recreation, Indoor	-	-	-	-	-	-	P	P	P	-	-	-	P	P	P	A	
Computer-Related Services	-	-	-	-	-	P	P	P	P	-	-	-	P	P	P	A	
Convenience Store (no gasoline sales)	-	-	-	-	-	P	P	P	-	S	-	-	P	P	P	A	
Convenience Store (with gasoline sales)	-	-	-	-	-	-	P	P	-	-	-	-	-	S	S	A	<a href="#">4.3.5.Q</a>
Co-Working Space	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	A	<a href="#">4.3.5.R</a>
Crematorium	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	-	
Equipment and Tool Rental	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	A	
Event Venue	S	-	-	-	-	P	P	P	-	P	-	-	P	P	P	A	<a href="#">4.3.5.S</a>
Fairgrounds	-	-	-	-	-	-	-	S	S	-	S	-	-	-	S	-	
Financial Services Establishment	-	-	-	-	-	P	P	P	-	-	-	P	P	P	P	A	<a href="#">4.3.5.T</a>
Flea Market	-	-	-	-	-	-	-	P	S	-	-	-	-	-	P	-	<a href="#">4.3.5.U</a>
Funeral-Related Services	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	<a href="#">4.3.5.V</a>
Games of Skill	-	-	-	-	-	-	S	S	-	-	-	-	-	-	S	-	<a href="#">4.3.5.W</a>
Golf Course or Driving Range	-	S	S	-	-	-	-	P	-	-	-	-	-	-	S	A	<a href="#">4.3.5.X</a> <a href="#">4.3.5.Y</a>

# ARTICLE 4: USES

## 4.2. Principal Uses

## 4.2.3. Principal Use Table

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU	PD	
Grocery Store	.	.	.	.	.	P	P	P	.	.	.	.	P	P	P	A	
Gymnasium/ Fitness Center	.	.	.	.	S	P	P	P	S	.	.	P	P	P	P	A	<a href="#">4.3.5.Z</a>
Hair, Nails, and Skin-Related Services	.	.	.	.	.	P	P	P	.	.	.	P	P	P	P	A	
Heavy Equipment, Sales, Rental, and Repair	.	.	.	.	.	.	.	.	P	.	P	.	.	.	.	A	<a href="#">4.3.5.AA</a>
Hotel or Motel	.	.	.	.	.	.	P	P	P	.	.	.	P	P	P	A	
Kennel, Indoor/Outdoor	.	.	.	.	.	.	.	P	P	.	.	.	.	.	.	A	<a href="#">4.3.5.BB</a>
Laundry or Cleaning Service	.	.	.	.	S	P	P	P	.	.	.	.	P	P	S	A	<a href="#">4.3.5.CC</a>
Microbrewery, Microwinery, or Microdistillery	.	.	.	.	.	S	P	P	P	.	P	.	P	P	P	A	<a href="#">4.3.5.DD</a>
Nightclub or Dance Hall	.	.	.	.	.	.	P	P	.	.	.	.	P	P	P	A	<a href="#">4.3.5.EE</a>
Office, Medical	.	.	.	.	.	P	P	P	P	.	.	P	P	P	P	A	
Office, Professional	.	.	.	.	P	P	P	P	P	.	.	P	P	P	P	A	
Office, Sales or Service	.	.	.	.	.	P	P	P	.	P	.	P	P	P	P	A	
Outdoor Commercial Recreation	.	.	.	.	.	.	.	P	S	.	S	.	.	.	P	A	<a href="#">4.3.5.FF</a>
Outdoor Storage	.	.	.	.	.	.	.	.	P	.	P	.	.	.	P	.	<a href="#">4.3.5.GG</a>
Package and Printing Service	.	.	.	.	.	P	P	P	.	S	.	P	P	P	P	A	
Park and Ride Facility	.	.	.	.	P	P	P	P	P	P	P	P	P	P	P	A	
Parking Lot	.	.	.	.	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.5.HH</a>
Parking Structure	.	.	.	.	S	S	P	P	P	P	P	P	P	P	P	A	<a href="#">4.3.5.II</a>
Pawn Shop	.	.	.	.	.	.	P	P	.	.	.	.	P	P	S	A	<a href="#">4.3.5.JJ</a>
Pharmacy	.	.	.	.	.	S	P	P	.	.	.	S	P	P	P	A	<a href="#">4.3.5.KK</a>
Pool Hall	.	.	.	.	.	.	S	S	.	.	.	.	S	S	P	A	
Racetrack	.	.	.	.	.	.	.	.	S	.	S	.	.	.	P	.	
Recreational Vehicle Park	.	.	.	.	S	.	.	.	S	.	S	.	.	.	S	A	<a href="#">4.3.5.LL</a>
Repair Shop	.	.	.	.	.	.	P	P	P	.	.	.	P	P	.	A	<a href="#">4.3.5.MM</a>
Restaurant Indoor/Outdoor Seating	.	.	.	.	.	P	P	P	.	P	.	P	P	P	P	A	<a href="#">4.3.5.NN</a>
Restaurant with Drive-through/Drive-up Service	.	.	.	.	.	.	P	P	.	P	.	P	.	.	P	A	<a href="#">4.3.5.NN</a>



## ARTICLE 4: USES

### 4.2. Principal Uses

### 4.2.3. Principal Use Table

#### TABLE 4.2.3: PRINCIPAL USE TABLE

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU	PD	
Restaurant, Walk-up Only	.	.	.	.	P	P	P	P	P	P	.	P	P	P	P	A	<a href="#">4.3.5.NN</a>
Retail, Bulky Item	.	.	.	.	.	.	S	P	P	.	.	.	.	.	P	A	<a href="#">4.3.5.OO</a>
Retail, Large Format	.	.	.	.	.	.	S	P	P	.	.	.	.	S	P	A	<a href="#">4.3.5.PP</a>
Retail Use, Other	.	.	.	.	.	P	P	P	P	.	.	.	P	P	P	A	
Self Service Storage, External Access Only	.	.	.	.	.	.	.	S	P	.	P	.	.	.	-	A	<a href="#">4.3.5.QQ</a>
Self Service Storage, Internal Access Only	.	.	.	.	.	.	S	S	P	.	P	.	.	P	-	A	<a href="#">4.3.5.QQ</a>
Shooting Range, Indoor	.	.	.	.	.	.	.	S	S	.	.	.	.	.	-	.	<a href="#">4.3.5.RR</a>
Specialty Eating Establishment	.	.	.	.	.	P	P	P	.	.	.	S	P	P	P	A	<a href="#">4.3.5.SS</a>
Tattoo and Piercing Establishment	.	.	.	.	.	.	P	P	.	.	.	.	.	S	S	A	
Theatre	.	.	.	.	.	P	P	P	.	.	.	.	P	P	P	A	
Truck Stop	.	.	.	.	.	.	.	P	P	.	P	.	.	.	-	.	<a href="#">4.3.5.TT</a>
Vape, Tobacco, and CBD Shop	.	.	.	.	.	.	P	P	.	.	.	.	P	P	-	A	<a href="#">4.3.5.UU</a>
Veterinary Clinic	.	.	.	.	.	P	P	P	.	.	.	.	P	P	P	A	<a href="#">4.3.5.VV</a>
<b>INDUSTRIAL USE CLASSIFICATION</b>																	
Asphalt or Concrete Plant	.	.	.	.	.	.	.	.	S	.	S	.	.	.	-	.	<a href="#">4.3.6.A</a>
Contractor Services/Yard	.	.	.	.	.	.	.	P	P	.	P	.	.	.	-	.	<a href="#">4.3.6.B</a>
Electrical, Plastic, or Plumbing Fabrication	.	.	.	.	.	.	.	.	P	.	P	.	.	.	-	.	
Extractive Industry	.	.	.	.	.	.	.	.	S	.	S	.	.	.	-	.	<a href="#">4.3.6.C</a>
Flex Space	.	.	.	.	.	.	.	P	P	P	P	.	.	P	-	A	<a href="#">4.3.6.D</a>
Fuel Oil/Bottled Gas Distributor	.	.	.	.	.	.	.	.	.	.	S	.	.	.	-	.	<a href="#">4.3.6.E</a>
Gas Energy Conversion	.	.	.	.	.	.	.	.	.	.	S	.	.	.	-	.	
General Industrial Services	.	.	.	.	.	.	.	S	P	P	P	.	.	S	-	A	
Landfill	.	.	.	.	.	.	.	.	.	.	S	.	.	.	-	.	<a href="#">4.3.6.F</a>
Makerspace	.	.	.	.	.	.	P	P	P	P	P	.	P	P	P	A	<a href="#">4.3.6.G</a>
Manufacturing, Heavy	.	.	.	.	.	.	.	.	S	S	P	.	.	.	-	.	<a href="#">4.3.6.H</a>
Manufacturing, Light	.	.	.	.	.	.	.	.	P	P	P	.	.	.	-	A	<a href="#">4.3.6.H</a>

## ARTICLE 4: USES

### 4.3. Use-Specific Standards

### 4.3.1. Standards Applied to All Uses

**TABLE 4.2.3: PRINCIPAL USE TABLE**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU	PD	
Metal Fabrication	.	.	.	.	.	.	.	.	P	P	P	.	.	.	-	A	
Public Convenience Center/Transfer Station	.	.	.	.	.	.	.	.	P	.	P	.	.	.	-	.	<a href="#">4.3.6.I</a>
Recycling Center	.	.	.	.	.	.	.	S	P	.	P	.	.	S	-	A	<a href="#">4.3.6.J</a>
Research and Development	.	.	.	.	.	.	.	S	P	P	P	S	.	P	S	A	
Salvage or Junkyard	.	.	.	.	.	.	.	.	S	.	S	.	.	.	-	.	<a href="#">4.3.6.K</a>
Solar Farm	.	S	.	.	.	.	.	.	S	.	P	.	.	.	-	A	<a href="#">4.3.6.L</a>
Truck or Freight Terminal	.	.	.	.	.	.	.	.	S	P	P	.	.	.	-	A	<a href="#">4.3.6.M</a>
Warehouse, Distribution	.	.	.	.	.	.	.	.	P	P	P	.	.	.	-	A	<a href="#">4.3.6.N</a>
Warehouse, Storage	.	.	.	.	.	.	.	.	P	P	P	.	.	P	-	A	<a href="#">4.3.6.N</a>
Waste Composting	.	.	.	.	.	.	.	.	S	.	S	.	.	.	-	.	
Wholesale Sales	.	.	.	.	.	.	.	P	P	P	P	.	.	.	-	A	<a href="#">4.3.6.O</a>
Wind Energy Conversion	.	S	.	.	.	.	.	S	S	S	S	.	.	.	-	A	<a href="#">4.3.6.P</a>
<b>AGRICULTURAL USE CLASSIFICATION</b>																	
Agriculture and Horticulture	P	P	.	.	.	.	.	.	P	.	P	.	.	.	-	A	<a href="#">4.3.7.A</a>
Agricultural Support Services	.	.	.	.	.	.	P	P	P	.	P	.	.	.	-	A	<a href="#">4.3.7.B</a>
Animal Husbandry	P	S	.	.	.	.	.	.	.	.	S	.	.	.	-	A	<a href="#">4.3.7.C</a>
Farmer's Market	.	.	.	.	P	P	P	P	.	.	.	.	P	P	P	A	<a href="#">4.3.7.D</a>
Plant Nursery	.	S	.	.	.	.	P	P	.	.	.	.	.	.	S	A	

**NOTES:**

[1] Some use types may be further limited in allowable zoning districts or may require a different procedure for establishment in accordance with [Section 4.7, Prohibited Uses](#), or [Section 3.8 Overlay Zoning Districts](#).

