

ARTICLE 200A: CENTER CITY PLANNING AREA

(A) Findings and Goals

The *City of Asheboro 2020 Land Development Plan* describes a Center City Planning Area consisting of the City's downtown area and its immediate environs. This is the historic core of the community bounded by a variety of institutional and commercial uses.

In order to promote principles identified in the *Land Development Plan* such as workability, a vibrant mixture of complementary uses, street trees and landscaping, along with side or rear yard parking, the City Council hereby establishes the Center City Planning Area consisting of three tiers:

Central Business Planning Area (Tier 1)

Central Business Fringe Planning Area (Tier 2)

Commercial and Employment Center Planning Area (Tier 3)

The Council's goal is to promote development that encourages a stable, attractive, economically viable, pedestrian-scaled environment, and that preserves and enhances the visual appeal of streets leading into and out of the Center City Planning Area.

(B) Center City Planning Area Boundaries

Boundaries for the Central Business Planning Area (Tier 1), the Central Business Fringe Planning Area (Tier 2), and the Commercial and Employment Center Planning Area (Tier 3) are shown on the Center City Planning Area map adopted by the City Council and incorporated into this Section by reference.

(C) Central Business Planning Area (Tier 1)

The Central Business Planning Area (Tier 1) is hereby established to strengthen Asheboro's Center City Planning Area by incorporating a mix of commercial, office, institutional, residential and public open space uses. Design standards for revitalization and new development in the Central Business Planning Area encourage a pedestrian oriented mix of multi story buildings located close to the street and containing an attractive mix of first-story storefronts, ample sidewalks and street trees.

In general, this planning area encompasses blocks that have close proximity to downtown public parking lots.

(1) Permitted and Special Uses

The uses identified in the Table of Permitted Uses (Table 200-2) for the districts covered by this planning area are permitted by right or as special uses provided they meet all requirements of this Article and all other requirements established in this Ordinance.

(2) Dimensional Requirements

(a) Standard Dimensions

- (i) Table of Area, Height, Bulk and Placement Regulations (Table 200-1) shall not apply except where expressly stated in this sub-section (Article 200A(C)(2)(a)).
- (ii) Minimum Lot Size/Width: Refer to underlying zoning district in Table 200-1
- (iii) Maximum Front Yard Setback: 10 Feet
 - (aa) Measurement: Front yard setbacks shall be measured from the right-of-way, or the back of the required sidewalk when the sidewalk is located outside of street right-of-way.
 - (bb) Exception: No development shall be required to meet this regulation on more than two street frontages.
 - (cc) Exception: 33% of street fronting façades may be set back a maximum of 20 feet to accommodate landscape/garden, pedestrian, artwork, and dining facilities.
 - (dd) Exception: Residential, OA-6 and O&I uses shall utilize front yard averaging regulations of 200A(C)(2)(c)
- (iv) Minimum Side/Rear Yard Setback: 0 or 5 Feet
- (v) Maximum Height: 65 Feet
- (vi) Minimum pervious surface: 10%

(b) Nonconformities: Additions to existing buildings, which are non-conforming due to front yard setback, may be made if such additions are located to the rear of the structure or are located to the front of the structure and reduce the extent of the front yard setback non-conformity. Additions to the side of any existing such structure shall not be permitted unless the new addition complies with these setback requirements. Front Yard Averaging shall apply as set forth in 200A(C)(2)(c).

(c) Front Yard Averaging:

- (i) Residential, OA6 and O&I Zones: A required front yard setback line shall be provided on the lot equal to average depth. This measurement shall include the average of the front setbacks for all adjacent lots within the same block as the subject property. Frontages shall be placed within five feet of established average depth.

- (ii) Measurement: When a lot is located on a block that is greater than eight hundred feet in length, the average front yard setback of lots located within four hundred feet of either side shall determine the required front yard setback line. If the right-of-way of an intersecting public street right-of-way is less than four hundred feet in one direction in this case, the averaging requirement in that direction shall stop at the right-of-way of the intersecting street. For the purpose of computing such average, adjacent vacant lot(s) shall utilize the underlying zoning required front yard setback in the calculation to determine the required front yard setback of this section.

(d) Accessory Structures:

- (i) Shall be located to the rear or side of principal buildings.
- (ii) No accessory structure shall be located within 30 feet of any street- right-of-way.
- (iii) Table 200-1, Table 200-2, Section 303 and Note # 33 shall apply, except if in conflict with this section.

(3) Sidewalks Required

Sidewalks shall be regulated by Section 322A of this ordinance.

(4) Development Standards for Buildings

The following sections identify standards that shall apply to development within the Central Business Planning Area in addition to all other applicable standards contained in this Ordinance. In general, infill uses shall be compatible with the established architectural character of the area by using complementary building style, form, size, color, materials, and detailing. New construction should reinforce existing building and design patterns.

(a) Building Materials:

- (i) Permitted Materials: Buildings shall be clad in one or more of the following: brick, brick veneer, ornamental split-faced concrete block or similar ornamental concrete masonry unit (CMU), stucco (synthetic or natural), stone or simulated stone/marble. Vinyl and/or aluminum may be used to clad soffits, trim, or windows. Aggregate stone panels may be used provided it does not cover more than 30 percent of any wall area.
- (ii) Prohibited Materials: Materials specifically disallowed as primary siding materials include, but are not limited to: vinyl and aluminum siding, unfinished wood, concrete block (except split-faced block). In addition, materials prohibited in Sections 316A, 317A and 318A of this Ordinance are prohibited.

- (b) Colors: No high intensity colors metallic colors, or fluorescent colors shall be allowed on any building or architectural element. Exception: The use of such colors shall be permitted on business identification signs.
- (c) Existing Street Fronting Facades:
- (i) For existing buildings, no openings on any portion of a wall oriented toward a public street shall be covered or blocked with any material so as to render the opening functionally obsolete (unable to be utilized for entry into the building) or inhibit transparency.
 - (ii) Security bars, panels, curtains, and like devices, whether retractable or permanent, shall not be constructed or used on the exterior portion of any building wall oriented toward a public street. Such devices may be installed on the interior of the building.
 - (iii) A zoning compliance permit shall be obtained prior to painting, staining, or covering any street front facade. Any street front facade of masonry buildings that has historically been left in a natural, uncovered state shall not be painted, stained or otherwise covered; this prohibition shall apply only to the masonry portion of the building and not to any non-masonry building trim or accents. This subsection shall not apply to single-or two family dwellings. (Amended 2-4-2016)
- (d) New Street Fronting Facades:
- (i) No facade shall have a blank, uninterrupted length exceeding 30 linear feet without including at least one of the following:
 - (aa) Color change
 - (bb) Texture change
 - (cc) Material change
 - (dd) Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.
 - (ee) Equivalent element that subdivides the wall into human scale proportions. Windows do not count towards this requirement.

