



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, July 6, 2015
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of minutes from June 1, 2015 meeting
- III. Review of Cases
- IV. Old Business: Rezoning Case RZ-15-05: General Text Amendments to the Zoning Ordinance (Articles 100 through **400** and associated changes to Article 1100: Definitions). *Staff Note: This phase of the text amendment package originally included draft amendments to Article 500 (Sign Regulations). This will be presented at a later date.*
- V. Planning Board Functioning as Board of Adjustment (Case No. BOA-15-02): Variance from front setback and front yard averaging requirements (Asheboro Zoning Ordinance, Table 200-1 and Section 305): Lawson Court and Homeplace Drive
- VI. US Hwy. 220 Overlay District Review: Randolph County Emergency Services facility (New Century Drive)
- VII. Presentation of Draft Land Use Plan Update Maps
- VIII. Items Not on the Agenda
- IX. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JUNE 1, 2015
7:00 p.m.**

This being the time and place for meeting of the Planning Board, a meeting was held with the following officials and members present:

Van Rich) - Chair
James Lindsey) - Vice Chair

Ritchie Buffkin)
Lynette Garner)
David Henderson) - Members Present
Thomas Rush)
Dave Whitaker)

John Evans, Assistant Community Development Division Director
Justin Luck, Zoning Administrator/Planner
Bradley Morton, Planning Technician/Deputy City Clerk
Trevor Nuttall, Community Development Division Director

No citizens were present at this meeting.

I. CALL TO ORDER

Mr. Van Rich called the Asheboro Planning Board to order.

II. APPROVAL OF MINUTES FROM MAY 4, 2015 MEETING

Mr. Rich inquired if there were any corrections that needed to be made to the May 4, 2015 minutes. There being no corrections, the minutes were approved as presented.

III. REVIEW OF CASES

Mr. Justin Luck informed the board of the zoning related cases that went before the City Council in May.

IV. SUBDIVISION CASE SUB-15-02: NEW CENTURY INDUSTRIAL CENTER (PRELIMINARY PLAT)

Mr. Evans presented the case, stating that the request was for the approval of a preliminary plat located south of McDowell Road, extending to Veterans Loop Road on New Century Drive. He showed maps of the area and listed the surrounding uses. He stated that the proposal would extend New Century Drive approximately 1772 feet from its current terminus south of McDowell Road to Veterans Loop Road. He stated that the property is less than one (1) mile north of the future interchange of I-73/74 (US Hwy. 220 Bypass) and US Hwy. 64 Bypass. He presented the plat to the board and stated that the sketch design was approved in May. He mentioned that all department comments have been addressed and pointed out the new fire hydrant location and that specific uses may incur additional hydrants and/or other requirements. He stated that staff's recommendation was to approve the request. Ms. Garner made a motion to approve the request based on the staff's report. Mr. Buffkin seconded the motion and the motion carried with no opposition.

V. REZONING CASE RZ-15-05: GENERAL TEXT AMENDMENTS TO THE ZONING ORDINANCE (ARTICLES 100 THROUGH 500 AND ASSOCIATED CHANGES TO ARTICLE 1100:DEFINITIONS)

Mr. Nuttall presented text amendments to the board regarding the Zoning Ordinance. He stated that Article 500 was now included in the amendments. He stated that the amendments would go to the July City Council meeting but that staff anticipated requesting a continuance until August to allow additional time for public review and comment. He stated that the proposed amendments were primarily regulatory neutral in nature, refining existing concerns with regards to inconsistencies and some organizational changes to certain sections. He stated that the idea was to

simplify certain sections of the ordinance for the public to better understand land use and development regulations. He touched on Articles 100 through 400 with the board, highlighting some of the changes that would take effect. Mr. Luck presented the changes to Article 500 regarding signage. He pointed out that some items were being addressed with regards to the defining of certain types of signage, specifically the case where one type of signage may be defined in Article 1100 and then defined in a different way in the notes section of Article 500. Mr. Whitaker asked about signage at intersections blocking vision. Mr. Nuttall stated that there is a section in the ordinance that addresses signage in the public rights of way. Mr. Henderson asked if there was a way to keep the signage maintained in working order. Mr. Luck mentioned that Section 512 addressed these concerns. Mr. Whitaker made a motion to continue the request until the July meeting. Mr. Buffkin seconded the motion and the motion carried unanimously.

VI. REZONING CASE RZ-15-06: REZONE PROPERTY LOCATED SOUTH OF 1521 GOLD HILL ROAD, NORTH OF 1741 GOLD HILL ROAD, AND WEST OF 1591 EAST ALLRED STREET FROM CONDITIONAL USE HIGH DENSITY RESIDENTIAL (CU-RA6) TO MEDIUM-DENSITY RESIDENTIAL (R10)

Mr. Evans presented the case and listed the parcels in question, also giving their locations. He stated that the property was rezoned from R10 to CU-RA6 and two (2) conditional use permits were issued for a residential planned unit development (PUD) in 2001 (CUP-01-26) and 2002 (CUP-03-12). He stated that a citizen inquiry came in about surveying activity on the property and that staff determined the permits were never activated and are now null and void. He stated that staff is initiating this rezoning to allow the property to return to its previous residential R10 zoning. He stated that notices were sent out to all adjoining property owners via two (2) certified letters and one (1) via regular mail and that no questions came through the planning department regarding this matter. He showed several maps and photos of the properties in question and listed the surrounding uses. He listed the goals and policies that supported the request. He also noted Policy 2.1.5 being transitional land uses between high intensity industrial and commercial uses and low intensity residential uses was a factor that did not support the request. He stated that staff's recommendation was to approve the request due to the property's previous R10 designation, that it was compatible with the surrounding, primarily zoned, R10 properties and that it allows viable by-right uses of the property. He gave the staff's consistency statement that the R10 designation is in the public interest by allowing a reasonable use of the property and ensuring consistency with the Land Development Plan. Mr. Henderson asked about forestry regulations and buffering. Mr. Nuttall stated that with the permits being expired, there is no way to enforce a buffer of any kind. Mr. Henderson also asked if the current owner initiated the original conditional use permits in 2001 and 2002. Mr. Nuttall stated that they did not nor did they initiate the current rezoning request, but did receive notification and staff had heard of no objections with the request. Mr. Whitaker made a motion to approve the request based on staff's recommendation and consistency statement. Mr. Henderson seconded the motion and the motion carried unanimously.