[2] Uses are defined in Article 9, Measurement and Definitions.

[3] Manufactured housing is only permitted on lots in the manufactured home overlay district.

### 4.3. USE-SPECIFIC STANDARDS

Use-specific standards are the requirements applied to individual use types, unless otherwise stated to the contrary in this Ordinance. This section identifies the use-specific standards applied to principal use types identified in [Table 4.2.3, Principal Use Table](#), as subject to "use-specific standards."

#### 4.3.1. STANDARDS APPLIED TO ALL USES



## ARTICLE 4: USES

### 4.3. Use-Specific Standards

### 4.3.3. Residential Use Types

- i. A dwelling unit shall be at least 600 square feet in floor area, but not more than 2,000 square feet in floor area.
- ii. At least 2 dwellings in a pocket neighborhood shall maintain a total square footage that differs by at least 200 square feet in floor area from the average square footage of all other dwellings. Nothing shall prohibit a configuration where all dwellings are different sizes.

#### c. FENCES

Pocket neighborhoods are exempted from the standards in Section 5.5, Fences and Walls, but shall comply with the following:

- i. Fences within front yards or side yards forward of the front façade plane shall not exceed three feet in height.
- ii. Fences in rear yards or side yards behind the front facade plane shall not exceed six feet in height.
- iii. In no instance shall a fence be placed within a use or access easement.

#### d. HOMEOWNER'S ASSOCIATION

A pocket neighborhood shall include a homeowner(s) or property owner(s) association that maintains control of common areas and takes responsibility for maintenance of common features in the neighborhood established and configured in accordance with Section 6.5, Owners' Associations.

### O. SINGLE-FAMILY ATTACHED DWELLING

Single-family attached development shall comply with the following provisions:

#### 1. BUILDING PLACEMENT

- a. A minimum ten feet of separation shall be maintained between all buildings in the development.
- b. Buildings must be set back from private drives and parking lots a minimum of ten feet as measured from back of curb or edge of pavement, if no curb is provided.
- c. Buildings shall be setback from public streets in the development in accordance with the street setbacks for the district where located.

#### 2. MAXIMUM NUMBER OF UNITS PER BUILDING

Table 4.3.3.O.2: Maximum Number of Units in a Buildings, sets out the maximum number of attached residential dwelling units allowed in a single building by zoning district:

TABLE 4.3.3.O.2: MAXIMUM NUMBER OF UNITS IN A BUILDING	
ZONING DISTRICT	MAXIMUM NUMBER OF UNITS IN A SINGLE BUILDING
R4 & R6	6
RMF	12
GC	12
OI	8
DTC	5
DTP	8
RMU	<u>6</u>

#### 3. RECREATION FACILITIES

Active recreation facilities must be placed a minimum of 50 feet from adjacent land used for single-family detached residential purposes.

## ARTICLE 4: USES

### 4.3. Use-Specific Standards

### 4.3.4. Institutional Uses

- i. The Town may require the wireless services provider or the owner of the land, if different, to remove an abandoned wireless telecommunications facility within 30 days of the date it is deemed abandoned.
- ii. Should the wireless services provider, or the owner of the land, if different, fail to remove the abandoned wireless facility within 30 days of the date that notice of abandonment is filed, the Town may cause the wireless telecommunications facility to be removed and may recover the actual cost of such removal, including legal fees, if any, from the wireless services provider, or the owner of the land, if different.

## T. UTILITIES

1. All uses in the utility use category shall comply with the following standards:
  - a. Where possible, utilities should be located on lots interior to a development rather than on lots abutting streets.
  - b. Except when a utility crosses a street, it shall be setback at least 25 from all lot lines unless the zoning district requirements specify a deeper setback.
  - c. Major utilities may only be located on lots that meet the dimensional requirements for the zoning district where located. Minor utilities may be on lots, leaseholds, or easements that do not meet the minimum dimensional standards for lots in the district where located.
  - d. The design of buildings, structures, and facilities located in residential neighborhoods shall conform as closely as possible to the character of development in the area to ensure compatibility. Utility placement and screening may also be used as a means of ensuring compatibility.
  - e. Portions of properties not used for facilities, off-street parking, or related services shall be maintained with natural ground cover.
  - f. Service and storage yards shall not be permitted within utility facilities located in residential ~~or OI, OI, or RMU~~ districts.
2. Ground-based electrical substations and transformers shall also comply with the following additional standards:
  - a. Ground-based electrical substations and transformers may only be located on a lot of one acre in area when located in a residential ~~, or OI, or RMU~~ district.
  - b. Ground-based electrical substations and transformers shall include non-climbable fences or comparable safety devices to limit accessibility by the general public.
  - c. Ground-based electrical substations and transformers shall include a durable masonry wall, fence, hedge, or other natural planting of comparable opacity shall be provided along the exterior lot lines abutting a lot in a residential OI or RMU ~~-or OI~~ district.
  - d. Walls, fences, or hedges required in this section shall be between five and seven feet in height measured from the ground along the lot line.
  - e. Plantings shall maintain an initial height of at least three feet at time of planting and shall achieve an average height of six feet within two years of the time of planting.
3. Communications or relay towers associated with a utility use type shall comply with the following additional standards:
  - a. Communications or relay towers associated with a utility use type may only be located on a lot of one acre in area when located in a residential OI or RMU ~~-or OI~~ district.
  - b. The minimum distance from the base of any tower to the nearest property line shall be equal to the height of the tower.

## ARTICLE 4: USES

### 4.3. Use-Specific Standards

### 4.3.5. Commercial Uses

9. Signage shall be limited to ground-mounted or wall signage with a maximum sign face area of eight square feet with a maximum height of six feet.

#### L. BOTTLE SHOP (WITH ON-PREMISE CONSUMPTION)

A bottle shop use shall comply with the standards in [Section 4.3.5.J, Bar, Cocktail Lounge, or Private Club](#).

#### M. BUSINESS INCUBATOR

1. A business incubator may be provided as a principal use in its own building, as a tenant in a multi-tenant building, or as an accessory use to an existing office, personal service, or industrial use.
2. [Table 4.3.5.M: Business Incubator Composition](#), sets out the types of individual uses permitted within a business incubator, based on the zoning district where proposed:

TABLE 4.3.5.M: BUSINESS INCUBATOR COMPOSITION	
ZONING DISTRICT	MAXIMUM NUMBER OF UNITS IN A SINGLE BUILDING
NC, OI	3
GC, HC	12
LI, IC	No limit
DTC, DTP, <a href="#">RMU</a>	No limit

3. When proposed as an accessory use to an existing business or development, the floor area devoted to the business incubator shall not exceed 25 percent of the building's gross floor area.
4. Business incubators shall meet the off-street parking requirement for this use type in [Table 5.8.4.H: Minimum Off-Street Parking Requirements Table](#), not the individual types of uses within the business incubator.
5. Floor area within a building serving as a business incubator may be used for storage, but no outdoor activity or storage is permitted.

#### N. CAMPGROUND

Campgrounds shall comply with the following standards:

1. Campgrounds shall not include permanent residences, except as necessary for caretakers;
2. Individual campsites shall maintain a minimum size of 1,200 square feet in area and at least 25 feet in width;
3. Campgrounds shall provide a common recreational area consisting of 100 square feet per campsite;
4. Campgrounds shall provide sufficient groundcover to prevent erosion; and
5. Individual campsites shall be set back at least 100 feet from the front lot line and at least 50 feet from the side and rear lot lines.

#### O. CAR WASH OR AUTO DETAILING

Car wash or auto detailing uses proposed in the NC district shall comply with the following:

1. No outdoor display or storage of merchandise, materials, or rubbish shall be permitted.
2. No flags, banners, pennants, or other devices that flutter or revolve and that are designed and used solely to attract attention shall be permitted.
3. All floodlights shall be turned off at the close of business or at 11:00 p.m., whichever is earlier.

## ARTICLE 4: USES

### 4.3. Use-Specific Standards

### 4.3.5. Commercial Uses

- e. Flammable liquids or gas containers in excess of 1,000 gallons shall be stored underground.
- f. No materials shall be stored in areas intended for vehicular or pedestrian circulation.
- g. No materials shall be stored on any potable or non-potable water easement, stormwater easement, or sanitary sewer easement.

#### 2. SCREENING REQUIREMENTS

Screening of outdoor storage shall be in accordance with the applicable standards in Section 5.10, Screening.

### HH. PARKING LOT

A commercial parking lot that is the principal use shall comply with the parking lot configuration requirements in Section 5.8, Parking and Loading, and the following standards:

1. Parking shall be the principal use of the parking lot. Parking spaces may be rented for parking, or otherwise used in accordance with an approved temporary use permit or other permit, but no other business of any kind shall be conducted on the lot, including repair service, washing, display, or storage of vehicles or other goods.
2. Commercial parking lots shall not be located contiguous to a single-family residential zoning district.
3. Commercial parking lots that are the principal use of the lot shall have no more than 100 feet of street frontage occupied by parking or vehicular access area. The balance of the frontage shall be screened or occupied by vegetation.

### II. PARKING STRUCTURE

Parking structures, whether serving as a principal or accessory use in the DTC, DTP, RMU, and OI districts, shall be configured in accordance with the following standards:

#### 1. DIMENSIONAL REQUIREMENTS

Parking structures shall comply with the dimensional standards applicable to the zoning district where located.

#### 2. GROUND FLOOR CONFIGURATION

The ground floor of a parking structure abutting a sidewalk shall be configured as building floor area capable of accommodating a nonresidential use or shall be configured with a minimum first floor ceiling height of 20 feet above grade to ease conversion of the ground floor to habitable space in the future.

#### 3. ARCHITECTURE

- a. Parking structures visible from street frontages shall be designed to be compatible with the architectural character and quality of adjacent buildings and shall not adversely impact abutting sidewalks.
- b. Parking structure elevations shall use color, massing, or architectural features to reduce the appearance of bulk.
- c. Parking structure façades facing residential lots shall:
  - i. Be enclosed to prevent light spillover from headlights, adverse noise, or pollutants; and
  - ii. Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent residential uses.

#### 4. DRAINAGE

Parking structures shall be designed and constructed so that surface water will not drain over sidewalks or adjacent lots; and

#### 5. LIGHTING



## ARTICLE 4: USES

### 4.4. Accessory Uses

### 4.4.6. Listed Accessory Uses

- B.** If a specific accessory use is allowed subject to a special use permit, the cell underneath the zoning district is marked with a "S".
- C.** If the accessory use or structure is not allowed in a zoning district, the cell is blank.
- D.** In the case of planned development districts, if an accessory use is allowable, it is marked with an "A", and the accessory use must be set out in the approved master plan.
- E.** If there is a reference contained in the column entitled "Acc. Use-Specific Standards," refer to the cited section(s) for additional standards that apply to the specific accessory use.