- (ii) The facade shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60 percent of the horizontal length of the building facade.
 - (iii) Security bars, panels, curtains, and like devices, whether retractable or permanent, shall not be constructed or used on the exterior portion of any street-fronting facade. Such devices may be installed on the interior of the building.
 - (iv) Facades shall use animating features such as arcades, awnings and like features.
 - (v) Parapets, mansard roofs, gable roofs, hip roofs, gambrel roofs, or dormers shall be used to conceal flat roofs.
- (e) Entrances:
- (i) At least one public entrance to all new principal buildings shall face the highest-level street, with the exception of freeways, as determined by Randolph County Comprehensive Transportation Plan classification.
 - (aa) In locations with existing or required sidewalks, the entrance shall be connected to a public sidewalk.
 - (bb) The entrance shall be architecturally prominent with functional doors that provide ingress and egress, and features that create an invitation to the pedestrian.
 - (ii) Multiple entrances from public sidewalks are encouraged. Additional entrances from parking areas are permitted.
- (f) Franchise architecture: Franchise architecture shall not be permitted. For purposes of this section “franchise architecture” shall be defined as a distinct architectural building style and/or elements commonly employed by a fast food or other retail franchise that serves to enhance or promote brand identity through visual recognition.
- (g) Play Areas: Children's play areas shall be located to the rear of the principal building.
- (h) Gasoline Pumps and Associated Canopies:
- (i) Gasoline pumps and any canopy used to cover the gasoline pumps shall be located to the side or rear of the principal building with a minimum setback of ten feet from all property lines observed.

- (ii) Canopies shall not be clad in vinyl or metal
- (iii) Canopies shall have a pitched roof.
- (iv) Support columns for canopies shall be clad in brick or stucco.

(5) Parking and Loading

- (a) Parking for all Uses: Article 400 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.
- (b) On Street Parking: Where parking on street is permitted, the on street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.
- (c) Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off-street parking required where developer-submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Article 400 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off-site parking, and joint/shared parking may also be considered.
- (d) Siting of Parking Areas: Except for existing buildings with nonconforming parking situations, parking shall not be located between any principal building and streets.
 - (i) No buildings shall be required to meet this requirement on more than two street frontages.
 - (ii) Where more than two street frontages exist, the two highest-level streets, with the exception of freeways, as determined by Randolph County Comprehensive Transportation Plan classification shall be the applicable streets.
- (e) Screening, Fencing of Parking Areas:
 - (i) The requirements of Sections 308A and 408D do not apply.
 - (ii) All new parking areas and existing parking areas where a change of use occurs shall be separated from the back of the curb by a planting strip at least five feet in width and screened from view from public streets by principal structures or by a landscaped berm or evergreen plantings at four feet tall at maturity. Shrubs, five (5) feet on center, or evergreen trees, fifteen (15) feet on center, shall be planted.

- (iii) Plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
- (iv) In lieu of a landscaped berm, shrubs or trees, walls and or fences not exceeding four feet high may be substituted where justified by site constraints or design considerations. Walls or fences may be one of the following:
 - (aa) Masonry walls between three and four feet in height. Any portion of such a wall above three feet in height above grade shall be at least 60 percent open. In addition there shall be masonry piers providing a visual break in the wall, and placed at increments of not less than one for each 12 feet of wall length, and one on any corner of such a wall. Where there are driveway openings in the wall, the height shall be reduced to not more than three feet for the first 12 feet on either side of the driveway.
 - (bb) Masonry piers at intervals of between eight and 12 feet, supporting vertically oriented wrought iron or aluminum fencing panels. The height of this design shall be between four feet. Aluminum fencing panels shall have a medium or dark finish.
 - (cc) Stucco or synthetic stucco, or ornamental split-face block wall, or concrete block wall covered with stucco or synthetic stucco, four feet in height above grade.
 - (dd) Street trees otherwise required by this Article 200A(C) shall not be required under this provision.

(f) Parking Structures:

- (i) The street level frontage of a parking facility shall be either commercial space or an architecturally articulated façade, consistent with the standards of Section 200A(C)(4), constructed to minimize the visibility of parked cars.
- (ii) In no instance are rails or cabling alone sufficient to meet this screening requirement.

(6) Sign considerations

- (a) All signs in the Central Business Planning Area shall meet the requirements of Article 500 Signs for the underlying district. In addition to signs prohibited by Article 500, Free Standing Pole or Pylon Signs are also prohibited.
- (b) Sandwich signs placed by a business on a sidewalk in front of that business are permitted. The message on the sign shall pertain to goods or services offered by the business. Sandwich signs shall not exceed 9 square feet in area per side and at least

five feet of unobstructed space shall remain on the sidewalk for the passage of pedestrians.

(7) Street Furniture.

- (a) Furniture Permitted: Street furniture may be placed by the City of Asheboro or by a business when such furniture is incident to the business operated within.
- (b) No Sidewalk Obstruction: Placement of tables or chairs on the sidewalk must be done in such a manner that at least five feet of unobstructed space remains on the sidewalk for the passage of pedestrians.

(8) Screening of Facilities for Loading, Storage, Trash and Equipment

- (a) Screening: All structures and facilities for trash, loading, outdoor equipment, and storage, including the storage of inventory, shall be screened so as not to be visible from the street and pedestrian circulation areas for all new buildings, changes of use, and/or placement of new or additional such facilities.
- (b) Walls Used for Screening: Solid-screening walls shall be faced with brick, stone or other decorative masonry finish with the decorative side adjacent to the public right-of-way.
- (c) Fences Used for Screening: Screening fences shall be opaque and either painted or stained a medium or dark finish with the decorative side adjacent to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable.
- (d) Trees Used for Screening: Trees used to fulfill this requirement shall be located on private property in planters, a planting strip, berm or tree lawn, any of which shall be at least 8 feet wide. The trees shall be of a small maturing evergreen variety and be at least 10 feet tall at the time of planting. All shrubs shall be between 24 inches and 36 inches tall at time of planting. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. Trees employed to meet the screening requirement may not be counted toward the street tree requirements.