VII. ITEMS NOT ON THE AGENDA

Mr. Nuttall mentioned the June 18th and June 25th informational sessions regarding the Land Development Plan map updates. He stated that the 18th session would be held at North Ridge Church in North Asheboro and the 25th session would be held at Guy B. Teachey School in South Asheboro both from 5 until 7 p.m. He also mentioned that the bids for the sidewalk extension from Executive Way to Dublin Road came back substantially higher than the engineering estimate and that staff would not be recommending awarding the job at this time. He also mentioned that on Monday, June 8 from 5:30 until 6:30 p.m. the All America City dress rehearsal would be held at the Sunset Theatre. He stated that a team of around 30 members of the community would be traveling to Denver Colorado for a chance to win the All America City designation from the National Civic League. He also stated that a crosswalk in front of the Farmer's Market still is being evaluated, due to it being a mid block crosswalk, the need for additional signage and alerts likely would be required by NCDOT.

VIII. ADJOURNMENT

There being no further business to discuss, Mr. Rich adjourned the meeting.

Bradley Morton, Secretary, Planning Board

Van Rich, Planning Board Chairman



RZ-15-05 General Text Amendments to the Zoning Ordinance

(City of Asheboro)

Staff Report

Rezoning Staff Report

RZ Case # **RZ-15-05**

Date 7/6/2015 PB; 7/16/15
and 8/6/2015 CC

General Information

Applicant City of Asheboro
Address 146 North Church Street
City Asheboro NC 27203
Phone 336-626-1201
Location N/A

Requested Action General Text Amendments to the Zoning Ordinance (see description in "Analysis" section)

Existing Zone N/A **Existing Land Use** N/A
Size N/A **Pin #** N/A

Applicant's Reasons as stated on application

The amendments are proposed to update outdated language, improve language that is potentially conflicting, and improve the administration concerning various items in the Zoning Ordinance. The amendments will ensure that the Zoning Ordinance is up-to-date with current statewide legislation and current land use trends. This is the first phase of the proposed amendments and includes Articles 100-500, and related amendments to Article 1100. Remaining article amendments will be presented as the second phase at a later date.

Surrounding Land Use

North N/A **East** N/A
South N/A **West** N/A

Zoning History Various sections of the Zoning Ordinance with proposed amendments have been periodically updated since the early 1990's.

Legal Description

General text amendments throughout the Zoning Ordinance. Staff Note: The analysis below lists sections of the Zoning Ordinance that are proposed to be amended as of April 29, 2015, but the final text amendments are subject to additions, deletions, or changes. A final legal description will be available by the time the legal ad is published.

Analysis

Updates are proposed to the following sections of the zoning ordinance. Highlights include:

Article 100: Provisions for special purpose lots (i.e. for public facilities such as sewer pump stations, etc.).

Article 200: Reformat Table of Uses 200-2 to improve cross referencing of supplemental regulations for specific uses and visual clarity. Update certain uses and make necessary clerical corrections, Update Notes to Table 200-2 listing supplemental regulations for certain uses (overflow/RV parking for multi family dwellings, home occupations).

Article 200A: An amendment is proposed to address facade transparency based on a building's setback.

Article 300: Amendments are proposed concerning front yard averaging and the Airport Overlay.

Article 300A: Updates reflecting statewide legislation concerning design standards for single and two family dwellings, requirements for mechanical equipment screening, front yard landscaping requirements, staff review of development within US 220 Overlay and general clerical changes.

Article 400: Account for site constraints in determining required driveway widths.

Article 1100 (Part 1): Amendments limited to references to proposed amendments of Articles 100 through 500.

Note: A first draft of Articles 500 through 1100 will be presented at a later date. This phase of the text amendment package originally included Article 500 (Sign Regulations). In order to allow additional review to ensure compliance with recent judicial decisions that became effective after staff's initial draft proposal, staff proposes including this section in a future update.

Rezoning Staff Report

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Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation N/A

Small Area Plan N/A

Growth Strategy Map Designation N/A

LDP Goals/Policies Which Support Request

2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

Goal 2.2: Development that is located in appropriate locations

Goal 3.1: Enhancement, maintenance, and preservation of the built environment

3.2.4 The City will limit the visual presence of mechanical equipment, utility farms and outdoor storage by requiring that these uses (where permitted) incorporate effective screening and be oriented away from public view and streetscapes.

Rezoning Staff Report

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LDP Goals/Policies Which Do Not Support Request

Recommendation **Approve***

Reason for Recommendation

Staff believes the proposed amendments will improve clarity, administration and enforcement of the zoning ordinance, reflect current statewide legislation and references to other adopted plans (i.e. 2014 Asheboro Comprehensive Transportation Plan), and encourage a more citizen-friendly development review process.

**Note: Staff proposes the above recommendation to the Planning Board. The text amendments will be presented during the July 16, 2015 City Council public hearing. In order to allow time for review and comment by City Council and the public, staff will be requesting that the City Council public hearing be continued until August 6, 2015.*

Evaluation of Consistency with Adopted Comprehensive Plans/Reasonableness and Public Interest

Considering these factors, staff believes that the proposed text amendments are supported by the Land Development Plan, correct references to other adopted comprehensive plans, such as the 2014 Asheboro Comprehensive Transportation Plan, and are therefore in the public interest in supporting a reasonable use of property.



RZ-15-05 General Text Amendments to the Zoning Ordinance

(City of Asheboro)

Proposed Text

The attached text contains a new proposal to amend Section 318A due to recent changes to the North Carolina General Statutes. The remainder of the text amendments can be found online at www.asheboronc.gov, selecting "City Government" on the left hand side of the website and then selecting "Planning Board/Board of Adjustment" on the right hand side of the website.

A hard copy and draft Land Use Plan Update maps will be available at the meeting.

2015 Zoning Ordinance Amendments: Phase 1
Articles 100 - 400 and Select Definition Changes in Article 1100

ARTICLE 100

106 Every Lot Must Abut A Street and Possess Sufficient Buildable Area

No building, structure or use of land other than for agricultural purposes or for a ~~cemetery~~ special purpose lot, shall be established on a lot that does not abut and have direct access to a dedicated public street and does not have at least one thousand (1,000) square feet of contiguous buildable area of a shape sufficient to hold a principal building (9/02). ~~For purposes of this section, the term "cemetery" shall be construed in a broad manner that comports with North Carolina General Statutes.~~

Reason: recognizes that there are other situations where a use on a lot may be satisfactorily accessed from an access easement. Requires special purpose lot to be defined and standards written in Article 1100 and 300 respectively. Furthermore, establishes minimum buildable area standards to discourage lots from being created that have inadequate buildable area due to building setbacks or similar developmental constraints.

117 Location of Building Line on Major & Minor Thoroughfares

Building setback requirements for structures located along any major or minor thoroughfare shall be measured from the ultimate right-of-way as shown in the adopted Asheboro Comprehensive Transportation Thoroughfare Plan. The area of a lot outside of existing right-of-way yet located within the ultimate right-of-way may be used in calculations that require area determinations. All other streets shall utilize existing right-of-way lines for measurement of setback and yard requirements.