**TABLE 4.4.6: ACCESSORY USE TABLE [1]**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards;  
S=Requires approval of a special use permit and compliance with applicable use-specific standards;  
" " = Prohibited

Use Type [1]	Residential					Commercial						Mixed Use					Acc. Use- Specific Standards [2]
	R1	R2	R4	R6	RMF	NC	CG	HC	LI	IC	HI	OI	DTC	DTP	RMU	PD	
Accessory Dwelling Unit	P	P	P	P	P	P	.	.	.	.	.	P	P	P	P	A	<a href="#">4.4.7.A</a>
Amateur Ham Radio	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.4.7.B</a>
Art Installation	P	P	P	P	P	P	P	P	.	P	.	P	P	P	P	A	<a href="#">4.4.7.C</a>
Automated Teller Machine	.	.	.	.	.	P	P	P	P	P	S	P	P	P	P	A	<a href="#">4.4.7.D</a>
Bus Shelter	.	.	.	P	P	P	P	P	P	.	.	P	P	P	P	A	<a href="#">4.4.7.E</a>
Child Care, Incidental	P	P	P	P	P	P	.	.	.	.	.	P	P	P	P	A	<a href="#">4.4.7.F</a>
Cluster Box Unit	P	P	P	P	P	P	P	.	.	.	.	P	P	P	P	A	<a href="#">4.4.7.G</a>
Detached Accessory Structure	P	P	P	P	P	P	.	.	.	.	.	P	P	P	P	A	<a href="#">4.4.7.H</a>
Drive Through	.	.	.	.	.	S	P	P	.	.	.	S	.	.	P	A	<a href="#">4.4.7.I</a>
Electric Vehicle Charging Station	.	.	.	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.4.7.J</a>
Family Health Care Structure	P	P	P	P	P	P	.	.	.	.	.	P	.	P	P	A	<a href="#">4.4.7.K</a>
Guard House, Shelter, or Gatehouse	P	P	P	P	P	P	P	P	P	P	P	P	.	.	P	A	<a href="#">4.4.7.L</a>
Helistop	.	.	.	.	.	.	.	S	S	S	S	.	.	.	S	A	<a href="#">4.4.7.M</a>
Home Occupation	P	P	P	P	P	P	P	.	.	.	.	P	P	P	P	A	<a href="#">4.4.7.N</a>
Ice House	.	.	.	.	.	P	P	P	S	.	.	.	.	.	.	A	<a href="#">4.4.7.O</a>
Outdoor Dining	.	.	.	.	P	P	P	P	.	P	.	P	P	P	.	A	
Outdoor Display/Sales	.	.	.	.	.	P	P	P	P	.	.	S	P	P	.	A	<a href="#">4.4.7.P</a>
Outdoor Storage	.	.	.	.	.	.	.	S	S	S	P	.	.	.	.	A	<a href="#">4.4.7.Q</a>
Parking of Heavy Trucks or Trailers	.	.	.	.	.	.	.	.	P	P	P	.	.	.	.	A	<a href="#">4.4.7.R</a>
Parking of Recreational Vehicles	P	P	P	P	P	.	.	.	.	.	.	.	.	.	.	A	<a href="#">4.4.7.S</a>

## ARTICLE 4: USES

### 4.4. Accessory Uses

### 4.4.7. Standards for Specific Accessory Uses

**TABLE 4.4.6: ACCESSORY USE TABLE [1]**

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards;  
S=Requires approval of a special use permit and compliance with applicable use-specific standards;  
"-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					ACC. USE- SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	CG	HC	LI	IC	HI	OI	DTC	DTP	RMU	PD	
Storage of Unlicensed or Inoperable Vehicles or Trailers	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
Play Equipment	P	P	P	P	P	P	P	-	-	-	-	P	P	P	P	A	<a href="#">4.4.7.I</a>
Produce Stand	P	P	P	P	P	P	P	P	-	-	-	P	P	P	P	A	<a href="#">4.4.7.U</a>
Solar Energy Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	<a href="#">4.4.7.V</a>
Stable (horses)	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	A	<a href="#">4.4.7.W</a>
Swimming Pool/Hot Tub	P	P	P	P	P	P						P	P	P	P	A	<a href="#">4.4.7.X</a>
Tool/Storage Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	A	
Underground Storage Tank	-	-	-	-	-	-		S	P	P	P	-	-	-	S	A	<a href="#">4.4.7.Y</a>
Wind Energy Conversion	-	P	P	P	P	P	P	P	P	P	P	P	-	-	S	A	<a href="#">4.4.7.Z</a>

NOTE:

[1] Unlisted accessory uses may be permitted in accordance with [Section 4.4.3, Procedure for Establishment](#).

### 4.4.7. STANDARDS FOR SPECIFIC ACCESSORY USES

Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This section sets forth and consolidates the standards for all accessory uses and structures for which a reference to this section is provided in the "Acc. Use-Specific Standards" column of [Table 4.4.6: Accessory Use Table](#). These standards may be modified by other applicable standards or requirements in this Ordinance.

#### A. ACCESSORY DWELLING UNIT

An accessory dwelling unit (ADU) is permitted as accessory to a single-family detached dwelling, and shall comply with the following standards:

1. No more than one ADU shall be located on a lot with a single-family detached dwelling.
2. An ADU shall not exceed 35 percent of the total amount of finished floor area in the principal structure.
3. An ADU shall not exceed one story, but nothing shall limit an ADU from being located on a second or third story provided the structure complies with the applicable maximum height limitations in the district where located.
4. An ADU and the principal dwelling shall have the same street address and mailbox.
5. An ADU shall not be subdivided or otherwise separated in ownership from the principal dwelling unit.

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.1. Access and Circulation

### 5.1.8. Parking Lot Connections

4. Vehicular safety factors exist or would be created including, but not limited to, unsafe turning movements or pedestrian conflicts;
5. Sufficient access already exists without need for additional parking lot connections;
6. Residential, institutional, or other incompatible land uses are present on adjacent lots;
7. Existing infrastructure obstructions; or
8. Other safety or security factors, in the opinion of the Planning Director or Town Engineer.

#### D. CONFIGURATION

1. Parking lot connections shall join parking lots on two or more different lots (see Figure 5.1.8: Parking Lot Connections) subject to these standards.
2. A parking lot connection shall be included on at least two sides of a lot except when conditions prevent connections in accordance with Section 5.1.8.C, Exemptions.
3. Parking lot connections shall be paved with asphalt, concrete, or pavers and shall maintain a minimum width of 12 feet for one-way traffic and 18 feet for two-way traffic.
4. All parking lot connections shall be built to the lot line, to the maximum extent practicable.
5. A minimum distance of 40 feet shall be required between a parking lot connection and an intersection or driveway entrance.

#### E. IMPACT ON REQUIRED SITE FEATURES

1. Where a required parking lot connection eliminates a required landscape planting area, the landscaping requirements shall be reduced to accommodate the cross-accessway and replacement landscaping shall not be required.
2. When a required parking lot connection eliminates required off-street parking spaces, replacement spaces shall not be required.

#### F. EASEMENT REQUIRED

A parking lot connection easement shall be recorded on the final plat for property involving a subdivision, or recorded by separate instrument when, no plat is proposed.

#### G. CONNECTION REQUIRED

Development on vacant land subject to these standards shall install parking lot connections to the shared property line. However, if the abutting landowner that does not already have a parking lot connection stub and is unwilling to allow the connection to be built to the shared property line due to the impact of the grading equipment or other construction activity on their property, then the Planning Director shall notify the unwilling property owner that they will be responsible for completing the entire parking lot connection when their property is developed.

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.3. Design Standards

### 5.3.2. Mixed-Use Design Standards

- b. Synthetic Stucco or EFIS
    - c. Chain-Link
    - d. Reflective Corrugated Metal
- 2. Gates shall be constructed of a metal panel system and painted or coated black, grey, or similar neutral color.
- 3. Enclosures shall meet the standards of Table 5.10.5. Screening Methods.

FIGURE 5.3.1.H: COMMERCIAL DUMPSTER ENCLOSURE DESIGN



### 5.3.2. MIXED-USE DESIGN STANDARDS

#### A. PURPOSE AND INTENT

The purpose for these standards is to create vibrant, pedestrian-oriented areas of residential and non-residential use that are located in the same building or in close proximity to one another on the same site. More specifically, these standards are intended to:

- 1. Create well-designed, desirable places for Town residents and visitors to shop, dine, recreate, and live;
- 2. Ensure development within mixed use areas is compact and walkable;
- 3. Shorten travel times and support alternative modes of transportation by reducing the need for automobile travel within urban portions of the Town;
- 4. Encourage human-scaled development that is pedestrian-oriented;
- 5. Reduce development costs by facilitating the most dense forms of development in areas easily served by public infrastructure; and
- 6. Accommodate both vertically mixed-use development within an individual building as well as horizontally mixed-use development on a single site.

#### B. APPLICABILITY

The standards in this section shall apply to all the following:

- 1. New development within the Ol or RMU districts;
- 2. New multi-story development within the DTP district;
- 3. Live/work dwellings;
- 4. Upper story residential; and



## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.6. Landscaping

### 5.6.11. Foundation Plantings

Table 5.6.10.F, Buffer Application, specifies the type of perimeter buffer that development shall provide between it and adjacent land, based on the zoning district of the development site and that of the adjacent land. The buffer type is indicated by a letter corresponding to one of the three buffer types described in Table 5.6.10.C: Perimeter Buffer Configuration.

**TABLE 5.6.10.F: BUFFER APPLICATION**

ZONING DISTRICT OF DEVELOPING LAND [1] [2]	ZONING DISTRICT OF LAND ADJACENT TO PROPOSED DEVELOPMENT [3] [4] [5]					
	R1, R2	R4, R6	RMF, OI	NC, DTP	GC, HC	LI, IC, HI
R1, R2	A	None	None	A	A	B
R4, R6	B	A	A	None	A	A
RMF, OI, <u>RMU</u>	C	B	A	A	None	None
NC, DTP	D	C	B	A	A	None
GC, HC	D	D	C	B	A	None
LI, IC, HI	D	D	D	D	C	None

**NOTES:**

[1] Development in PD districts is subject to the perimeter buffer configurations proposed in the applicable planned development master plan.

[2] No perimeter buffers are required in the DTC, ~~and~~ DTP, ~~and~~ RMU districts, but are required where these districts abut other districts.

[3] A Type A or B perimeter buffer shall not be required when the lot line abuts unbuildable land within a riparian buffer, the FHO, a Town-designated tree-save area, a reforestation area, or other Town-designated conservation area where existing vegetation will not be removed.

[4] In cases where a Type C or D perimeter buffer is required but the lot line abuts unbuildable land within a riparian buffer, the FHO, a Town-designated tree-save area, a reforestation area, or other Town-designated conservation area where existing vegetation will not be removed, the required perimeter buffer width and amount of required landscaping material may be reduced by 50 percent (see Table 5.6.10.C: Perimeter Buffer Configuration).

[5] Lot lines abutting public street rights-of-way shall be subject to the standards in Section 5.6.12, Streetscape Buffers.