(9) Street Trees

- (a) The requirements of Sections 308A and 408D shall not apply.
- (b) For all new principal buildings and existing buildings with a set back greater than 5 feet where a change of use occurs, at least one tree of 3 – 3 1/2-inches caliper minimum, measured 6 inches above ground, shall be planted for each 25 feet for small maturing trees and for each 35 feet for large maturing trees of the entire lot

which abuts any public street right-of-way with a minimum of one tree required for any distance up to 35 feet.

- (c) Trees shall not be planted closer than 2 feet, nor more than 10 feet, from the back of the curb or sidewalk.
- (d) Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
- (e) The common names of approved small, medium and large maturing trees are found in Appendix A of Article 200A.

(10) Multi-Family Developments

- (a) Applicability: These provisions apply to multi-family developments within the Central Business Planning Area (Tier 1).
- (b) Amenities for multi-family developments containing fewer than 75 units
 - (i) Multi-family developments that consist of fewer than 75 units within Tier 1 shall provide recreation space as defined by Article 1100 equal to at least 2.5 percent of the land area within the development.
 - (ii) Recreation space shall be provided outdoors.
- (c) Amenities for multi-family developments containing 75 units or more:
 - (i) On site manager required: A full-time on site manager shall be provided for multi-family dwellings with a total of **75 units or more**. A permanent office shall be provided for the manager.
 - (ii) Amenity Space: For multi-family residential developments consisting of 75 units or more, the following provisions for amenity space apply and replace the recreation space requirements prescribed by Table 200-1.
 - (aa) As envisioned by the Land Development Plan as a key amenity that is provided in an urban residential environment and supported by the City's designation as a Fit Community, Multi-Family Developments shall provide amenity space for the health and enjoyment of residents.
 - (bb) On-site amenity space shall be provided that is age-appropriate to all residents of the development. For example, amenities including but not limited to playground equipment, sand boxes, etc. shall be provided for

younger children, sports courts/fields and facilities providing youth enrichment activities shall be provided for older children, and amenities for adults (including activities or facilities appropriate for elderly adults) shall be provided.

- (cc) A total of five (5) percent or more of the development's total land area shall consist of amenity space.
- (dd) No more than fifty (50) percent of amenity space shall be located within an enclosed structure.
- (ee) In order to be credited towards recreation space, each outdoor recreation area shall contain a minimum of one hundred (100) square feet and be delineated by clearly defined plantings, decorative fencing or walls (i.e. wrought/caste iron, picket, brick, concrete masonry unit, etc.).
- (ff) Consistent with (bb) above, amenity space shall, at a minimum, contain one element of active recreation space and at least two (2) of the following elements: benches/patio tables, walking trails, art, community gardens, fountains, gazebo, clubhouse/community room, and like facilities. Sixty (60) percent of the required amenity space shall consist of active recreation space.
- (gg) Active recreation space shall be at least 20 feet from any residential unit.
- (hh) If the development occurs in phases, Phase I shall contain the required amenity space meeting the requirements for that phase.

(d) Visitor and Recreational Parking:

- (i) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four residential** units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.
- (ii) Notes to Table 200-2, Note 15 applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments, except when developed as an Adaptive reuse project as stated in (C)(11) below.

(11) Adaptive Reuse Projects

An Adaptive Reuse Project is defined as any adaptation of an existing building for purposes other than those originally intended.

The purpose of Adaptive Reuse Projects are to revitalize the Center City Asheboro area and implement the Asheboro 2020 Land Development Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to, but not limited to, apartments, live/work units or visitor-serving facilities. This will help to reduce vacant space as well as preserve the Center City's architectural and cultural past and encourage the development of a live/work and residential community downtown, thus creating a more balanced ratio between housing and jobs.

- (a) Density: Adaptive Reuse Projects shall not be subject to the following requirements.
 - (i) Floor area or open space requirements of the underlying zoning district specified by Article 200, Table 200-1
 - (ii) Impervious surface limitation of Article 200A(C)

- (b) Off Street Parking and Loading:
 - (i) No reduction in the number of required loading spaces (as specified by Article 400) is authorized by this section.
 - (ii) The following modifications apply to the number of off-street parking spaces provided:
 - (aa) Residential: One (1) Off-street parking space is required per residential dwelling unit. This replaces off-street parking requirements for residential dwellings specified by Article 400, Table 400-1. Parking of recreational vehicles (including boats, travel trailers/campers, etc.) is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings (See Note 15, Notes to Table 200-2) shall not be required for residential adaptive reuse projects.
 - (bb) Non-Residential: Parking shall provided in accordance with Table 400-1, except that the number of required spaces shall be calculated at fifty (50) percent of the rate specified by Table 400-1.
 - (cc) Mixed Uses: The number of parking spaces required is the total number of spaces required for the non-residential use as specified by this section, plus the number of required parking spaces for the residential use(s) as specified by this section.
 - (iii) Recreational Vehicle Parking

Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within an adaptive reuse project in Tier 1 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings (See Note 15, Notes to Table 200-2) shall not be required for multi-family developments that are developed as an adaptive reuse project

(D) Central Fringe Planning Area (Tier 2)

The Central Fringe Planning Area (Tier 2) is hereby established to strengthen Asheboro’s Center City Planning Area. This planning area encompasses blocks adjacent to Tier 1, the core Central Business Area. Properties in this planning area, unlike those in Tier 1, are not readily accessible to public downtown parking. Coordinated development of a variety of mixed uses is encouraged. These uses include retail, professional and financial businesses, dwellings, institutional, industrial, governmental and other public facilities. Like the Central Business Planning Area, the Central Fringe Planning Area is designed to facilitate coordination of future development, stressing sensitivity to urban design, pedestrian environment, urban open spaces, streetscapes, ample sidewalks and street trees.