Reason: The Thoroughfare Plan (2001) that is referenced has been supplanted by the Comprehensive Transportation Plan which was adopted in 2014.

ARTICLE 200

210 Schedule of Statements of Intent

The following array presents for the several districts the Schedule of Statements of Intent applicable to each district.

E. RA6 Residential District:

The RA6 Residential District is intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land ~~designed~~ designated RA6 shall normally be located a ~~major or minor thoroughfare~~ or higher classification street with access to

local residential streets discouraged.

F. OA6 District:

The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land ~~designed~~ designated OA6 shall normally be located with access to a ~~major or~~ minor thoroughfare or higher classification street with access to local residential streets discouraged.

G. O & I Office and Institutional District

The Office and Institutional district is intended to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land ~~designed~~ designated O & I shall normally be located with access to a ~~major or~~ minor thoroughfare or higher classification street with access to local residential streets discouraged.

H. B1 Neighborhood Commercial District:

The B-1 Neighborhood Commercial District is intended to provide for limited retail and personal service uses on free-standing parcels or for small centers to serve adjacent residential neighborhoods. These districts shall normally be located in nodes along ~~major or~~ minor thoroughfares or higher classification streets.

I. M (Mercantile) Limited General Commercial District

The Mercantile (M) District is intended to provide for a greater number of potential business activities than the B1 Zoning District. The Mercantile District is distinguished from the B2 General Commercial District by excluding certain uses permitted in the B2 District that are likely to create the greatest external impact (traffic, noise, lighting, etc.) and by its additional standards that address compatibility with adjoining residential neighborhoods. These districts should be located in nodes along ~~major or~~ minor thoroughfares or higher classification streets.

J. B2 General Commercial District

The B2 General Commercial District is intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to ~~major or~~ minor thoroughfares or higher classification streets; but never local residential streets.

K. Tourism-Hospitality (TH) District

The TH Tourism-Hospitality District is intended to serve the lodging, tourism, convenience goods, shoppers goods retail and service needs of the traveling public, with emphasis on promoting compatible tourism

development and complementing existing tourism venues. This district shall be located with access directly to freeways and ~~major or minor~~ thoroughfares or higher classification streets, but never local residential streets. The use of commercial service roads to access properties in this district shall be strongly encouraged.

Reason: Language references thoroughfares as identified on the city's Thoroughfare Plan adopted in 2001. That plan has been supplanted by the Comprehensive Transportation Plan which was adopted in 2014.

Notes to Table 200-2: Supplemental Requirements

5. (College, University, or Seminary)

The site for any college, university or seminary shall have an area of at least 10 acres, plus 5 acres for each 100 pupils, or major portion thereof, in excess of 400 pupils. Such a site shall have a frontage on a ~~major or minor~~ thoroughfare or higher classification street as shown on the current Asheboro Comprehensive Transportation Plan.

Reason: Language references thoroughfares as identified on the city's Thoroughfare Plan adopted in 2001. That plan has been supplanted by the Comprehensive Transportation Plan which was adopted in 2014.

14. Drive Inn Theaters are subject to the following regulations:

- A. No part of any theater screen, projection booth, or other building shall be located closer than three hundred feet from any residential district nor closer than fifty feet from any lot line.
- B. The image on the theater screen shall not be visible from any ~~major or minor~~ thoroughfare or higher classification street as shown on the current Asheboro Comprehensive Transportation Plan or from any residential district.
- C. Queuing space within the zoning lot shall be provided for patrons awaiting admission

Reason: Language references thoroughfares as identified on the city's Thoroughfare Plan adopted in 2001. That plan has been supplanted by the Comprehensive Transportation Plan which was adopted in 2014.

15. (Dwelling Multiple Family Units) 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. The floor area contained in the on-site manager's office shall not be counted in the total FAR. The required recreation space (areas for common passive or active recreation use) may include, but not be limited to a swimming pool, picnic areas with tables, basketballs goals with paved play areas, and playground(s) with play equipment; outdoor seating areas and the like where the facilities are available for common use by tenants and visitors. Active recreation space shall be at least 20 feet from any residential unit. The project may be developed in phases. Phase 1 shall include the

required amenities. No Certificate of Occupancy for any phase of the project shall be issued until all required or proposed improvements are installed for that phase.

A designated storage area ~~shall be designated and reserved for the parking of recreational vehicles, boats, camp/travel trailers~~ shall be provided in all multi-family housing developments containing more than four residential units. A ~~The~~ designated ~~and separate~~ storage area(s) for recreational vehicles, boats, camp/travel trailers shall provide 72 square feet for every ~~required parking space~~ residential dwelling unit with a minimum of 720 square feet to be provided. Such area(s), when visible from the public right-of-way, shall have screening consisting of landscaping and/or fencing compatible with the development's architectural and landscaping design and compliant with applicable design standards, ~~and landscaping which is consistent with other screening for similar uses (i.e. solid waste and mechanical equipment screening).~~ This area may be fenced. Fencing shall ~~comply with any applicable design standards.~~ Overflow parking spaces for visitors shall ~~be designated within the parking area multi-family housing developments providing more than four residential units.~~ Required and non-required storage area(s) for shall comply with the screening requirements of this sub-section and the requirements of Section 303A.1.

Additionally, one overflow parking space shall be provided for every ten (10) required parking spaces within the development project.

Storage of junked and/or nuisance vehicles is not permitted in the recreational vehicle storage area and/or the overflow parking area.

Reason: This language corrects stylistic issues, and is proposed to reflect the intent of the storage requirement for recreational vehicles, while also being flexible in terms of screening requirements. The proposal to calculate storage area based on the number of units is more likely to accurately reflect demand.

20. (Home Occupation)

Shall be subject to the following limitations:

A. No home occupation shall be permitted that (1) changes the outside appearance of the dwelling unit or is visible from a street; (2) generates traffic, parking, sewage or water use in excess of that which is normal in a residential district; (3) creates a hazard to persons or property or is a nuisance per se or per accidents; (4) utilizes any accessory structure; (5) results in outside storage or display of anything; (6) results in the erection of any sign for advertising purposes.; (7) results in more than one employee who is not a resident of the dwelling unit.