[6] In cases where development abuts land outside the Town's planning jurisdiction, only a Type A buffer shall be required along the boundary.

#### **G. EXEMPTIONS**

Developments consisting of multiple lots that are planned and developed as a single, unified, or consolidated project may be configured so that perimeter buffers are only located around the perimeter of the entire development instead of between lots within the development.

### 5.6.11. FOUNDATION PLANTINGS

#### **A. PURPOSE AND INTENT**

1. Foundation plantings provided in accordance with this section are intended to soften the visual impacts of a building's base or foundation along any façade visible from a street other than an alley.
2. These standards are also intended to provide for the even dispersal of trees across a development site.

#### **B. APPLICABILITY**

Except where exempted by Section 5.6.11.C, Exemption, these standards shall apply to all new residential, institutional, and commercial development constructed in the Town after January 1, 2020.

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.7. Open Space

### 5.7.4. Minimum Open Space Set-Aside Requirements

#### 5.7.4. MINIMUM OPEN SPACE SET-ASIDE REQUIREMENTS

##### A. AMOUNT

1. The minimum required amount of open-space set-aside, as a percentage of a development's size, shall be provided in accordance with the Table 5.7.4.A: Minimum Open Space Set-Aside Required.
2. Nothing shall limit the provision of a greater minimum percentage or other type of open space set-aside, provided the minimum requirements in this section are met.

**TABLE 5.7.4.A: MINIMUM OPEN SPACE SET-ASIDE REQUIRED**

TYPE OF LAND USE [1]	AMOUNT OF OPEN SPACE SET-ASIDE REQUIRED (% OF DEVELOPMENT AREA) [2]	OPEN SPACE SET-ASIDE COMPOSITION [3] [4]		
		MIN. % ACTIVE	MIN. % PASSIVE	MIN. % URBAN
Residential, Single-Family Detached	10	At least 25% when outside of OI or DTC districts	No minimum requirement	Up to 50% when inside OI or DTP districts
Residential, All Use Types Except Single- Family Detached	10	At least 50% when outside of OI or DTC districts	No minimum requirement	At least 50% when inside OI or DTP districts
Institutional, Other Than Utility-Related	8	No requirement	No minimum requirement	Up to 100% when inside OI or DTP districts
Institutional, Utility-Related	None Required	N/A		
Mixed-Use, with Residential	5	At least 25% when outside of OI & DTC districts	No minimum requirement	Up to 100% when inside OI or DTP districts
Mixed-Use, no Residential	3	No minimum requirement	No minimum requirement	Up to 100% when inside OI or DTP districts
<u>Development in RMU District</u>	<u>15</u>	<u>No Requirement</u>	<u>50% excluding site features listed in 5.7.5.A.2</u>	
Commercial	3	No minimum requirement	No minimum requirement	Up to 100% when inside OI or DTP districts
Industrial	None Required	N/A		
Agricultural	None Required	N/A		

**NOTES:**

[1] Determined based on the Use Classification listing in Table 4.2.3, Principal Use Table.

[2] Applied at the time of subdivision or site plan if subdivision is not required.

[3] See Section 5.7.5, Open Space Set-Aside Configuration, for details on the distinctions between active, passive, and urban set-aside.

[4] In cases where the total amount of open space set-aside is insufficient to be useable in the opinion of the Planning Director, the Town may accept a fee-in-lieu (see Section 6.3, Fee-in-Lieu).

##### B. TYPE

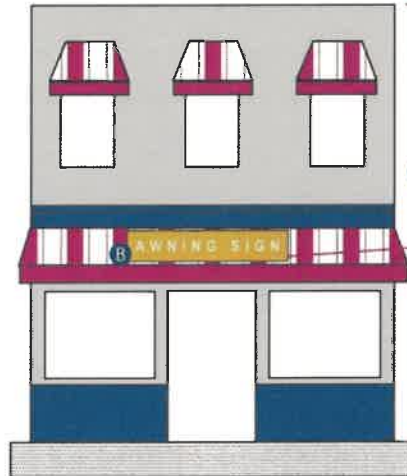
# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### A. AWNING SIGN



#### LEGEND

- A** Max. Height: Roof or Top of Parapet Wall
- B** Max. Sign Face Area: 25% of Awning Area
- C** Max. Area of All Awning Signs: 5% of Facade Facing Street

#### EXAMPLE:

Total Awning Area of Lower Awning = 90 sf  
Total Area of Facade Facing Street = 600 sf

Max. Awning Sign Area on Lower Awning = 25% x 90 = **22.5 sf**  
Max. Area of All Awning Signs: 5% x 600 sf = **30 sf**

#### 1. DEFINITION

A sign that is part of or attached to an awning, canopy, or other protective canvas, plastic, or metal cover affixed to a building and located over a door, entrance, window, or other outdoor area. Colors, stripes, or patterns on an awning's surface shall not be considered as signage.

#### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC, DTP & RMUP	LI, CI, HI
No	No	Yes	Yes	Yes	Yes

#### 3. DIMENSIONAL STANDARDS

Maximum Number of Awning Signs per Lot	1 per every ten linear feet of building façade facing a street [1]
Maximum Height	Under the roof or top of a parapet wall [2]
Maximum Sign Face Area per Individual Awning Sign	25 percent of the awning area upon which it is located, including the drip flap, if provided
Maximum Sign Face Area of all Awning Signs per Lot	5 percent of each façade facing a street [1]

#### NOTES:

[1] Signage on umbrellas or shade structures associated with an outdoor dining area are not counted as awning signs and are exempted from the awning sign number and face area standards.

[2] Awning signs shall maintain a minimum height of at least eight feet above grade.

#### 4. ADDITIONAL STANDARDS

- a. Signage may be located on the drip flap, subject to the maximum sign face area standards.
- b. No awnings above the 3rd building story may be internally illuminated.
- c. Awning signs, when allowed within a street right-of-way, shall not project more than five feet into a right-of-way, nor closer than two feet from the curbline.

## ARTICLE 5: DEVELOPMENT STANDARDS

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#### 5.11.9. Sign Standards by Sign Type

d. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.



# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

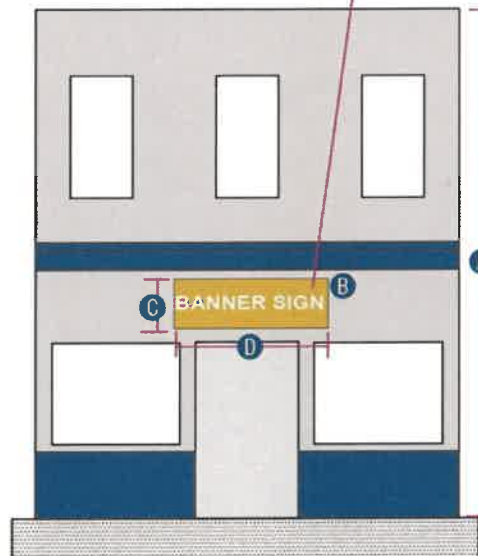
## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### B. BANNER SIGN



**EXAMPLE:**  
 Facade Length = 30'  
 Max. Banner Length = 30% x 30' = 9'  
 Potential Banner Area Calculation = 4' x 9' = 36'  
 Max. Sign Face Area = **20 sf**



#### LEGEND

- A** Max. Height: Roof or Top of Parapet Wall
- B** Max. Sign Face Area: 20 sf
- C** Max. Banner Width: 4'
- D** Max. Banner Length: Lesser of 30% of the Façade Length or 20 Linear Feet

#### 1. DEFINITION

A sign made of a flexible fabric or plastic material that is affixed to a building or other vertical projection, except utility poles, but is not an awning sign or a flag. Feather flags and bow signs are not banners and are prohibited by this Ordinance.

#### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC, DTP & RMU	LI, CI, HI
No	No	No	Yes	Yes	No

#### 3. DIMENSIONAL STANDARDS

Maximum Number of Banners per Lot	1 per use or non-residential tenant in a multi-tenant building [1]
Maximum Mounting Height	Below the roof or parapet [2] [3]
Maximum Sign Face Area per Individual Banner	20 square feet
Maximum Banner Length	Lesser of: 30% of the façade length or 20 linear feet
Maximum Banner Width	4 linear feet

#### NOTES:

[1] Maximum of 3 banners per multi-tenant site at any one time.

[2] When located over a street right-of-way, at least 18 feet above the street pavement and at least 9 feet above a sidewalk.

[3] When located on a fence, wall, or as a freestanding banner, a maximum height of 12 feet to the highest point. When located on a building wall, the banner shall not be mounted above the first floor.

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

#### 4. ADDITIONAL STANDARDS

- a. Banners shall be adequately secured through the use of grommets, d-rings, brackets, or similar fastening devices.
- b. Banners over 9 square feet in size shall incorporate wind slits.
- c. Banners shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.
- d. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### C. Construction Sign/Development Advertising Signs



- A** Maximum Height = 8'
- B** Maximum Sign Face Area = 32 sf Per Side
- C** Min. Setback from Lot Line = 10'



#### 1. DEFINITION

A temporary sign located on a lot for the duration of its construction/development.

#### 2. WHERE PERMITTED

**Residential**

**OI**

**NC**

**GC & HC**

**DTC, DTP & RMU**

**LI, CI, HI**

Yes

Yes

Yes

Yes

Yes

Yes

#### 3. DIMENSIONAL STANDARDS

Maximum Number of Construction /Development Advertising Signs Per Lot

One sign per frontage with public Right-of-Way access which must maintain at least a 200 ft separation from a construction sign on the same site.

Maximum Sign Height [1]

8 Feet

Maximum Sign Face Area

32 Square Feet per side (max. 2 sides)

Minimum Setback from any Lot Line

10 feet from any lot line

NOTES:

[1] Sign support structures shall be included in maximum sign height and face area.

#### 3. DURATIONAL STANDARDS

Maximum Duration of the Sign

All Residential Districts 2 Years

Non Residential and Mixed Use Districts 1 Year

Removal

All Construction/Development Advertising signs must be removed once the development is determined to be complete

Notes:

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

[1] Renewal of the existing sign permit may be obtained once the duration of the previous sign permit is complete.

#### **4. ADDITIONAL STANDARDS**

- a. Supports and braces should be hidden from public view to the fullest extent possible.
- b. Construction/Development Advertising signs shall not be located within a street right-of-way.
- c. Construction/Development Advertising signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.
- d. Construction/Development Advertising signs shall not include permanent modifications to a site or building.
- e. Construction/Development Advertising signs may not be illuminated.
- f. Construction/Development Advertising signs shall not block windows or doors.
- g. Construction/Development Advertising signs must be maintained in good condition.