(1) Permitted and Special Uses

The uses identified in the Table of Permitted Uses (Table 200-2) for the districts covered by this planning area are permitted by right or as special uses provided they meet all requirements of this Article and all other requirements established in this Ordinance:

(2) Dimensional Requirements

(a) Standard Dimensions:

- (i) Table of Area, Height, Bulk, and Placement Regulations (Table 200-1) shall not apply except where expressly stated in this sub-section (Article 200A(D)(2)(a)).
- (ii) Minimum Lot Size/Width: Refer to underlying zoning district in Table 200-1
- (iii) Front Yard Setback:
 - (aa) Commercial and Industrial Zones: A required front yard setback line shall be provided on the lot equal to average depth but not to exceed 30 feet, nor less than 10 feet. This measurement shall include the average of the front setbacks for all adjacent lots within the same block as the subject property.
 - (bb) Residential, OA6 and O&I Zones: A required front yard setback line shall be provided on the lot equal to average depth. This measurement shall include the average of the front setbacks for all adjacent lots within the same block as the subject property. Frontages shall be placed within five feet of established average depth.
 - (cc) Measurement: When a lot is located on a block that is greater than eight hundred feet in length, the average front yard setback of lots located within four hundred feet of either side shall determine the required front yard setback line. If the right-of-way of an intersecting public street right-of-way is less than four hundred feet in one direction in this case,

the averaging requirement in that direction shall stop at the right-of-way of the intersecting street. For the purpose of computing such average, adjacent vacant lot(s) shall utilize the underlying zoning required front yard setback in the calculation to determine the required front yard setback of this section.

- (iv) Minimum Side/Rear Yard Setback: Refer to underlying zoning district in Table 200-1
 - (v) Maximum Height: 45 Feet
 - (vi) Minimum pervious surface: 30%
- (b) Accessory Structures:
- (i) Shall be located to the rear or side of principal buildings.
 - (ii) No accessory structure shall be located within 30 feet of any street- right-of-way.
 - (iii) Table 200-1, Table 200-2, Section 303 and Note # 33 shall apply, except if in conflict with this section.

(3) Sidewalks Required

Sidewalks shall be regulated by Section 322A of this ordinance.

(4) Development Standards for Buildings

The following sections identify standards that shall apply to development within the Central Fringe Planning Area in addition to all other applicable standards contained in this Ordinance. In general, infill uses shall be compatible with the established architectural character of the area by using complementary building style, form, size, color, materials, and detailing. New construction should reinforce existing building and design patterns.

(a) Building Materials:

- (i) Permitted Materials: Buildings shall be clad in one or more of the following: brick, brick veneer, ornamental split-faced concrete block or similar ornamental concrete masonry unit (CMU), stucco (synthetic or natural), stone or simulated stone/marble. Vinyl and/or aluminum may be used to clad soffits, trim, or windows. Aggregate stone panels may be used provided it does not cover more than 30 percent of any wall area.
- (ii) Prohibited Materials: Materials specifically disallowed as primary siding materials include, but are not limited to: vinyl and aluminum siding, unfinished

wood, concrete block (except split-faced block). In addition, materials prohibited in Sections 316A, 317A and 318A of this Ordinance are prohibited.

- (b) Colors: No high intensity colors metallic colors, or fluorescent colors shall be allowed on any building or architectural element. Exception: The use of such colors shall be permitted on business identification signs.
- (c) Existing Street Fronting Facades:
 - (i) For existing buildings, no openings on any portion of a wall oriented toward a public street shall be covered or blocked with any material so as to render the opening functionally obsolete (unable to be utilized for entry into the building) or inhibit transparency.
 - (ii) Security bars, panels, curtains, and like devices, whether retractable or permanent, shall not be constructed or used on the exterior portion of any building wall oriented toward a public street. Such devices may be installed on the interior of the building.
- (d) New Street Fronting Facades:
 - (i) No facade shall have a blank, uninterrupted length exceeding 30 linear feet without including at least one of the following:
 - (aa) Color Change
 - (bb) Texture Change
 - (cc) Material Change
 - (dd) Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.
 - (ee) Equivalent element that subdivides the wall into human scale proportions. Windows do not count towards this requirement.
 - (ii) Facades with a 10 foot or less setback shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60 percent of the horizontal length of the building facade. (Amended 8-6-2015)
 - (iii) Security bars, panels, curtains, and like devices, whether retractable or permanent, shall not be constructed or used on the exterior portion of any street-fronting facade. Such devices may be installed on the interior of the building.

- (iv) Facades shall use animating features such as arcades, awnings and like features.
 - (v) Parapets, mansard roofs, gable roofs, hip roofs, gambrel roofs, or dormers shall be used to conceal flat roofs.
- (e) Entrances:
- (i) At least one public entrance to all new principal buildings shall face the highest-level street, with the exception of freeways, as determined by Randolph County Comprehensive Transportation Plan classification.
 - (aa) In locations with existing or required sidewalks, the entrance shall be connected to a public sidewalk.
 - (bb) The entrance shall be architecturally prominent with functional doors that provide ingress and egress, and features that create an invitation to the pedestrian.
 - (ii) Multiple entrances from public sidewalks are encouraged. Additional entrances from parking areas are permitted.
- (f) Gasoline Pumps and Associated Canopies
- (i) Gasoline pumps and any canopy used to cover the gasoline pumps shall be located to the side or rear of the principal building with a minimum setback of ten feet from all property lines observed.
 - (ii) Canopies shall not be clad in vinyl or metal
 - (iii) Canopies shall have a pitched roof.
 - (iv) Support columns for canopies shall be clad in brick or stucco.

(5) Parking and Loading

- (a) Parking for all Uses: Article 400 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.
- (b) On Street Parking: Where parking on street is permitted, the on street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.
- (c) Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off-street parking required where developer-submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of

Article 400 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off-site parking, and joint/shared parking may also be considered.

- (d) Siting of Parking Areas: Except for existing buildings with nonconforming parking situations, parking shall not be located between any principal building and streets.
 - (i) No buildings shall be required to meet this requirement on more than two street frontages.
 - (ii) Where more than two street frontages exist, the two highest-level streets, with the exception of freeways, as determined by Randolph County Comprehensive Transportation Plan classification shall be the applicable streets.
- (e) Screening, Fencing of Parking Areas:
 - (i) The requirements of Sections 308A and 408D do not apply.
 - (ii) All new parking areas and existing parking areas where a change of use occurs shall be separated from the back of the curb by a planting strip at least five feet in width and screened from view from public streets by principal structures or by a landscaped berm or evergreen plantings at four feet tall at maturity. Shrubs, five (5) feet on center, or evergreen trees, fifteen (15) feet on center, shall be planted.
 - (iii) Plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
 - (iv) In lieu of a landscaped berm, shrubs or trees, walls and or fences not exceeding four feet high may be substituted where justified by site constraints or design considerations. Walls or fences may be one of the following:
 - (aa) Masonry walls between three and four feet in height. Any portion of such a wall above three feet in height above grade shall be at least 60 percent open. In addition there shall be masonry piers providing a visual break in the wall, and placed at increments of not less than one for each 12 feet of wall length, and one on any corner of such a wall. Where there are driveway openings in the wall, the height shall be reduced to not more than three feet for the first 12 feet on either side of the driveway.
 - (bb) Masonry piers at intervals of between eight and 12 feet, supporting vertically oriented wrought iron or aluminum fencing panels. The height

of this design shall be between three and four feet. Aluminum fencing panels shall have a medium or dark finish.