B. The following are permitted home occupations in all residential districts, provided that they meet the requirements of A, above: (1) Dressmaking, sewing and Tailoring Services (Dressmaking, Alterations, etc.); (2) Painting, sculpturing and writing; (3) Telephone answering service; (4) Home crafts, such as weaving, lapidary, potting; (5) Tutoring or

teaching music or dance to of no more than four students at a time; (6) Computer programming; (7) ~~Music teaching~~

C. The following are prohibited as home occupations: (1) Barber shops and beauty parlors; (2) Animal hospitals/vet clinics; (3) ~~Physicians, dentists and chiropractors~~ Health Practitioner(s) Offices/Health Services; (4) ~~Dance studios~~; (5) ~~Exercise studios~~/health/fitness centers; (6) ~~Funeral Parlors~~/Mortuaries; (7) ~~Nursery schools~~; (8) ~~Private clubs~~ Nightclubs/Cabarets/Places of Assembly/Membership Organizations; (9) ~~Repair shops~~; (10) ~~Eating Establishments~~/Restaurants; (11) ~~Retail Sales~~; (12) ~~Stables and kennels~~; (13) ~~Automobile~~ Motor vehicle repair (major and minor) and paint shops. (12) Bars, Brewpub, and Breweries/Microbreweries; (13) Junkyards; (14) Light/heavy manufacturing

D. Any proposed home occupation that is neither specifically permitted by paragraph B nor prohibited by paragraph C shall, in order to be established, obtain a Special Use Permit from the City Council in accordance with Article 600.

Reason: This language is proposed to more accurately reflect the home occupations that staff has encountered. "Telephone answering service" also includes incidental office activities (paperwork, etc.) normally conducted within a home office by the entrepreneur of the business as long as the performance measures of Section (A) are met. "Nursery schools" is removed as a prohibited use since a child day care home is a permitted use and both the zoning ordinance and the NC Department of Health and Human Services have separate regulations concerning child care outside of a home environment.

24. Mini-warehouse facilities shall meet the following requirements:

- A. Such facilities shall front on ~~major or~~ minor thoroughfares or higher classification streets, as shown on the current Asheboro Thoroughfare Comprehensive Transportation Plan.
- B. Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing or repair.
- C. Open storage shall be limited to ten percent

Reason: The Thoroughfare Plan (2001) that is referenced has been supplanted by the Comprehensive Transportation Plan which was adopted in 2014.

40. All Recreation & Amusement Services, Commercial, shall only be located along a ~~major or~~ minor thoroughfare or higher classification street as shown on the current Asheboro Thoroughfare Comprehensive Transportation Plan.

Reason: The Thoroughfare Plan (2001) that is referenced has been supplanted by the Comprehensive Transportation Plan which was adopted in 2014.

TABLE 200-2 - INCLUDED AFTER PAGE 21

ARTICLE 200A

200A(D)(4)(d)(ii) New Street Fronting Facades

The ~~f~~ **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.

Reason: This amendment makes the Tier 2 transparency requirement consistent with Tier 1 and removes the requirement for facades that are required, by averaging, to be setback further from streets.

ARTICLE 300

302.5 Aviation Hazards (Amended 2015)

No building or other structure, regardless of exclusions set forth at subsection 302.4 above and Section 320A Airport Overlay Zone, shall be located in a manner or built to a height which constitutes a hazard to aviation or creates hazards to persons or property by reason of unusual exposure to aviation hazards. There exists a zone which is defined by a 1 foot rise in elevation for every 100 linear feet from the airport runway. This zone includes all areas lying within ~~20,000~~ **10,000** feet of the runway. Within this zone, plans for a proposed structure which penetrates beyond the height thus established shall be subject to review and approval by the FAA and the Asheboro Airport Authority. No structure shall be permitted which penetrates the height established by the Asheboro Municipal Airport Airspace Plan except if agreed upon by the Asheboro Airport Authority.

Reason: 10,000 feet is what is reflected on the Airport's Approach and Vicinity Plan

305 ~~Averaging an Existing Residential or Commercial Front Setback Line~~

~~In a residential or Commercial district, where the average of the front setbacks for all adjacent lots, which are located within two hundred feet of either side of a lot is greater than the required front setback specified in this Ordinance, a required setback line shall be provided on the lot equal to this greater average depth but not to exceed sixty feet. Where such average of the front setback is less than the minimum required front setback, the required setback line may be reduced to this lesser average depth, but in no case to less than fifteen feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified for the zoning district.~~

305.1 Reduction to Front Yard Setback

In a residential or commercial district, where the average of the front setbacks for all adjacent lots, which are located within two hundred feet of either side of a lot, is less than the minimum required front setback, the required setback line may be reduced to this lesser average depth, but in no case to less than fifteen feet. For purposes of computing such average, an adjacent vacant lot shall not be included in the calculation.

305.2 Increase to Front Yard Setback

In a residential district, where the average of the front setbacks for all adjacent lots, which are located within two hundred feet of either side of a lot is greater than the required front setback specified in this Ordinance, a required setback line shall be provided on the lot equal to this greater average depth but not to exceed sixty feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified for the zoning district.

Reason: this provision has unnecessarily burdened commercial lots with increased setbacks. Amendment preserves appropriate protection for residential lots while maximizing design flexibility for commercial lots.

307.10 Building Spacing

The spacing between principal structures located on the same zoning lot shall be determined by the NC State Building Code. ~~However in no case shall there be less than 20 feet between principal structures.~~

Reason: defers building separation requirements to the building code which is better equipped to ensure safe construction standards. Furthermore, will treat two buildings located on the same lot equally with two buildings, located in close proximity, on separate lots since such buildings already may be 10 feet of one another if certain fire resistivity measures are satisfied.

307.11 Special Purpose Lots

Requirements of this Ordinance with respect to street frontage, minimum lot and buildable area, and minimum lot dimensions shall not apply to lots for family cemeteries or cemeteries on property owned by a place of worship, public facilities, communication facilities, communication towers and similar utility uses. A Special Purpose Lot shall be permitted only after the Zoning Administrator has determined that the proposed lot has sufficient dimensions to accommodate the intended use and planting yards, if required by the Zoning Ordinance. If the Special Purpose Lot does not have a minimum of twenty (20) feet direct access to a public or private street, an easement for ingress and egress with a minimum width of twenty (20) feet shall be platted from the street to the lot. The subdivision to create the lot shall be approved in accordance with the Subdivision Ordinance. The Final Plat shall label the proposed use of the lot.

ARTICLE 300A

302A: ~~U. S. 220 Bypass~~ I-73/74 Overlay Zone Provisions:

302A.1: Purpose: The purpose of this zone is to ~~establish a site plan review procedure to ensure that a high standard of development is achieved along U. S. 220 Bypass~~ I-73/74.