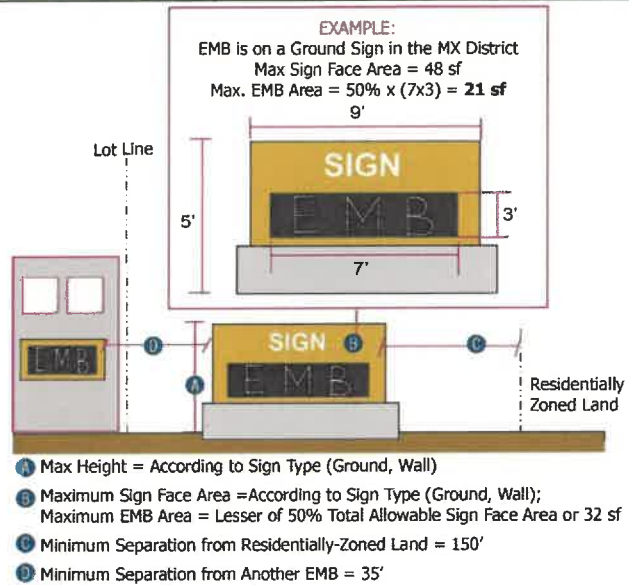
# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### C. ELECTRONIC MESSAGE BOARD



1. DEFINITION	A wall or ground sign, or portion thereof that displays electronic, non-pictorial, or text information that may or may not change. Sign content is displayed by light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices arranged in a matrix within the display area. Electronic message boards ("EMBs") do not display animation or imagery that appears to move.					
2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC <del>LC</del> & DTP <del>LC</del> RMU	LI, CI, HI
	No	No	No	Yes	Yes	No
3. DIMENSIONAL STANDARDS						
Maximum Number of EMBs per Lot			One per lot or development			
Minimum Separation of EMB from Residentially-Zoned Land			150 linear feet			
Minimum Separation from Another EMB			35 linear feet			
Maximum Height			In accordance with wall or ground sign standards, as appropriate [1]			
Maximum EMB Face Area			In accordance with wall or ground sign standards, as appropriate [2]			
Maximum Percentage of Total Sign Face Area Devoted to an EMB			Lesser of: 32 square feet or 50% of the total allowable sign face area for the type of sign proposed (i.e., wall, ground)			
Minimum Static Hold Time Between Message Changes			1 minute [3]			
Maximum Brightness			465 lumens per square foot during daytime hours; 70 lumen per square foot during dawn, dusk, and nighttime hours			
NOTES:						
[1] In no instance shall an EMB extend higher than 30 feet above grade.						
[2] The face area shall include all mounting hardware, framework, and sign supports.						
[3] Transition between images shall take place within one second or less.						
4. ADDITIONAL STANDARDS						
a. EMBs may only be configured as a wall or ground sign, or portion thereof.						
b. EMBs may only be allowed as part of a permanent sign, not a temporary sign.						
c. Use of the terms "stop", "caution", or "danger" is prohibited on an EMB for reasons of public safety.						

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

d. Appearance of animation or message movement is prohibited.

e. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

f. The owner or operator of an EMB shall attest to the installation of a power supply system that will power the EMB off after a power outage or other condition that causes the sign to blink, flash, or have the appearance of movement.


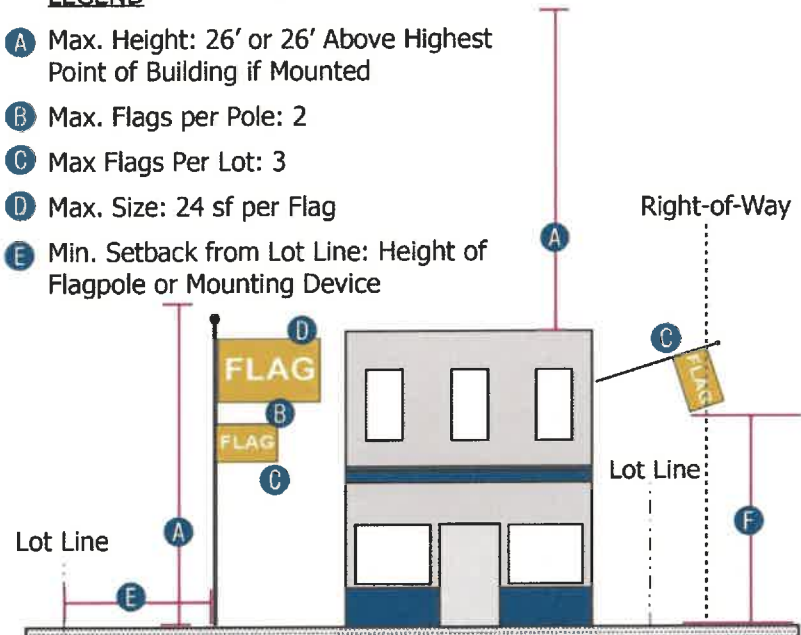
# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### D. FLAGS

	<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li><b>A</b> Max. Height: 26' or 26' Above Highest Point of Building if Mounted</li><li><b>B</b> Max. Flags per Pole: 2</li><li><b>C</b> Max Flags Per Lot: 3</li><li><b>D</b> Max. Size: 24 sf per Flag</li><li><b>E</b> Min. Setback from Lot Line: Height of Flagpole or Mounting Device</li><li><b>F</b> If Projecting into Street Right-of-Way, Min. Vertical Clearance: 18' Above Street Cartway; 9' Above Sidewalk</li></ul> 												
<p><b>1. DEFINITION</b></p>	<p>A piece of cloth or similar material, typically rectangular or square in shape, that is attached to a pole or rope along the shorter side of the material. Flags flown by a governmental agency, located on land owned or operated by a governmental agency, or on a building owned or operated by a governmental agency are exempted from these standards. Flags affixed to two or more poles at the same time are subject to the standards for banners. Feather flags and bow signs are prohibited.</p>												
<p><b>2. WHERE PERMITTED</b></p>	<table><tr><th>Residential</th><th>OI</th><th>NC</th><th>GC &amp; HC</th><th>DTC, DTP &amp; RMU</th><th>LI, CI, HI</th></tr><tr><td>Yes</td><td>Yes</td><td>Yes</td><td>Yes</td><td>Yes</td><td>Yes</td></tr></table>	Residential	OI	NC	GC & HC	DTC, DTP & RMU	LI, CI, HI	Yes	Yes	Yes	Yes	Yes	Yes
Residential	OI	NC	GC & HC	DTC, DTP & RMU	LI, CI, HI								
Yes	Yes	Yes	Yes	Yes	Yes								
<p><b>3. DIMENSIONAL STANDARDS</b></p>													
Maximum Number of Flags per Lot	3												
Maximum Mounting Height	25 feet above grade or 25 feet above the highest point of a building if building-mounted [1]												
Maximum Number of Flags per Flag Pole	2												
Maximum Size per Flag	24 square feet												
Minimum Setback from any Lot Line for a Flagpole or other Mounting Device	The height of the flagpole or mounting device												
<p>NOTES:</p> <p>[1] In cases where a flag projects out into a street right-of-way, the flag shall maintain a minimum vertical clearance of 18 feet above the street pavement and 9 feet above a sidewalk.</p>													
<p><b>4. ADDITIONAL STANDARDS</b></p>													

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

- |                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| i. Flags and flagpoles shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians. |
| ii. Except on lots in residential districts, flags on poles shall be located no more than 10 feet from the front building line.                                  |
| iii. Signage may be subject to additional standards identified in <u>Section 3.8.3, Gateway Corridor Overlay (GCO) District</u> .                                |



# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

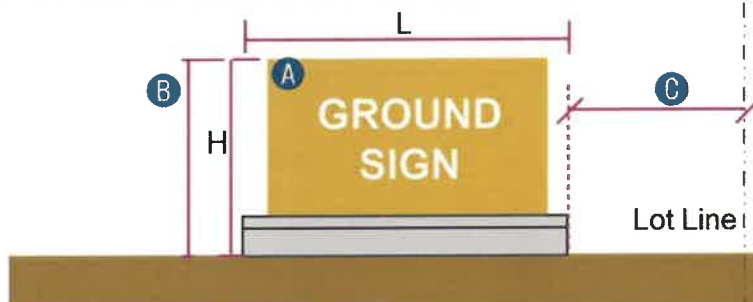
**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### E. GROUND SIGNS



#### LEGEND

- A** Maximum Sign Face Area = 36 SqFt. (LxW)
- B** 6' Max. Height in Residential District;  
15' in Mixed-Use and Commercial Districts
- C** 5' Minimum Setback from Lot Line



#### 1. DEFINITION

Any sign, other than a pole sign, that is anchored directly to the ground by means of a supporting system comprised of a solid pedestal, or other bracing system where there is no open space between the bottom of the sign face area and the ground. Ground signs are configured so that the base of the sign support structure is at least as wide as the sign face area. Ground signs may also be referred to as "pedestal" signs or "monument" signs. Any sign with an opening between the bottom of the sign's face area and ground or where the sign face area is wider than the sign support structure shall be considered as a pole or "freestanding" sign, which are prohibited. Ground signs are not mounted to a building wall, and are not located within a street right-of-way.

#### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC, DTP & RMU	LI, CI, HI
Yes	Yes	Yes	Yes	Yes	Yes

#### 3. DIMENSIONAL STANDARDS

Maximum Number of Ground Signs Per Lot	1 [1]					
Maximum Height [2] [3] [4]	Residential	OI	NC	GC & HC	DTP, DTC & RMUP & DTC	LI, CI, HI
	3 Feet	4 Feet	4 Feet	6 Feet	3 Feet	15 Feet
Maximum Sign Face Area [5]	36 Square Feet					
Minimum Setback from any Lot Line	5 feet [6]					
Minimum Separation between Ground Signs on Adjacent Lots	50 feet [7]					

#### NOTES:

[1] Developments on lots of 2 acres in size or greater and corner lots may have a ground sign for each roadway fronting the perimeter of the development.

[2] Sign height shall be determined based on the higher of: the adjacent grade level or the grade level of the adjacent street.

[3] In nonresidential districts, the maximum height of a ground sign may be increased by 1 foot for every 10 feet of setback beyond the minimum applicable setback to a maximum ground sign height of 25 feet.

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

- [4] The support structure shall be included within the measurement of the sign's maximum height.
- [5] The maximum sign face area may be increased by 4 square feet for every 10 feet of setback beyond the minimum applicable setback to a maximum ground sign face area of 175 square feet.
- [6] Except within the DTC, ~~and DTP~~, and RMU districts, all portions of a ground sign shall be at least 5 feet from a street right-of-way.
- [7] In cases where a ground sign is proposed and it is impossible to meet the minimum separation distance requirements from an existing ground sign, the proposed sign shall maintain the minimum street setback necessary to ensure an unimpeded view of the existing ground sign on an adjacent lot.

#### 4. ADDITIONAL STANDARDS

- a. Ground signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.
- b. Ground signs with support structures of three feet in height or more above grade shall include evergreen plantings around the base of the sign support structure in sufficient number to screen its view from off-site areas.
- c. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.