(cc) Stucco or synthetic stucco, or ornamental split-face block wall, or concrete block wall covered with stucco or synthetic stucco, four feet in height above grade.

(dd) Street trees otherwise required by this Article 200A(D) shall not be required under this provision.

(f) Parking Structures:

(i) The street level frontage of a parking facility shall be either commercial space or an architecturally articulated façade, consistent with the standards of Section 200A(D)(4), constructed to minimize the visibility of parked cars.

(ii) In no instance are rails or cabling alone sufficient to meet this screening requirement.

(6) Sign considerations

All signs in the Central Fringe Planning Area shall meet the requirements of Article 500 Signs for the underlying district. In addition to signs prohibited by Article 500, Free Standing Pole or Pylon Signs are also prohibited.

(7) Screening of Facilities for Loading, Storage, Trash and Equipment

(a) Screening: All structures and facilities for trash, loading, outdoor equipment, and storage, including the storage of inventory, shall be screened so as not to be visible from the street and pedestrian circulation areas for all new buildings, changes of use, and/or placement of new or additional such facilities.

(b) Walls Used for Screening: Solid-screening walls shall be faced with brick, stone or other decorative masonry finish with the decorative side adjacent to the public right-of-way.

(c) Fences Used for Screening: Screening fences shall be opaque and either painted or stained a medium or dark finish with the decorative side adjacent to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable.

(d) Trees Used for Screening: Trees used to fulfill this requirement shall be located on private property in planters, a planting strip, berm or tree lawn, any of which shall be at least 8 feet wide. The trees shall be of a small maturing evergreen variety and be at least 10 feet tall at the time of planting. All shrubs shall be between 24 inches and 36 inches tall at time of planting. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association)

standards. Trees employed to meet the screening requirement may not be counted toward the street tree requirements.

(8) Street Trees

- (a) The requirements of Sections 308A and 408D shall not apply.
- (b) For all new principal buildings and existing buildings with a set back greater than 5 feet where a change of use occurs, at least one tree of 3 – 3 1/2-inches caliper minimum, measured 6 inches above ground, shall be planted for each 25 feet for small maturing trees and for each 35 feet for large maturing trees of the entire lot which abuts any public street right-of-way with a minimum of one tree required for any distance up to 35 feet.
- (c) Trees shall not be planted closer than 2 feet, nor more than 10 feet, from the back of the curb or sidewalk.
- (d) Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
- (e) The common names of approved small, medium and large maturing trees are found in Appendix A of Article 200A.

(9) Multi-Family Developments

- (a) Applicability: These provisions apply to a multi-family development within the Central Fringe Planning Area (Tier 2)
- (b) Amenities for Multi-Family development containing fewer than 75 units:
 - (i) Multi-family developments that consist of fewer than 75 units within Tier 2 shall provide recreation space as defined by Article 1100 equal to at least 2.5 percent of the land area within the development.
 - (ii) Recreation space shall be provided outdoors.
- (c) Amenities for Multi-Family developments containing 75 units or more:
 - (i) On site manager required: A full-time on site manager shall be provided for multifamily dwellings with a total of **75 units or more**. A permanent office shall be provided for the manager.
 - (ii) Amenity Space: For multi-family residential developments consisting of 75 units or more, the following provisions for amenity space apply and replace the recreation space requirements prescribed by Table 200-1.

- (aa) As envisioned by the Land Development Plan as a key amenity that is provided in an urban residential environment and supported by the City's designation as a Fit Community, Multi-Family Developments shall provide amenity space for the health and enjoyment of residents.
 - (bb) On-site amenity space shall be provided that is age-appropriate to all residents of the development. For example, amenities including but not limited to playground equipment, sand boxes, etc. shall be provided for younger children, sports courts/fields and facilities providing youth enrichment activities shall be provided for older children, and amenities for adults (including activities or facilities appropriate for elderly adults) shall be provided.
 - (cc) A total of five (5) percent or more of the development's total land area shall consist of amenity space.
 - (dd) No more than fifty (50) percent of amenity space shall be located within an enclosed structure.
 - (ee) In order to be credited towards recreation space, each outdoor recreation area shall contain a minimum of one hundred (100) square feet and be delineated by clearly defined plantings, decorative fencing or walls (i.e. wrought/caste iron, picket, brick, concrete masonry unit, etc).
 - (ff) Consistent with (bb) above amenity space shall, at a minimum, contain one element of active recreation space and at least two (2) of the following elements: benches/patio tables, walking trails, art, community gardens, fountains, gazebo, clubhouse/community room, and like facilities. Sixty (60) percent of the required amenity space shall consist of active recreation space.
 - (gg) Active recreation space shall be at least 20 feet from any residential unit.
 - (hh) If the development occurs in phases, Phase I shall contain the required amenity space meeting the requirements for that phase.
- (d) Visitor and Recreational Parking:
- (i) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.

- (ii) Notes to Table 200-2, Note 15 applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments.

(10) Whole Block Redevelopment

Whole Block Redevelopment is envisioned to enhance public health, safety, and general welfare of the neighborhood in which it is located, as well as the City as a whole. A block encompasses a polygon (usually a rectangular) shape encompassed by public streets. Specific purposes envisioned by Whole Block Redevelopment include the revitalization of neighborhoods, the removal of blighted and unsafe structures, encouragement of reinvestment into properties in the vicinity of the development, stabilization and enhancement of property values, improvement of the City’s housing stock, enhancement of the historic integrity of neighborhoods and improvement to public infrastructure. The Asheboro Land Development Plan and the Asheboro Community Revitalization Plan support Whole Block Redevelopment.