302A.2: Administration of the Requirements of this Article:

- A. ~~Applications for any development, construction, or use of land (other than agricultural and single family residential on single lots recorded prior to 12/01/85) which is located within this zone shall be made to the Asheboro Planning Department for review and processing 15 days prior to a regularly scheduled meeting of the Planning Board. The Planning Department shall forward the site plan to the Planning Board for consideration at their next regular meeting.~~ The City of Asheboro's Zoning Administrator shall enforce the provisions of this Article.
- B. ~~The Planning Board may issue a site plan approval after review and~~
- C. ~~Failure of the Planning Board to act on a site plan within 65 days of the~~

302A.3: General Provisions

- A. Lands to which this Article Applies: This Article shall apply to all lands within the City limits and within the extraterritorial jurisdiction of Asheboro ~~that lie~~ that are located within 500 feet of the center line of the right-of-way of U. S. 220 Bypass I-73/74. Such area shall be depicted on the Official Zoning Map. The U. S. 220 Bypass I-73/74 district shall be considered as an overlay district to the existing zone districts. Uses permitted within the underlying districts shall be permitted provided they meet the requirements of this Article.
- B. Interpretation of District Boundaries: The ~~Planning Director~~ Zoning Administrator shall make the necessary interpretation as to the location of specific properties within this district. The decision of the ~~Planning Director~~ Zoning Administrator shall be subject to appeal to the Board of Adjustment in accordance with Article 900 of this Ordinance.
- C. Compliance: No structure shall be erected, reconstructed, or altered, nor shall any building or land be used without full compliance with the terms of this Article and other applicable regulations except for the agricultural use of land and the construction or alteration of single family residential structures on single lots recorded prior to the adoption of this article or lots approved through the current Subdivision process. Approval of a site plan under these provisions is for the plan submitted. All proposed aspects of the plan shall be installed, provided and maintained or the approval becomes void. Any modification to the approved plan shall require additional review and approval ~~by the Planning Board~~.
- D. Board of Adjustment: The Board of Adjustment of the City of Asheboro as established in Article 900 of this Ordinance shall serve to hear any appeals of this Article.
- E. Penalties for Violation: Violation of this Article shall be considered as any violation of this Ordinance and shall be dealt with as provided for in Section 1011.

- F. Uses Permitted: All uses permitted within the underlying zone shall be permitted within the overlay zone except that billboards shall not be permitted within the overlay zone.

302A.4 Requirements for Site Plan Approval:

- A. ~~Site plan approval shall be subject to the Planning Board review of the~~
The proposed work or use shall conform with all requirements of this Ordinance, unless expressly modified below, prior to the issuance of a Zoning Compliance Permit:

1. A Buffer Type B shall be installed on the property between the I-73/74 right-of-way and the proposed development. This buffer shall supplant any requirement to provide front yard landscaping along I-73/74. Existing vegetation may be used to meet all or a portion of this requirement (refer to 304A.7). This requirement shall apply to the following:

a. New principal buildings or open uses of land constructed or established after July 1, 2015.

b. Building expansions on a zoning lot which result in a building square footage increase of more than fifty percent (50%) the square footage of development existing on July 1, 2015. In such cases, the requirement shall only apply along the area of expansion.

- ~~B. The site plan shall incorporate plans that detail a proposed method of modified topography and landscaping or a combination of~~
~~In approving a site plan the Planning Board shall~~

- ~~C. To ensure that property within this district is developed to a high~~
~~to achieve the requirement of Section 302A.b. The Planning Board~~

- ~~D. A landscape plan shall be provided for the proposed project, such plans~~

- ~~E. A site plan shall be submitted, showing:~~

- ~~1. The existing topography of the site and any modification to the~~
- ~~2. Location and approximate size and height of all existing and proposed~~
- ~~3. All proposed points of ingress and egress together with the proposed~~
- ~~4. All proposed parking areas.~~
- ~~5. All proposed storage areas (where permitted).~~
- ~~6. Proposed provisions for water, sewerage, and storm drainage,~~

- ~~7. Proposed treatment of ground cover, slopes, banks and ditches. (If the~~
- ~~8. Plans detailing the location and type of buffer as required in 302A.2b~~
- ~~9. The landscape plan as required in Section 302A.4d.~~

Reason: At the time the overlay's requirements were established, the city did not possess a well-defined process for site plan review and it was common for the Planning Board to be the review entity for such plans. Today, a site plan review process is clearly described in the Ordinance and is the responsibility of staff. Discretionary judgment is removed to make expectations more clear for property owners.

303A.2: Commercial Vehicles:

The parking of commercial vehicles over 7,500 GVW or 25 feet in length ~~in~~ on any residentially zoned private property district is prohibited except as stated below. Parking of such vehicles is permitted if they are of an emergency service nature or school buses or located within entirely enclosed structures which meet the regulatory requirements for the applicable zoning district. This requirement shall not be interpreted to prohibit ~~from~~ loading and unloading in any residential district.

Reason: Clarifies that the zoning regulations are applicable to use or activity occurring on private property. Authority to regulate commercial vehicle parking will rest with the City Council under its general ordinance-making authority. In this regard, regulation can be more tailored to address specific issues identified and reported by citizens to the City Council.

304A Buffers and Screening

304A.3 Buffer or Screen Required.

To provide maximum flexibility in achieving a high standard of development both buffer and screen requirements are established. The developer may choose which protection method is appropriate for the proposed development or he may mix methods within the development. Buffers and Screening applies to all uses. All new development, new construction by existing uses, additions and expansions shall be made in strict compliance with this Ordinance. A change of use shall be made in strict compliance with this Ordinance only in cases where a two, or greater, degree of intensity difference in the protective yard matrix exists between proposed and existing uses. ~~The matrix below indicates when uses will be required to install a buffer or a screen. In addition the matrix establishes what category of buffer or screen will be required.~~

Reason: Clarifies when buffering and screening requirements are applicable. Eliminates requirement for minor change of use projects.

**306A Screening of Mechanical Equipment &
317A Performance Standards for all Commercial Districts - Proposal is to streamline
Ordinance by making 306A, as written below, applicable to all Commercial Districts and
deleting all redundant references to Mechanical Equipment Screening contained in 317A)**

All new non-residential uses and expansions of existing structures, except for those located in Industrial Zoning Districts, shall screen from ground-view, as seen from the lot line of the front of the lot, ~~from public places, public rights-of-way and neighboring properties~~ all new mechanical equipment, such as but not limited to, air conditioners, compressors, gas and fuel storage tanks, ventilation and other air handling systems, grease traps and separators and pumps, associated with new construction. For purposes of this Ordinance, new construction shall include but not be limited to additions to and expansions of existing buildings.

Notwithstanding front yard and perimeter buffering and screening requirements prescribed for solar farm(s) (Section 328A and Section 652), mechanical equipment that depends on unobstructed access of sources of wind and solar power for alternative energy generation (i.e. solar collectors, wind turbines) is exempt from mechanical equipment screening. Mechanical equipment that is ancillary to such devices (such as pumps, storage tanks, batteries, compressors, etc.) shall be screened as required by this section.

A. Roof-Mounted Mechanical Equipment Screening

Roof-mounted mechanical equipment shall be screened from view by a parapet wall, false façade, or similar structural feature that is an integral part of the building's architectural design. ~~The height of the screening wall or feature shall be equal to or greater than the height of the mechanical equipment being screened and shall be installed to screen mechanical equipment from view from any point at or below the roof level of the subject building.~~ The painting of mechanical equipment, the use of dense landscaping, or the installation of rooftop fencing shall not be acceptable methods of mechanical equipment screening.