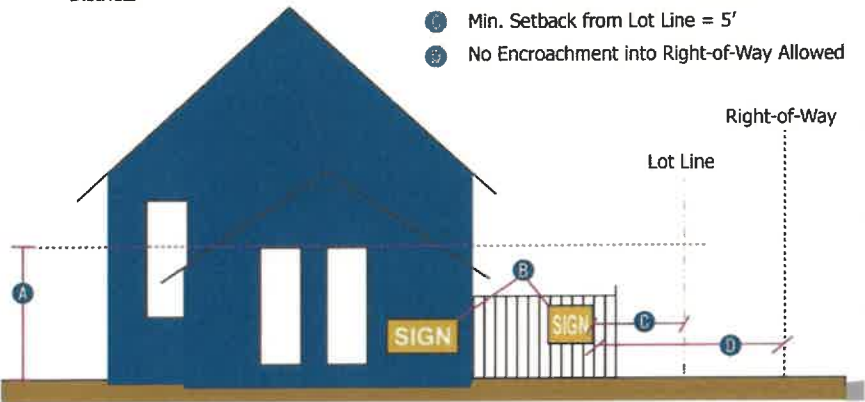

# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### F. INCIDENTAL SIGN

	<b>LEGEND</b> <div><div><div><div><div></div><div>A</div></div><div>Maximum Height</div><div>6' in Residential Districts</div><div>12' in Mixed-Use and Nonresidential Districts</div></div><div><div><div><div></div><div>B</div></div><div>Maximum Sign Face Area:</div><div>Max. Area 1.5 sf Per Sign</div><div>Up to Two Signs May Have Area Up to 3 sf</div><div>Max. Area Per Lot or Development = 36 sf</div></div><div><div><div><div></div><div>C</div></div><div>Min. Setback from Lot Line = 5'</div></div><div><div><div><div></div><div>D</div></div><div>No Encroachment into Right-of-Way Allowed</div></div></div></div></div></div></div>						
							
							
<b>1. DEFINITION</b>		Any small or nondescript sign that only provides directional information or safety information for the public. Examples of incidental signs include signs addressing on-site traffic circulation (such as "entrance" or "exit" signs), public safety (such as "high voltage" or "beware of dog" signs), or address signs.					
<b>2. WHERE PERMITTED</b>		<b>Residential</b>	<b>OI</b>	<b>NC</b>	<b>GC &amp; HC</b>	<b>DTC, &amp; DTP &amp; RMU</b>	<b>LI, CI, HI</b>
		Yes	Yes	Yes	Yes	Yes	Yes
<b>3. DIMENSIONAL STANDARDS [1]</b>							
Maximum Number of Incidental Signs Per Lot		Lots with an existing single family detached dwelling, mobile home, or manufactured home				1 per principal structure	
		Lots with a duplex, triplex, or quadplex dwelling unit				1 per dwelling unit	
		Single family attached dwelling				1 per dwelling unit	
		Multi-family development				1 per building + 5	
		Lots in a mixed-use or commercial district				[2]	
Maximum Height		6 feet for lots in residential districts; 12 feet for lots in mixed-use and nonresidential districts [3]					
Maximum Sign Face Area		1½ square feet per sign [4]					
Total Incidental Sign Face Area per Mixed-use or Nonresidential Lot or Development		20 square feet					
Minimum Setback from any Lot Line		5 feet [5]					
NOTES:							
[1] Incidental signs that exceed the maximum height or sign face area shall be considered as a wall sign, ground sign, pole sign, or projecting sign, as appropriate.							
[2] See total incidental sign face area per lot or development.							
[3] Sign height shall be determined based on the grade immediately adjacent to the sign.							
[4] Up to two incidental signs on any single lot may be up to three square feet in sign face area size.							
[5] In no instance shall an incidental sign be located within a right-of-way, a sight distance triangle, or in locations that obstruct the safe movement of vehicles and pedestrians							
<b>4. ADDITIONAL STANDARDS</b>							

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

- |                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. No sign permit shall be required for the establishment of incidental signs, but all incidental signage shall comply with the standards in this section. |
| b. Signage may be subject to additional standards identified in <u>Section 3.8.3, Gateway Corridor Overlay (GCO) District</u> .                            |




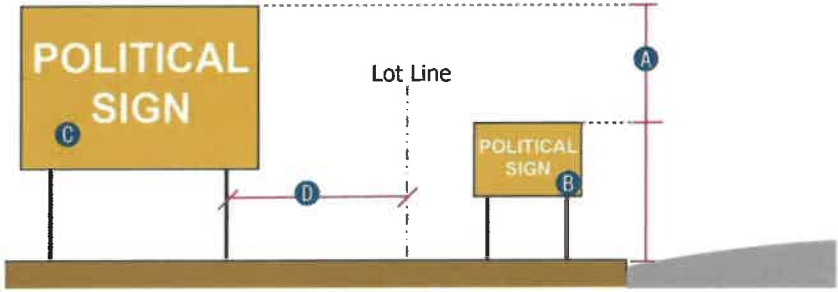

# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### G. POLITICAL SIGNS

	<b>LEGEND</b> <ul style="list-style-type: none"><li><b>A</b> Maximum Height = 60" Above Adjacent Grade When on an Individual Lot; 42" Above Pavement of Adjacent Roadway when in a Street Right-of-Way</li><li><b>B</b> Maximum Sign Face Area within ROW= 6 sf</li><li><b>C</b> Maximum Sign Face Area on a Lot= 32 sf</li><li><b>D</b> No Min. Setback from Lot Line</li></ul> 					
						
<b>1. DEFINITION</b>	Any sign that advocates for a particular political candidate, party, position, or political action that is made available for view by the public before and during the portion of a calendar year when elections are underway as described in Section 136-32 of the North Carolina General Statutes. Political signs are also referred to as "campaign" signs or "election" signs. Signs of a political nature that are placed on private property outside the period of time when elections are underway shall be considered as an incidental sign.					
<b>2. WHERE PERMITTED</b>	<b>Residential</b>	<b>OI</b>	<b>NC</b>	<b>GC &amp; HC</b>	<b>DTC, DTP &amp; RMU</b>	<b>LI, CI, HI</b>
	Yes	Yes	Yes	Yes	Yes	Yes
<b>3. DIMENSIONAL STANDARDS</b>						
Maximum Number of Political Signs Per Lot	6 [1]					
Maximum Height	In a right-of-way			42 inches above the edge of the pavement of the adjacent roadway		
	On an individual lot			60 inches above adjacent grade		
Maximum Sign Face Area	In a right-of-way			6 square feet per sign		
	On an individual lot			32 square feet per sign		
Minimum Setback from any Lot Line	None					
Minimum Separation between Political Signs	[2]					
NOTES: [1] There is no limit on the number of political signs that may be placed within the right-of-way in front of a lot during the portion of the year when elections are underway provided the owner of the sign obtains the consent of the lot's owner to place the sign in front of the lot. [2] No political sign may be placed in any manner that obscures another sign from view.						
<b>4. ADDITIONAL STANDARDS</b>						
a. Political signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.						
b. Political signs may not be placed on utility poles or traffic control signal poles.						
c. Political signs may be placed in the right-of-way only during the period of time when elections are underway as identified in Section 136-32 of the North Carolina General Statutes.						
d. Political signs may not be illuminated.						

## **ARTICLE 5: DEVELOPMENT STANDARDS**

### **5.11. Signage**

#### **5.11.9. Sign Standards by Sign Type**

e. Political signs found to be in violation of these standards or the applicable standards in Section 136-32 of the North Carolina General Statutes may be removed by the Planning Director.

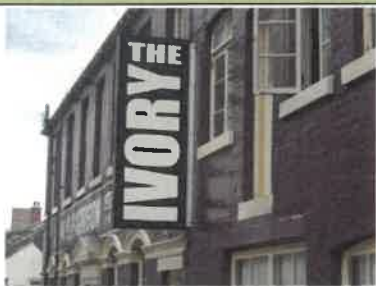


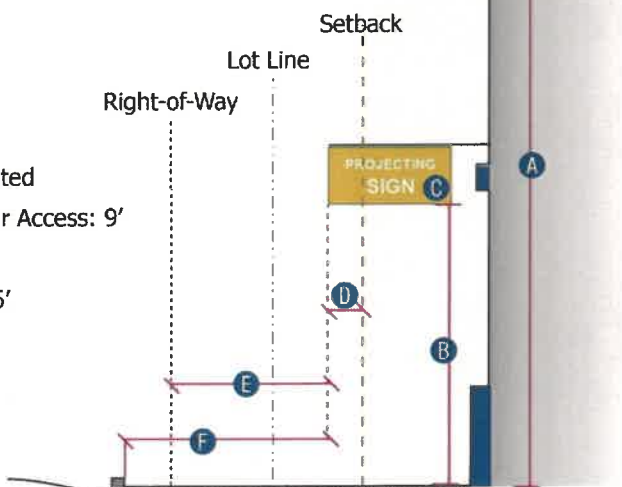
# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### H. PROJECTING SIGNS

						
<div><div><p><b>LEGEND</b></p><ul style="list-style-type: none"><li><b>A</b> Max. Height: Wall on Which Sign is Mounted</li><li><b>B</b> Min. Clearance Over Sidewalk or Vehicular Access: 9'</li><li><b>C</b> Max. Sign Face Area: 40 sf</li><li><b>D</b> Max. Encroachment into Required Yard: 6'</li><li><b>E</b> Max. Projection into Right-of-Way: 36"</li><li><b>F</b> Minimum Distance from Back of Curb: 2'</li></ul></div><div></div></div>						
<b>1. DEFINITION</b>	Any sign that projects outward from a building's exterior wall where the sign face area is not parallel to the building wall upon which is mounted. Projecting signs are also referred to as "marquee" signs. Signs mounted to a building wall with sign face areas that are parallel to the building wall are considered "wall" signs. A sign comprised of fabric or similar material is a "flag" or a "banner" sign.					
<b>2. WHERE PERMITTED</b>	<b>Residential</b>	<b>OI</b>	<b>NC</b>	<b>GC &amp; HC</b>	<b>DTC, DTP &amp; RMUP</b>	<b>LI, CI, HI</b>
	Yes	Yes	Yes	Yes	Yes	Yes
<b>3. DIMENSIONAL STANDARDS</b>						
Maximum Number of Projecting Signs Per Lot	One per building façade					
Maximum Height	A projecting sign shall not project above the height of the wall it is mounted to [1]					
Maximum Sign Face Area	40 square feet [2]					
Minimum Setback from any Lot Line	A projecting sign shall not encroach into a required yard by more than 6 feet [3]					
NOTES:						
[1] Any projecting sign that projects into a right-of-way or that projects over a sidewalk or vehicular accessway shall maintain a minimum clearance of at least 9 feet above grade.						
[2] Projecting signs with 3 sides may have up to 80 square feet of sign area.						
[3] A projecting sign shall not project into a right-of-way by more than 36 inches, and shall maintain a minimum of two feet of horizontal distance from the back of the curb.						
<b>4. ADDITIONAL STANDARDS</b>						

# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

- Projecting signs of 1½ square feet in total sign area or less shall be considered incidental signs.
- Any electrical wiring shall be located within the sign or the wall it is affixed to.
- Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

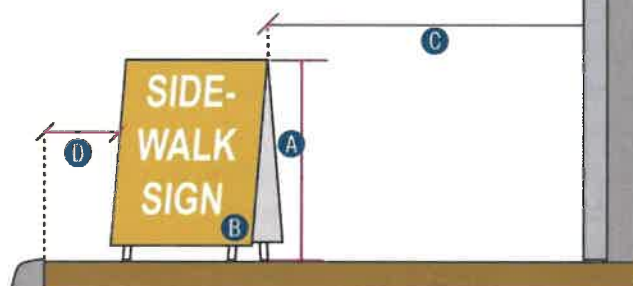
**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### I. SIDEWALK SIGNS



#### LEGEND

- A** Maximum Height = 4'
- B** Maximum Sign Face Area = 8.5 sf
- C** Minimum Clearance = 5'
- D** Min. Distance from Curb = 6"



#### 1. DEFINITION

A pedestrian-oriented movable sign that sits on the grade located proximate to the primary entrance of the nonresidential or mixed use being advertised. Sidewalk signs are also referred to as "A-frame" signs or "Board" signs. The sign shall be self-supporting and only visible during operating hours. Sidewalk signs are configured with a broader base than a top or are equipped with supports to ensure they remain stable in normal wind conditions.

#### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC, DTP & RMU	LI, CI, HI
No	No	Yes	Yes	Yes	No

#### 3. DIMENSIONAL STANDARDS

Maximum Number of Sidewalk Signs Per Lot	1 per street frontage, regardless of the number of tenants [1] [2]
Minimum Clearance Around Sidewalk Sign	5 feet [3] [4]
Maximum Height	4 feet
Maximum Sign Face Area	8.5 square feet
Maximum Number of Sidewalk Sign Sides	2
Maximum Distance from Primary Entrance of Use Being Advertised	25 linear feet

#### NOTES:

- [1] Sidewalk signs may only be permitted on a sidewalk or on-site pedestrian walkway.
- [2] Nothing shall limit the rotating of different sidewalk signs on an individual lot provided the total number of signs does not exceed the maximum.
- [3] A sidewalk sign may only be placed in a manner that allows for unrestricted pedestrian access around all sides of the sign, and shall not be located within an access ramp, proximate to an accessible parking space, or within a sight distance triangle.
- [4] A sidewalk sign shall be no closer than 6 inches from the curb.

#### 4. ADDITIONAL STANDARDS



# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

- A sidewalk sign shall not be permanently attached to the sidewalk, signs, street trees, landscaping, bicycle rack, or any other fixtures on the sidewalk.
- Each sidewalk sign shall be removed each day by the close of business.
- Sidewalk signs may include changeable copy.
- Sidewalk signs shall not be illuminated.
- Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

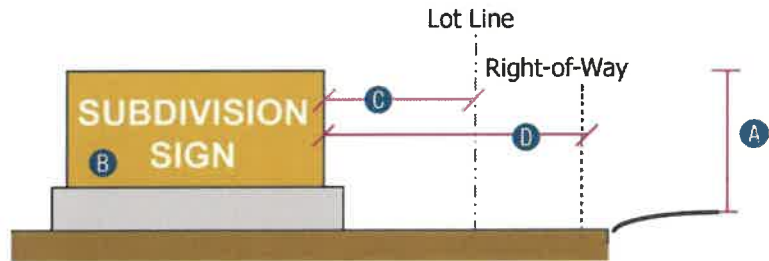
**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### J. SUBDIVISION SIGNS



#### LEGEND

- A** 6' Maximum Height
- B** Maximum Sign Face Area = 32 sf  
(Support Structure Not Counted as Sign Area)
- C** No Min. Setback from Lot Line
- D** Minimum Setback from Right-of-Way = 5'



#### 1. DEFINITION

A ground sign located at the entrance to a subdivision consisting of two or more lots. Subdivision signs shall be located outside all street rights-of-way, and shall not be located on a lot with a principal building.

#### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC, DTP & RMU	LI, CI, HI
Yes	Yes	Yes	Yes	Yes	Yes

#### 3. DIMENSIONAL STANDARDS

Maximum Number of Subdivision Signs Per Development	1 per development entrance
Maximum Height	6 feet [1]
Maximum Sign Face Area	32 square feet [2] [3]
Minimum Setback from any Lot Line	None
Minimum Setback from Right-of-Way	5 feet

#### NOTES:

[1] Sign height shall be determined based on the higher of: the adjacent grade level or the grade level of the adjacent street.

[2] The support structure for a subdivision sign configured as a ground sign shall not be included with the calculation of the maximum allowable sign face area.

[3] Developments with 2 or more entries may have up to 64 square feet of subdivision sign provided that no single entry has a subdivision sign with a sign face area exceeding 32 square feet.

#### 4. ADDITIONAL STANDARDS

- Subdivision signs may only be configured as a ground sign.
- Subdivision signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

- |                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| c. Subdivision signs that are illuminated shall comply with the applicable limitations on glare in <u>Section 5.4, Exterior Lighting</u> . |
| d. Signage may be subject to additional standards identified in <u>Section 3.8.3, Gateway Corridor Overlay (GCO) District</u> .            |

# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

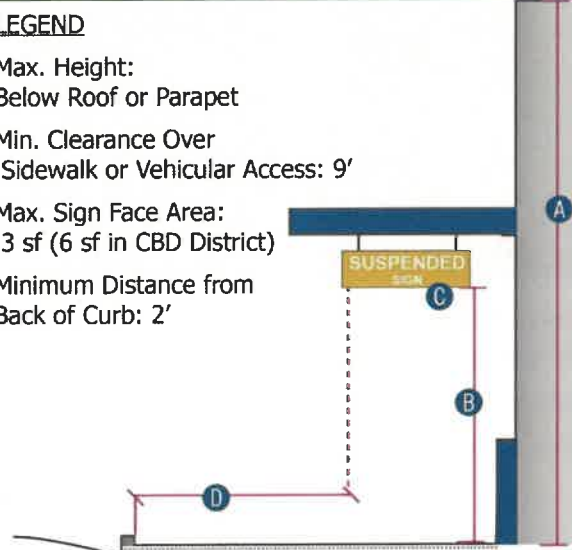
**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### K. SUSPENDED SIGNS



#### LEGEND

- A** Max. Height:  
Below Roof or Parapet
- B** Min. Clearance Over  
Sidewalk or Vehicular Access: 9'
- C** Max. Sign Face Area:  
3 sf (6 sf in CBD District)
- D** Minimum Distance from  
Back of Curb: 2'



#### 1. DEFINITION

A sign that is suspended from the underside of a principal building's overhang or canopy that is intended for view by pedestrians or patrons already on a site. The sign may be parallel or perpendicular to the building wall. A sign that is not suspended from a canopy or overhang of a building is not a suspended sign. A sign mounted on a building wall parallel to the wall is a "wall" sign. A sign mounted on a building wall perpendicular to the building wall is a "projecting" sign. Signs visible through a window are "window" signs.

#### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC <del>LI</del> DTP & RMU	LI, CI, HI
No	Yes	Yes	Yes	Yes	Yes

#### 3. DIMENSIONAL STANDARDS

Maximum Number of Projection Signs Per Development	1 per lot or 1 per tenant in a multi-tenant building
Maximum Mounting Height	Below the roof or parapet [1]
Maximum Sign Face Area	3 square feet; 6 square feet in the CBD district
Minimum Setback from any Lot Line	[2]

#### NOTES:

[1] Any suspended sign that projects into a right-of-way or that projects over a sidewalk, walkway, or vehicular accessway shall maintain a minimum clearance of at least 9 feet above the grade or the walkway.

[2] A suspended sign shall maintain a minimum of two feet of horizontal distance from the back of the curb.

#### 4. ADDITIONAL STANDARDS

- a. Suspended signs shall not project beyond the canopy or overhang they are mounted to.
- b. Suspended signs shall be flush mounted or drop mounted with metal pipe, chain, wire, or other comparable material and permanently affixed to the overhang or canopy where mounted.
- c. Suspended signs shall not be mounted to an accessory structure.
- d. Signage may be subject to additional standards identified in Section 3.8.3. Gateway Corridor Overlay (GCO) District.



# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

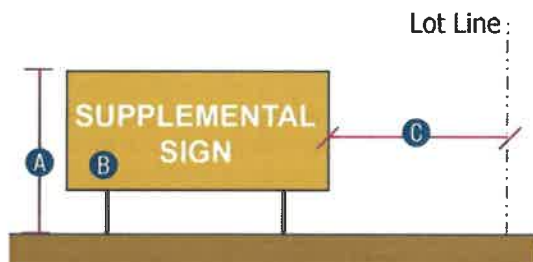
**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### L. SUPPLEMENTAL SIGNS



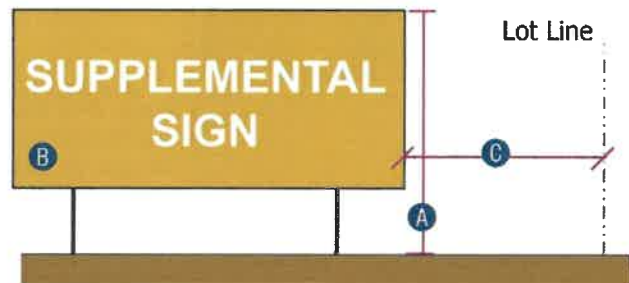
#### In Residential Districts

- A** Maximum Height = 6'
- B** Maximum Sign Face Area = 6 sf
- C** Min. Setback from Lot Line = 10'



#### In Nonresidential Districts

- A** Maximum Height = 12'
- B** Maximum Sign Face Area = 20 sf
- C** Min. Setback from Lot Line = 10'



### 1. DEFINITION

Any sign that is not permanently affixed to the ground or a building which can be removed without special handling and that may be located on a lot or site in addition to other forms of signage. Banners and incidental signs are not supplemental signs. Ideological signs are considered supplemental signs.

### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC & DTP RMU	LI, CI, HI
Yes	Yes	Yes	Yes	Yes	Yes

### 3. DIMENSIONAL STANDARDS

Maximum Number of Supplemental Signs Per Lot	1 per lot; 1 per nonresidential tenant in a multi-tenant development	
Maximum Sign Height [1]	Residential Districts	6 feet
	All Other Districts	12 feet
Maximum Sign Face Area [2]	Residential Districts	6 square feet
	All Other Districts	20 square feet
Minimum Setback from any Lot Line	10 feet from any lot line	

#### NOTES:

[1] Sign support structures shall be included in maximum sign height and face area.

[2] Signs visible through a window are also subject to the standards for window signs.

### 4. ADDITIONAL STANDARDS

- a. Supplemental signs shall not require issuance of a sign permit and are not subject to a maximum duration.
- b. Supplemental signs shall not be located within a street right-of-way.
- c. Supplemental signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.
- d. Supplemental signs shall not include permanent modifications to a site or building.
- e. Supplemental signs may not be illuminated.



# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

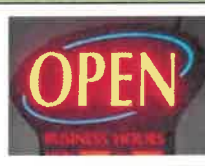
## 5.11.9. Sign Standards by Sign Type

f. Supplemental signs shall not block windows or doors.

h. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### M. WALL SIGNS



**A** Max. Height: Height of Building

**B** Max. Sign Face Area:

16 sf Residential Districts

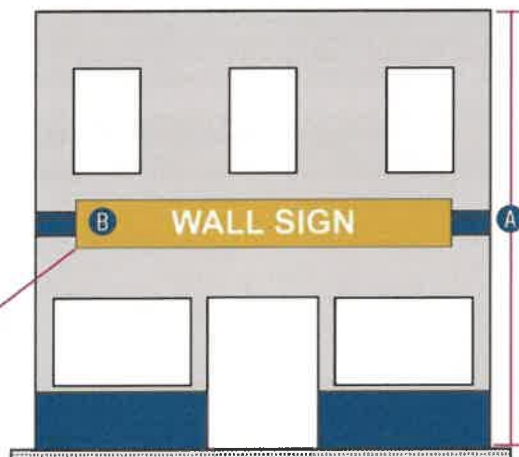
32 sf OI and NC Districts

DTC and DTP Districts = 1/2 sf area per lineal foot of facade fronting a street; max. 32 sf

GC, HC and Industrial Districts = 1/2 sf area per lineal foot of facade fronting a street; max. 64 sf

**EXAMPLE:**

Building is in DTP District  
30' Facade Fronting Street  
Max. Wall Sign Area = 30 x 1/2 = **15 sf**



### 1. DEFINITION

Any sign, other than a projecting sign, that is mounted to or painted on an exterior building wall. Wall signs have only one sign face and are configured to be parallel to the building wall upon which they are located. Signs mounted perpendicular to a wall are "projecting" signs. Signs mounted from the ceiling of a building's canopy or overhang are "suspended" signs. Signs made of fabric or other material that moves are "banners" or "flags." Signs visible through a window are "window" signs.

### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC & DTP & RMU	LI, CI, HI
RMF Only	Yes	Yes	Yes	Yes	Yes

### 3. DIMENSIONAL STANDARDS

Maximum Number of Wall Signs Per Development	Lots in residential districts	1
	Lots in all other districts – single tenant building	1 per building façade
	Lots in all other districts – multi-tenant building	1 per tenant
Maximum Mounting Height	No wall sign shall extend above, below or beyond the building wall to which it is attached [1]	
Maximum Sign Face Area [2]	Lots in residential districts	16 square feet
	Lots in OI and NC districts	32 square feet
	Lots in DTC, DTP, and RMU and DTP districts	1/2 square foot of sign face area per lineal foot of building façade upon which the sign is located [3]
	Lots in GC, HC, and industrial districts	1/2 square foot of sign face area per lineal foot of building façade upon which the sign is located [4]

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

### 5.11.9. Sign Standards by Sign Type

Minimum Setback from any Lot Line	Same as the building [5]
<p>NOTES:</p> <p>[1] Wall signs that project into a right-of-way shall maintain a minimum vertical clearance of at least 9 feet above grade.</p> <p>[2] In the case of multi-tenant nonresidential buildings, the total sign area per tenant shall be determined based on the portion of the building frontage occupied by each storefront. End units may have a wall sign on each building façade, subject to the maximum sign face area standards.</p> <p>[3] No individual wall sign shall exceed 32 square feet of sign face area.</p> <p>[4] No individual wall sign shall exceed 64 square feet of sign face area.</p> <p>[5] Wall signs shall not project into a right-of-way by more than six inches.</p>	
<b>4. ADDITIONAL STANDARDS</b>	
i. No wall sign shall be located in a manner that covers or blocks ingress or egress from a door, window, or fire escape.	
ii. Any electrical wiring shall be located within the sign or the wall it is affixed to.	
iii. Wall signs that are illuminated shall comply with the applicable limitations on glare in <u>Section 5.4, Exterior Lighting</u> .	
iv. Signage may be subject to additional standards identified in <u>Section 3.8.3, Gateway Corridor Overlay (GCO) District</u> .	

# ARTICLE 5: DEVELOPMENT STANDARDS

## 5.11. Signage

## 5.11.9. Sign Standards by Sign Type

**TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE**

### N. WINDOW SIGNS



#### LEGEND

**A** Max. Height: Second Story or 25' Above Ground Level

**B** Max. Sign Face Area:

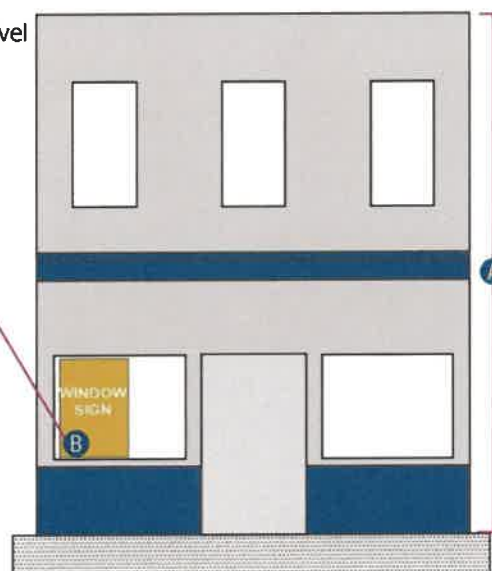
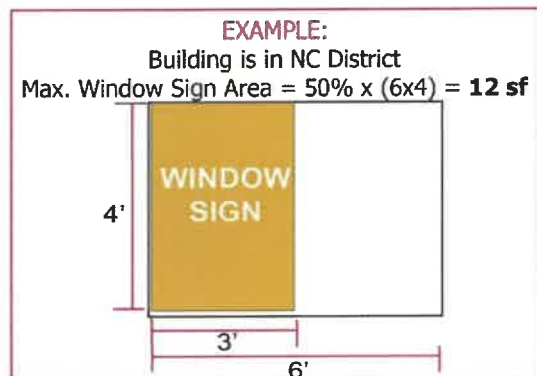
DTP & DTC Districts = 25% of Window or Door

All Other Districts = 50% of Window or Door

#### EXAMPLE:

Building is in NC District

Max. Window Sign Area = 50% x (6x4) = **12 sf**



### 1. DEFINITION

A sign affixed to or visible through the surface of a window or glass door that is intended to be visible to the public from outside the building. Signs painted on glass and etched or frosted glass that includes text or symbols shall be considered as a window sign. Signs not visible from off-site areas are exempted from these standards. Signs mounted to a building's exterior wall are "wall" signs.

### 2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC, & DTP & RMU	LI, CI, HI
No	Yes	Yes	Yes	Yes	Yes

### 3. DIMENSIONAL STANDARDS

Maximum Number of Window Signs Per Development	No limit, subject to the maximum sign face area standards	
Maximum Mounting Height	Window signs are not permitted above the second story or higher than 25 feet above ground level	
Maximum Sign Face Area [1]	DTP & DTC districts	25% of the outer extent of any single window or door [2][3]
	All other districts	40% of the outer extent of any single window or door [2]

NOTES:

## ARTICLE 5: DEVELOPMENT STANDARDS

### 5.11. Signage

#### 5.11.9. Sign Standards by Sign Type

- [1] Groups of multiple windows or doors within six inches of one another on the same building façade shall be considered as one window or door for the purposes of sign face area calculation.
- [2] Window signs shall not be located or configured in ways that prevent patrons operating doors safely.
- [3] The Planning Director may allow for the maximum sign area to be up to 25% of the cumulative surface area of all the windows on the face of a wall if there are no other signs located on that wall and if the positioning of the window to which the window signs are attached do not accomplish the transparency intent.

#### **4. ADDITIONAL STANDARDS**

a. Window signs may not be externally illuminated.

b. Material used to block views into a vacant building (such as brown paper) is not considered to be a window sign.

c. Blinds, shades, or curtains bearing symbols or text that is visible from off-site areas shall be considered to be a window sign subject to these standards.

d. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.



WRITTEN STATE OF ADOPTION  
ORDINANCE 2025-25  
REGIONAL MIXED-USE DISTRICT  
APRIL 17, 2025

*Per Zebulon Unified Development Ordinance (UDO) 2.2.21.F.4, the Zebulon Board of Commissioners shall adopt a written statement upon the approval of a UDO Text Amendment (TA):*

1. TA 2025-1 2025-1 is approved.
2. TA 2025-1 is fully consistent with the Town's adopted Policy Guidance in the Comprehensive Plan
3. TA 2025-1 is consistent with the comprehensive plan as it will implement the following goals and policies:
  - a. Goals for Land Use and Development:
    - i. Goal 1: Advance a land use allocation and pattern that supports greater housing variety, economic development, and a complete community with access to schools, recreation, shopping, and services (Land Use and Development, p. 2).
    - ii. Goal 3: Facilitate ongoing collaboration between land use and transportation planning to ensure a well-connected community (Land Use and Development, p. 2).
  - b. Policies for Land Use and Development:
    - i. Policy B: Accommodate a range of character settings within its planning area to address diverse market preferences, including walkable, mixed-use environments (Land Use and Development, p. 3).
    - ii. Policy C: Emphasize compatible intensities and character when evaluating applications for intensive development near neighborhoods (Land Use and Development, p. 3).
    - iii. Policy D: Promote land use outcomes that prevent traffic congestion, ensure pedestrian- and cyclist-friendly design, and support public transit options (Land Use and Development, p. 3).
  - c. Economic Development Goals and Actions:
    - i. Goal 2: Establish Zebulon as a regional destination supporting employment, commerce, and cultural activities (Economic Development, p. 2).
  - d. Framework for Urban Downtown Mixed Use:
    - i. Aligns with the objective to encourage redevelopment and prevent auto-oriented patterns, fostering vibrant, walkable mixed-use districts (Future Land Use, p. 18).
4. TA 2025-1 does not amend the Town's adopted policy guidance in the Comprehensive Plan
5. TA 2025-1 is not associated with any development application approval.

WRITTEN STATE OF ADOPTION  
ORDINANCE 2025-25  
REGIONAL MIXED-USE DISTRICT  
APRIL 17, 2025

6. TA 2025-1 is reasonable as it aligns with the town's long-term planning goals, promotes orderly growth, and provides clarity in the development process. By ensuring consistency with adopted land use policies, it creates a predictable framework that balances private property rights with the community's vision for sustainable development.
7. TA 2025-01 is in the public interest because of provides a tool to enable high-value per acre mixed-use development where such development reflects a highest and best use, which will enhance economic growth, protects community character, and ensures that land use regulations meet the evolving needs of residents and businesses.

Adopted this the 17<sup>th</sup> day of April, 2025


  
Glenn L. York – Mayor

SEAL

\_\_\_\_\_  
Lisa M. Markland, CMC – Town Clerk

Ordinance 2025-25 adopted this the 17th day of April 2025.



  
Glenn L. York - Mayor

  
Town Clerk



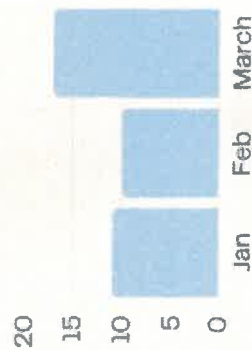


# ZEBULON POLICE DEPARTMENT C.A.R.E. Unit

This infographic presents statistics from the C.A.R.E. Unit, collected between **January 2025 and March 2025**.

**54**  
**CHILDREN**

Services have been offered to 54 children as part of the families engaged by the C.A.R.E. Unit.



## Referral Graph

Monthly breakdown of referrals received by the C.A.R.E. Unit.



## Referral Type Graph

Family support and mental health have been the primary referral types provided by the C.A.R.E. Unit for children and their families.

## CASE STATUS

82% of total cases assigned to the C.A.R.E. Unit remain open. This indicates ongoing family contact, services offered to a child, or active participation in services. Closed cases reflect families declining services, lack of engagement, or resolution of the issue.