- (a) Integration with Asheboro Zoning Ordinance provisions outside of Section 200A(D)(9)[Whole Block Redevelopment]: All definitions and provisions of the Asheboro Zoning Ordinance shall apply within Whole Block Redevelopment areas except where the provisions of this section (Section 200A(D)(10)) are inconsistent and more specific than any other provision(s) found in the Asheboro Zoning Ordinance. In case of such a conflict, the provisions found in Section 200A(D)(10) shall control within the Whole Block Redevelopment area.
- (b) Review Process: Staff shall review proposals for a whole block redevelopment that comply with all regulatory provisions of the Zoning Ordinance. An applicant may propose an alternative whole block redevelopment plan in cases when deficiencies to meeting regulatory provisions of the Zoning Ordinance exist. In addition to meeting the legal tests necessary to grant a Special Use Permit (Article 600, Section 602.1), the applicant shall demonstrate competent, material, and substantial evidence that the alternative whole block redevelopment plan offers greater compatibility with its environs than a plan subject to approval by right under the provisions of this Ordinance. At a minimum, and without limitation, the demonstration of such compatibility with the environs must be established by satisfying the requirements of Section 651 of the Asheboro Zoning Ordinance.

(c) Inventory of Existing Features Required

Plans analyzing the site’s special features are required for a proposed Whole Block Redevelopment, as they form the basis of the design process for buildings, parking, pedestrian access, open and recreation space, utilities, infrastructure and other site features. The inventory shall be submitted simultaneously with an Application for Zoning Compliance Permit. The inventory shall include:

- (i) A contour map based at least upon topographical maps published by the U.S. Geological Survey.
 - (ii) The location of severely constraining elements including but not limited to steep slopes (over 20%), floodplains, wetlands, watercourses, intermittent streams and all right-of-ways and easements.
 - (iii) Soil boundaries as shown on United States Department of Agriculture Natural Resources Conservation Service medium-intensity maps.
 - (iv) The location of significant features such as woodlands, tree lines, open fields or meadows, scenic views into or out of the property, watershed divides and drainage ways, fences or stone walls, rock outcrops, and existing structures, roads, tracks and trails, and any sites recognized by the National Register of Historic Places or the Randolph County Historic Landmark Preservation Commission.
- (d) Standard Dimensions
- (i) Table of Area, Height, Bulk, and Placement Regulations (Table 200-1), Section 302.4 and Section 200A(D)(2)(a) shall not apply except where expressly stated in this sub-section (Article 200A(D)(9)(c)).
 - (ii) Minimum Lot Size/Width: Refer to underlying zoning district in Table 200-1
 - (iii) Minimum Front Yard Setback: 25 Feet on Minor Thoroughfares and higher classification streets; 10 feet on all other streets. Front yard setbacks shall be measured from the existing public right-of-way and not from the ultimate right-of-way.
 - (iv) Maximum Height: 45 Feet
 - (v) Minimum pervious surface: 30%
- (e) Siting of Parking Areas: Parking shall not be located between any principal buildings and the primary street (excluding limited access freeways).
- (f) Infrastructure Improvements Required: Curb, gutter and sidewalks meeting the design standards of the City of Asheboro and/or North Carolina Department of Transportation shall be installed along the entire frontage of all public streets.
- (i) Sidewalks shall be constructed within the public right-of-way when adequate right-of-way is available as specified by Section 322A of the Zoning Ordinance.

- (ii) In cases in which public right-of-way does not contain adequate width to meet the City of Asheboro Sidewalk Design Standards described in Section 322A of the Zoning Ordinance, a sidewalk shall be constructed parallel to the street within the front setback of the property.
 - (iii) All principal structures shall have at least one entrance connected to a public street with a sidewalk. In cases in which property has frontage on a major thoroughfare, minor thoroughfare, or boulevard, a sidewalk shall connect the principal structure(s) to this street(s).
- (g) Multi-family residential developments: For multi-family residential developments within a whole block redevelopment, the following provisions for amenity space and visitor/recreational vehicle parking apply and replace the visitor/recreational vehicle parking and recreation space requirements prescribed by Table 200-1, Notes to Table 200-2 (Note 15), and Article 200A, Subsections (D)(9)(b, c and d).
- (i) On site manager required. A full-time on site manager shall be provided for multifamily dwellings with a total of **75 units or more**. A permanent office shall be provided for the manager.
 - (ii) Amenity Space: For multi-family residential developments consisting of 75 units or more, the following provisions for amenity space apply and replace the recreation space requirements prescribed by Table 200-1.
 - (aa) As envisioned by the Land Development Plan as a key amenity that is provided in an urban residential environment and supported by the City’s designation as a Fit Community, Multi-Family Developments shall provide amenity space for the health and enjoyment of residents.
 - (bb) On-site amenity space shall be provided that is age-appropriate to all residents of the development. For example, amenities including but not limited to playground equipment, sand boxes, etc. shall be provided for younger children, sports courts/fields and facilities providing youth enrichment activities shall be provided for older children, and amenities for adults (including activities or facilities appropriate for elderly adults) shall be provided.
 - (cc) A total of five (5) percent or more of the development’s total land area shall consist of amenity space.
 - (dd) No more than fifty (50) percent of amenity space shall be located within an enclosed structure.

- (ee) In order to be credited towards recreation space, each outdoor recreation area shall contain a minimum of one hundred (100) square feet and be delineated by clearly defined plantings, decorative fencing or walls (i.e. wrought/caste iron, picket, brick, concrete masonry unit, etc).
 - (ff) Consistent with (bb) above amenity space shall, at a minimum, contain one element of active recreation space and at least two (2) of the following elements: benches/patio tables, walking trails, art, community gardens, fountains, gazebo, clubhouse/community room, and like facilities. Sixty (60) percent of the required amenity space shall consist of active recreation space.
 - (gg) Active recreation space shall be at least 20 feet from any residential unit.
 - (hh) If the development occurs in phases, Phase I shall contain the required amenity space meeting the requirements for that phase.
- (iii) Visitor and Recreational Parking:
- (aa) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four residential** units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.
 - (bb) Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within a Whole Block Redevelopment in Tier 2 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings (See Note 15, Notes to Table 200-2) shall not be required for multi-family developments that are within a Whole Block Redevelopment.

(E) Commercial and Employment Center Planning Area (Tier 3)

The Commercial and Employment Center Planning Area (Tier 3) is hereby established to preserve and enhance the visual appeal of streets leading into and out of Asheboro’s Central Business and Central Business Fringe Area planning area, and to promote the orderly development and safe and efficient movement of traffic.