B. Ground-Mounted Mechanical Equipment

Ground-mounted mechanical equipment shall be screened from view by a decorative wall, dense evergreen landscaping, or a decorative fence. Screening features shall be compatible with the development's architectural and landscaping design. The height of screening features shall be equal to or greater than the height of the mechanical equipment being screened

This section applies to equipment located on the ground, elevated, located on top of structures and located upon any roof of a structure. Prior to the issuance of Certificate of Occupancy, screening of mechanical equipment shall be installed or its installation guaranteed as per Section 1006. Industrial process equipment is not included within this requirement.

Reason: Staff believes this provision is overly broad as it treats mechanical equipment thoughtfully designed and located to the rear of a building and/or not visible from the street the same as

equipment that is located without regard to aesthetic considerations. Staff contends that the code should require developers to be mindful of where mechanical equipment is placed and its impact on aesthetics and impose screening requirements in instances where no alternative exists other than to locate the equipment in a manner that is plainly visible.

308A Parking restricted within required Front Yards

~~308A Parking restricted within required Front Yards~~ **Front Yard Landscaping and Loading Docks**

308A.1 Front Yard Landscaping Applicability

A. Dwelling, Single Family and Dwelling, Two Family uses shall be exempt from the provisions of this Section.

B. All new development, new construction associated with existing uses, and additions and expansions shall be made in strict compliance with this ordinance.

C. A change of use shall be made in strict compliance with this ordinance only in cases where the installation of front yard landscaping will not create a new nonconforming situation.

D. Properties located within the Center City Planning Area shall be regulated by Article 200A.

~~308A.1 2 No Parking Shall Be Permitted Within The First 10 Feet Of Required Front Yard~~ **Front Yard Landscaping Standards for Industrial, B2 and B3 Districts**

~~Except for single family and duplex structures n~~ **No parking shall be permitted within the first 10 feet of required front yard of any zoning lot. Such required yard shall be occupied only by underground utilities, retention areas, landscaping materials, signs (where permitted) and driveway access and the following required landscaping materials. This requirement shall apply to new construction and to any change of use. To provide flexibility in achieving a high standard of development, front yard landscaping options are provided.**

A. There shall be planted and maintained one tree (as listed in Appendix B of this Article), which is not less than six feet in height at the time of planting, for each twenty linear feet of street frontage or portion thereof. At least one such tree shall be of a flowering type. The balance of the first 10 feet of the required front yard shall be covered with evergreen ground cover, or mulch, or

B. There shall be planted and maintained one evergreen shrub as defined in Table of Minimum Plant Size Section 304A.4A 2 for each ten linear feet of street frontage or portion thereof. See Appendix A.D Shrubs for Evergreen Screening for a listing of specific permitted evergreen shrubs. The balance of the first 10 feet of the required front yard shall be covered with evergreen ground cover or mulch, or

C. A combination of A and B with one tree equal to 2 shrubs. ~~(4/6/00);~~

The front yard landscaping requirements of A-C (above) are intended to specify the **minimum number** of plantings required in the first ten (10) feet of required front yard based on the linear feet of street frontage and are not intended to specify or limit the flexibility of spacing or arrangement of plantings within these ten (10) feet. For example, trees do not have to be planted exactly 20 feet apart and shrubs do not have to be planted exactly 10 feet apart.

308A.3 Front Yard Landscaping Standards for OA6, O&I, B1, M & TH Districts

Refer to Section 317A for these requirements.

308A.5 ~~4~~ Additional Front Yard Landscaping Standards for Multifamily Projects Of Less Than 45,000 Sq Ft Lot Area ~~Parking Restriction~~

In multifamily projects of less than 45,000 sq ft lot area, parking may not be permitted within any of the required front setback area as indicated in Table 200-1. The area shall be considered open space and in addition to the landscaping required in 1 above, landscaping shall be installed which meets section 309A. ~~(8/7/97)~~

308A.6 ~~5~~ Modification of Front Yard Landscaping Width with Regards to Location of ~~Parking~~ Location of Parking Restricted Between the Street and Building ~~(12/9/04)~~

A. Nonresidential Uses - Setbacks and Parking for nonresidential uses.

a. The minimum front yard setback for all new buildings shall be as per Table 200 - 1 for all OA6, O& I, M, B1, B2, TH, I1, I2 and I3 districts when parking is not located between the street and the building. In these cases, parking shall be at the side or the rear of the building. Ingress and egress is permitted within the front yard setback.

b. For all new buildings the minimum front yard setback shall be 50 feet when parking is located between the street and the building. Parking or maneuvering of vehicles (except for ingress and egress at permitted driveway(s)) is not permitted within the first 25 feet of this setback.

308A.6 Alternative Front Yard Landscaping

In lieu of compliance with the above Front Yard Landscaping requirements, an applicant may submit to the Zoning Administrator for review and approval a detailed plan and specifications for Alternative Front Yard Landscaping. The Zoning Administrator may approve Alternative Front Yard Landscaping upon finding that full compliance with the requirement is impractical and creates an undue restriction on the use of the property, and that the proposal will afford a comparable and rational degree of landscaping given site constraints.

308A.2 ~~7~~ Plant Front Yard Landscaping Materials Location and Selection

All required plantings and any other landscaping shall be so arranged that it does not impair visibility when exiting the lot into a public street. Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, draught, insects, and diseases and which require little maintenance. Refer to Appendices A and B for listing of approved plant materials. (4/6/00)

308A.3 **8 Front Yard Landscaping** Installation or Guarantee Required

Prior to the issuance of Certificate of Occupancy, screening of required front yards shall be installed or its installation guaranteed as per Section 1006.

308A.4 **9 Existing significant Trees**

Existing significant trees, over six feet in height, or planted trees, which are not less than six feet in height at the time of planting, that are located within the required front yard of any zoning lot shall be permitted to count towards the total number of trees as required above on a one to one basis.

308A.10 **Nonconforming Front Yard Landscaping**

Existing uses which on the date of adoption of this ordinance are using the first 10 feet of their lot for parking shall not be considered non conforming for the purposes of Section 803.6

308A.7 **11 Loading docks** (12/9/04)

~~A.~~ For all new buildings or any addition to any existing building, no loading docks shall be located on any street fronting building façade or face, except that: ~~1. L~~ **1. Loading docks** may be located on street fronting facades or faces provided that the property is industrially zoned and the street that the loading docks front is not designated a major thoroughfare by the adopted ~~Thoroughfare Plan~~ **Comprehensive Transportation Plan**.

Reason: Section now has appropriate title to reflect its content. Applicability section clearly communicates when front yard landscaping is required. Section now allows enhanced flexibility for change of use projects where installation of landscaping would create a new nonconforming situation, and alternative landscaping plans (similar to alternative buffers/screens of Section 304A). New headings alert users that different landscaping standards exist by zoning district.

309A Vehicle Towing Operations and Storage Facilities.

A. Vehicle towing storage facilities, where permitted, are allowed to park, store and maintain a towed vehicle while awaiting proper disposition of said vehicle. Such parking, storage and maintaining shall be located within a fenced and screened area that meets the requirements of Section 305A. The fenced area shall observe a setback of 25 feet from any residential zoned property. Such areas shall not be used for dismantling of vehicles or the sale of parts.

B. Vehicles may be stored in entirely enclosed structure(s) as long as the structure(s) meets the regulatory requirements of the Zoning Ordinance and all building and fire code regulations. The indoor storage of vehicles shall be considered a warehouse use. Vehicles stored in such an entirely enclosed warehouse do not have to comply with the open storage requirements of Section 305A.

C. Open storage of commercial vehicles engaged in the operation of a vehicle towing operation and storage business (i.e. tow trucks) shall be required to be screened in accordance with the requirements of Section 305A unless such vehicles are located within an entirely enclosed

D. In all cases, the buffering and screening requirements of Section 304A related to buffering and screening of adjoining uses shall apply to vehicle towing operations and/or vehicle storage facilities. If a vehicle storage facility and vehicle towing operation remove one of these uses, the deletion of one use shall not be considered a change of use. However, when a use (either vehicle towing operation and/or vehicle storage facility) adds the other use, this addition shall be considered a change of use.

Reason: The Zoning Ordinance views a Vehicle Towing and Operation Storage Use as one of the most intensive land uses defined. Such uses possess a storage yard that must provide screening of stored vehicles and towing vehicles. A vehicle towing operation without the storage yard is a less intense land use under the Ordinance and is comparable to a contractor's office. This amendment proposes to treat vehicles associated with a contractor's office and a towing operation similarly as work vehicles not requiring screening. Screening of these vehicles would be triggered under the proposal when vehicle storage is occurring.

313A Garage, Yard, etc. Sales.

Garage, yard, tag, patio and apartment sales are specifically permitted as an accessory use in all residential districts. Such sales shall be limited to two during each twelve month period, each for a maximum of two consecutive weekends or seventy-two hours, whichever is lesser, and only during daylight hours.

Reason: underlined text appears to have been inadvertently deleted previously. Text aligns with yard sale allowances prescribed by the city code.

318A Garage, Yard, etc. Sales.

D. Design Standards for all Residential Districts

The purpose of this section is to establish standards for those items that affect the physical aspect of Asheboro's environment. These standards focus on design principals which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve values, and promote the public health, safety, and welfare.

It has been determined that zoning regulations guide development towards accomplishing the community's goals as stated within the Asheboro Land Development Plan, creating a

quality community and improving the community's livability. These goals protect and enhance individuals' welfare and markets the community for quality development.

The standards require a basic level of site and structure design. The standards are not intended to limit creativity or create a community where everything looks the same. Its intent is to serve as a tool for design in the context of developing Asheboro as an unique place. Consideration has been given to balancing the interests of property owners with the community's aesthetic character. The balancing of the landowners right to use his land, with the corresponding right of abutting and neighboring landowners to live without nuisances such as noise, smoke, fumes, odors, glare of lights, and visual pollution.

1. **Except for single-family and two-family dwellings** and their permitted accessory structures, all new construction and expansions and/or additions, shall meet the requirements of this Ordinance pertaining to design regulations and shall also meet the following specific design criteria which is meant to facilitate an orderly pattern of architecturally and esthetically integrated development:

Reason: The proposed exclusion of two-family dwellings from residential district design standards is to comply with recently adopted state legislation (Session Law 2015-86, Senate Bill 25, Effective June 19, 2015).

320A.3: General Provisions: (Airport Overlay District)

A. Lands to which this Article Applies: This Article shall apply to all lands within the City limits and within the extraterritorial jurisdiction of Asheboro that lie within ~~20,000~~ 10,000 feet of the airport runway and within any approach to the Asheboro Municipal Airport as designated in the Asheboro Municipal Airport Airspace Plan.

G. Other Restrictions:

(a) Within the Asheboro Municipal Airport Overlay District there exists a zone which is defined by a 1 foot rise in elevation for every 100 linear feet from the runway. This zone includes all areas lying within ~~20,000~~ 10,000 feet of the runway. Within this zone, plans for a proposed structure which penetrates beyond the height thus established shall be subject to review and approval by the FAA and the Asheboro Airport Authority. No structure shall be permitted which penetrates the height established by the Asheboro Municipal Airport Airspace Plan except if agreed upon by the Asheboro Airport Authority.

Appendix A *Reason: correcting misspelling.*

A. Understory Trees

- | | |
|----------------------|---------------------------|
| a. American Hornbeam | j. Sourwood |
| b. Eastern Redbud | k. Carolina Cherry-Laurel |
| c. Flowering Dogwood | l. Kousa Dogwood |

- | | |
|---|-----------------------|
| d. Washington Hawthorn | m. Fringe Tree |
| e. Russian Olive | n. Star Magnolia |
| f. Mountain Silverbell | o. Sweet Bay Magnolia |
| g. American Holly | p. Stewartia |
| h. Golden Rain Tree | q. Amelandier |
| i. Grape <u>Crape</u> Myrtle | r. Styra |

ARTICLE 400

408. Offstreet Parking Space Design Standards.

All off street parking facilities shall be designed with permanent means of access to a street or alley and designed to provide all necessary maneuvering lanes and areas. Access drives shall be designed to provide for two-way traffic with a minimum width of 22 feet. Drives ~~of less than 50 feet~~ where the view of on-coming traffic is not blocked or impaired, may be single lane of not less than 11 feet in width **if property constraints, such as but not limited to steep slopes, inadequate lot size buffers/screens and existing buildings, prevent construction of a wider drive.**

Reason: Many redevelopment projects, for example conversion of single family homes to offices along Cox St., run into issues with constructing a two way drive due to narrow lots and placement of existing structures. This provision will allow one way drives when site difficulties exist and not limit them to a pre-determined length.

ARTICLE 500 - DEFERRED; WILL BE INCORPORATED INTO SECOND PHASE OF UPDATE

ARTICLE 1100 - BEGINS PAGE 18

ARTICLE 1100

LANGUAGE AND DEFINITIONS

Church/Synagogue

~~Tax exempt buildings used for non-profit purposes by a recognized and legally established sect for purpose of worship, including educational buildings when operated by such church/synagogue~~

Place of Worship

(1) A church, synagogue, temple, mosque, or other facility that is used for prayer by persons of similar beliefs; (2) a special-purpose building that is architecturally designed and particularly adapted for the primary use of conducting formal religious services on a regular basis.