(1) Permitted and Special Uses

The uses identified in the Table of Permitted Uses (Table 200-2) for the districts covered by this planning area are permitted by right or as special uses provided they meet all requirements of this Article and all other requirements established in this Ordinance

(2) Dimensional Requirements

(a) Standard Dimensions:

- (i) Table of Area, Height, Bulk, and Placement Regulations (Table 200-1) shall not apply except where expressly stated in this sub-section (Article 200A(E)(2)(a)).
- (ii) Minimum Lot Size/Width: Refer to underlying zoning district in Table 200-1
- (iii) Front Yard Setback:
 - (aa) Commercial and Industrial Zones: A required front yard setback line shall be provided on the lot equal to average depth but not to exceed 30 feet, nor less than 10 feet. This measurement shall include the average of the front setbacks for all adjacent lots within the same block as the subject property.
 - (bb) Residential, OA6 and O&I Zones: A required front yard setback line shall be provided on the lot equal to average depth. This measurement shall include the average of the front setbacks for all adjacent lots within the same block as the subject property. Frontages shall be placed within five feet of established average depth.
 - (cc) Measurement: When a lot is located on a block that is greater than eight hundred feet in length, the average front yard setback of lots located within four hundred feet of either side shall determine the required front yard setback line. If the right-of-way of an intersecting public street right-of-way is less than four hundred feet in one direction in this case, the averaging requirement in that direction shall stop at the right-of-way of the intersecting street. For the purpose of computing such average, adjacent vacant lot(s) shall utilize the underlying zoning required front yard setback in the calculation to determine the required front yard setback of this section.
- (iv) Minimum Side/Rear Yard Setback: Refer to underlying zoning district in Table 200-1
- (v) Maximum Height: 35 Feet
- (vi) Minimum pervious surface: 45%

(b) Accessory Structures:

- (i) Shall be located to the rear or side of principal buildings.

- (ii) No accessory structure shall be located within 30 feet of any street- right-of-way.
 - (iii) Table 200-1, Table 200-2, Section 303 and Note # 33 shall apply, except if in conflict with this section.
- (c) Loading Docks: No loading docks shall be located on any street fronting building façade or face.

(3) Parking and Loading

- (a) Parking for all Uses: Article 400 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.
- (b) On Street Parking: Where parking on street is permitted, the on street area directly along a parcel’s frontage for any use may count toward the minimum parking requirement.
- (c) Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off-street parking required where developer-submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Article 400 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off-site parking, and joint/shared parking may also be considered.

(4) Signs

Signs shall be in accordance with the sign regulations for the underlying zoning district.

(5) Sidewalks Required

Sidewalks shall be regulated by Section 322A of this ordinance.

(6) Ingress and Egress Points

Shall meet the requirements of Article 400.

(7) Landscaping

All plantings shall be shown on the site plan. All required plantings shall meet the requirements of Article 300A

(8) Multi-Family Developments

- (a) Applicability: These provisions apply to a multi-family development within the Commercial and Employment Center Area (Tier 3)

- (b) Amenities for Multi-Family development containing fewer than 75 units:
- (i) Multi-family developments that consist of fewer than 75 units within Tier 3 shall provide recreation space as defined by Article 1100 equal to at least 2.5 percent of the land area within the development.
 - (ii) Recreation space shall be provided outdoors.
- (c) Amenities for Multi-Family developments containing 75 units or more:
- (i) On site manager required: A full-time on site manager shall be provided for multifamily dwellings with a total of **75 units or more**. A permanent office shall be provided for the manager.
 - (ii) Amenity Space: For multi-family residential developments consisting of 75 units or more, the following provisions for amenity space apply and replace the recreation space requirements prescribed by Table 200-1.
 - (aa) As envisioned by the Land Development Plan as a key amenity that is provided in an urban residential environment and supported by the City's designation as a Fit Community, Multi-Family Developments shall provide amenity space for the health and enjoyment of residents.
 - (bb) On-site amenity space shall be provided that is age-appropriate to all residents of the development. For example, amenities including but not limited to playground equipment, sand boxes, etc. shall be provided for younger children, sports courts/fields and facilities providing youth enrichment activities shall be provided for older children, and amenities for adults (including activities or facilities appropriate for elderly adults) shall be provided.
 - (cc) A total of five (5) percent or more of the development's total land area shall consist of amenity space.
 - (dd) No more than fifty (50) percent of amenity space shall be located within an enclosed structure.
 - (ee) In order to be credited towards recreation space, each outdoor recreation area shall contain a minimum of one hundred (100) square feet and be delineated by clearly defined plantings, decorative fencing or walls (i.e. wrought/caste iron, picket, brick, concrete masonry unit, etc).
 - (ff) Consistent with (bb) above amenity space shall, at a minimum, contain one element of active recreation space and at least two (2) of the following elements: benches/patio tables, walking trails, art, community

gardens, fountains, gazebo, clubhouse/community room, and like facilities. Sixty (60) percent of the required amenity space shall consist of active recreation space.

(gg) Active recreation space shall be at least 20 feet from any residential unit.

(hh) If the development occurs in phases, Phase I shall contain the required amenity space meeting the requirements for that phase.

(d) Visitor and Recreational Parking:

(i) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.

(ii) Notes to Table 200-2, Note 15 applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments.

(9) Whole Block Redevelopment

Whole Block Redevelopment is envisioned to enhance public health, safety, and general welfare of the neighborhood in which it is located, as well as the City as a whole. A block encompasses a polygon (usually a rectangular) shape encompassed by public streets. Specific purposes envisioned by Whole Block Redevelopment include the revitalization of neighborhoods, the removal of blighted and unsafe structures, encouragement of reinvestment into properties in the vicinity of the development, stabilization and enhancement of property values, improvement of the City's housing stock, enhancement of the historic integrity of neighborhoods and improvement to public infrastructure. The Asheboro Land Development Plan and the Asheboro Community Revitalization Plan support Whole Block Redevelopment.

(a) Integration with Asheboro Zoning Ordinance provisions outside of Section 200A(E)(8)[Whole Block Redevelopment]: All definitions and provisions of the Asheboro Zoning Ordinance shall apply within Whole Block Redevelopment areas except where the provisions of Section 200A(E)(8) are inconsistent and more specific than any other provision(s) found in the Asheboro Zoning Ordinance. In case of such a conflict, the provisions found in Section 200A(E)(8) shall control within the Whole Block Redevelopment area.

(b) Review Process: Staff shall review proposals for a whole block redevelopment that comply with all regulatory provisions of the Zoning Ordinance. An applicant may propose an alternative whole block redevelopment plan in cases when deficiencies to meeting regulatory provisions of the Zoning Ordinance exist. In addition to meeting

the legal tests necessary to grant a Special Use Permit (Article 600, Section 602.1), the applicant shall demonstrate competent, material, and substantial evidence that the alternative whole block redevelopment plan offers greater compatibility with its environs than a plan subject to approval by right under the provisions of this Ordinance. At a minimum, and without limitation, the demonstration of such compatibility with the environs must be established by satisfying the requirements of Section 651 of the Asheboro Zoning Ordinance.

(c) Inventory of Existing Features Required

Plans analyzing the site's special features are required for a proposed Whole Block Redevelopment, as they form the basis of the design process for buildings, parking, pedestrian access, open and recreation space, utilities, infrastructure and other site features. The inventory shall be submitted simultaneously with an Application for Zoning Compliance Permit. The inventory shall include:

- (i) A contour map based at least upon topographical maps published by the U.S. Geological Survey.
- (ii) The location of severely constraining elements including but not limited to steep slopes (over 20%), floodplains, wetlands, watercourses, intermittent streams and all right-of-ways and easements.
- (iii) Soil boundaries as shown on United States Department of Agriculture Natural Resources Conservation Service medium-intensity maps.
- (iv) The location of significant features such as woodlands, tree lines, open fields or meadows, scenic views into or out of the property, watershed divides and drainage ways, fences or stone walls, rock outcrops, and existing structures, roads, tracks and trails, and any sites recognized by the National Register of Historic Places or the Randolph County Historic Landmark Preservation Commission.

(d) Standard Dimensions

- (i) Table of Area, Height, Bulk, and Placement Regulations (Table 200-1), Section 302.4 and Section 200A(D)(2)(a) shall not apply except where expressly stated in this sub-section (Article 200A(E)(8)(c)).
- (ii) Minimum Lot Size/Width: Refer to underlying zoning district in Table 200-1
- (iii) Minimum Front Yard Setback: 25 Feet on Minor Thoroughfares and higher classification streets; 10 feet on all other streets. Front yard setbacks shall be measured from the existing public right-of-way and not from the ultimate right-of-way.

- (iv) Maximum Height: 45 Feet
- (v) Minimum pervious surface: 30%
- (e) Siting of Parking Areas: Parking shall not be located between any principal buildings and the primary street (excluding limited access freeways).
- (f) Infrastructure Improvements Required: Curb, gutter and sidewalks meeting the design standards of the City of Asheboro and/or North Carolina Department of Transportation shall be installed along the entire frontage of all public streets.
 - (i) Sidewalks shall be constructed within the public right-of-way when adequate right-of-way is available as specified by Section 322A of the Zoning Ordinance.
 - (ii) In cases in which public right-of-way does not contain adequate width to meet the City of Asheboro Sidewalk Design Standards described in Section 322A of the Zoning Ordinance, a sidewalk shall be constructed parallel to the street within the front setback of the property.
 - (iii) All principal structures shall have at least one entrance connected to a public street with a sidewalk. In cases in which property has frontage on a major thoroughfare, minor thoroughfare, or boulevard, a sidewalk shall connect the principal structure(s) to this street(s).
- (g) Multi-family residential developments: For multi-family residential developments within a whole block redevelopment, the following provisions for amenity space apply and replace the recreation space requirements prescribed by Table 200-1, Notes to Table 200-2, Note 15, and Article 200A, Subsection (E) (8) (b, c and d).
 - (i) On site manager required. A full-time on site manager shall be provided for multifamily dwellings with a total of **75 units or more**. A permanent office shall be provided for the manager.
 - (ii) Amenity Space: For multi-family residential developments consisting of 75 units or more, the following provisions for amenity space apply and replace the recreation space requirements prescribed by Table 200-1.
 - (aa) As envisioned by the Land Development Plan as a key amenity that is provided in an urban residential environment and supported by the City's designation as a Fit Community, Multi-Family Developments shall provide amenity space for the health and enjoyment of residents.
 - (bb) On-site amenity space shall be provided that is age-appropriate to all residents of the development. For example, amenities including but not

limited to playground equipment, sand boxes, etc. shall be provided for younger children, sports courts/fields and facilities providing youth enrichment activities shall be provided for older children, and amenities for adults (including activities or facilities appropriate for elderly adults) shall be provided.

- (cc) A total of five (5) percent or more of the development's total land area shall consist of amenity space.
- (dd) No more than fifty (50) percent of amenity space shall be located within an enclosed structure.
- (ee) In order to be credited towards recreation space, each outdoor recreation area shall contain a minimum of one hundred (100) square feet and be delineated by clearly defined plantings, decorative fencing or walls (i.e. wrought/caste iron, picket, brick, concrete masonry unit, etc).
- (ff) Consistent with (bb) above amenity space shall, at a minimum, contain one element of active recreation space and at least two (2) of the following elements: benches/patio tables, walking trails, art, community gardens, fountains, gazebo, clubhouse/community room, and like facilities. Sixty (60) percent of the required amenity space shall consist of active recreation space.
- (gg) Active recreation space shall be at least 20 feet from any residential unit.
- (hh) If the development occurs in phases, Phase I shall contain the required amenity space meeting the requirements for that phase.

(iii) Visitor and Recreational Vehicle Parking

- (aa) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.
- (bb) Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within a Whole Block Redevelopment in Tier 3 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings (See Note 15, Notes to Table 200-2) shall not be required for multi-family developments that are within a Whole Block Redevelopment.

Appendix A: Approved Street Trees

Large Trees (Mature Height Greater than 50 feet):

-Green Ash	-Overcup Oak	-Japanese
-Thornless Honey Locust	-Pin Oak	Pagodatree
-Dawn Redwood	-Willow Oak	-Bald Cypress
-London Planetree	-Northern Red Oak	-Silver Linden
-Swamp White Oak	-Shumard Oak	-Lacebark Elm
-Shingle Oak	-Live Oak	-Japanese Zelkova

Medium Trees (Mature Height between 35 feet and 50 feet):

-Red Maple	-American Hornbeam	-Golden Raintree
-Horsechestnut	-Sugar Hackberry	-Amur Corktree
-Red Horsechestnut	-Turkish Filbert	-Sargent Cherry
-European Hornbeam	-Easter Red cedar	

Small Trees (Mature Height less than 35 feet)

-Hedge Maple	-Kousa Dogwood	-Amur Maackia
-Serviceberry	-Green Hawthorn	-Flowering
-Eastern Redbud	-Carolina Silverbell	Crabapple
-Chinese fringetree	-Crapemyrtle	-Chinese Pistache
-Carolina Cherry	-Chokecherry	-Japanese Tree
Laurel		Lilac