Signs:

Sign

Any structure designed to inform or attract the attention of persons not on the premises on which the device is located, including one directs attention to a business, commodity, service or entertainment conducted, sold, manufactured or offered.

Sign, Advertising

~~A sign which directs attention to a business, commodity, service or entertainment conducted, sold manufactured or offered.~~

Signs, Area Free-standing Pole or Pylon

The surface area of a sign shall be computed as including the entire area within a parallelogram, triangle, circle, semi-circle or other regular geometric figure, including all of the elements of the display, but not including frames, display of identification or licensing officially required by any governmental body, or structural elements outside the sign surface and bearing no advertising matter. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign areas shall be computed by the measurement of one of the faces. In the case of cylindrical signs, signs in the shape of cubes, or other signs which are substantially three-dimensional with respect to their display surfaces, the entire display surface or surfaces shall be included in computations of area. In the case of embellishments (display portions of signs extending outside the general display area), surface area extending outside the general display area and bearing advertising material shall be computed separately as part of the total surface area of the sign.

Sign, Area Monument

Sign area shall be computed by calculating the total area encompassed by the sign, using any regular geometric figure, including advertising area, backdrop, frame, and any

structural or decorative elements, from finished grade to the top of the sign. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign areas shall be computed by the measurement of one of the faces. In the case of cylindrical signs, signs in the shape of cubes, or other signs that are substantially three-dimensional with respect to their display surfaces, the entire display surface or surfaces shall be included in computations of area.

Sign, Awning/Canopy

A sign designated on a canopy or awning ~~permanently extended over a sidewalk or walkway.~~

Sign, Banner

A **temporary** sign of lightweight fabric, posterboard, paper, cloth, canvas, vinyl, plastic or other similar material ~~with or~~ without frame located in open air on any building, existing sign, or other structure. National flags, state or municipal flags, or the official flag of any institution or business, or signs painted or engraved on any canopy or awning structure shall not be considered banners.

Sign, Changeable copy - Electric

A sign such as an electronically or electrically controlled public service such as time, temperature and date sign, message center or reader board, where different copy changes of a public service or commercial nature are shown on the same lampbank. Changeable copy signs are not classified as flashing signs.

Sign, Church Directory or Identification

~~A sign used to announce meetings or programs to be held on the premises of a church. Such sign shall not exceed 25 square feet.~~

Sign, Entrance & Exit

Signs directing and guiding traffic on private property, but which bear no advertising matter. ~~and do not exceed four square feet in area. These signs shall be limited to two (2) per entrance.~~

Sign, Flashing, Blinking, Pulsating, Rotating, Occulting

Signs which contain, include, or are illuminated by any flashing, intermittent or moving light or lights, including beacons, rotating discs, and other devices which resemble traffic lights, traffic signs, emergency vehicle flashing lights. Changeable copy signs are not classified as flashing signs.

Sign, Freestanding Monument

A sign, ~~other than a pole or pylon sign,~~ on which the face of the sign is permanently mounted on an enclosed ~~decorative masonry~~ base and with a frame within which the advertising is contained.

Sign, Freestanding Pole or Pylon

A sign erected which is wholly independent of any building for support and is supported by one or more upright braces or posts placed directly upon or in the ground. All such signs must be permanently affixed to or constructed upon the lot where they are located.

Sign, Height

Sign Height shall be computed as 1) the distance from the base of the sign at finished lot grade or 2) from the crown of the nearest adjacent street to which the sign is oriented, whichever is higher, to the top of the highest component of the sign. Finished grade shall be the grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

Sign, Identification

A sign which carries no advertising message, and is used to identify the name of an institution, organization, title and/or occupation or profession, the name of a building and the firms located within.

Sign, Incidental

A sign carrying no advertising message, but giving information for the convenience and necessity of the public such as "no admittance, telephone, parking, etc." Incidental signs are used in conjunction with equipment or other functional elements of a use or operation.

Sign, Marquee

A sign affixed to a Marquee, ~~permanent roof-like structure of rigid materials supported by and extending from the facade of a building.~~

Sign, Nonconforming

A lawfully constructed sign not in compliance with any provision of the Asheboro Zoning Ordinance, specifically Article 500, as of the effective date of its adoption; ~~or any sign located on the premises of land annexed by the city which does not comply with all of its provisions.~~

Signs, Number of

For the purpose of determining the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of units, or where there is a reasonable doubt about relationship of elements, each element or light shall be considered to be a single sign. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time and when such sign faces are part of these same sign structure, then this shall be considered to be a single sign.

Sign, Obsolete

Signs identifying business establishments no longer in existence, products no longer

being sold, and/or services no longer being rendered.

Sign, Off-premise Advertising (Billboards) (Advertising/Billboard)

A commercial sign which directs attention to a business, commodity, service, or entertainment not conducted, sold or offered on the premises where the sign is located.

Sign, Outdoor Inventory Sales

A temporary on premise sign advertising a business that maintains ninety-five (95%) of its standard inventory outdoors.

Sign, Political

A sign ~~that may~~ supporting a political candidate or organization. ~~A political sign may also convey an ideological message that does not represent any particular candidate and convey no advertising matter.~~ A ~~non-profit~~, Temporary, civic sign or sign with any advertising is not considered a political sign.

Sign, Portable

A sign which rests on the ground and which is designed or constructed in such a manner that it can be moved or relocated without involving any substantial structural or support changes. This definition includes, but is not limited to, ~~A-shaped, T-shaped,~~ trailer and mobile type portable signs.

Sign, Temporary

~~A sign displayed for a period of not more than thirty (30) days.~~ permitted for a limited duration of time. Sign types may include, by way of illustration and not limitation, A-frame, T-frame, Banner, pennant, streamer, balloon or other windblown devices.

Sign, Window

~~Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.~~

Special Purpose Lot

A lot legally created to accommodate a unique non-residential use, that upon approval by the Zoning Administrator in accordance with this Ordinance, is not required to possess the typical lot size, area, width and road frontage mandated by the underlying zoning district.

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Accessory Apartment Refer to Section 303 Amended 11-6-2014	SF	A	A	A	A	A	A										Section 303
Adult Day Care Facility (for 29 or less)	2										P	P	P				
Adult Day Care Facility (for 30 or more)	2										S		S				Section 614
Adult Day Care Home - for less than 6 persons		P	P	P	P	P	P										
Adult Establishment with Live Entertainment and On Premises Consumption of Alcoholic Beverages *See Article	*													S	S	S	Section 636
Adult Establishment General *See Section 325A.E.1	*													P	P	P	Section 325A
Agricultural Roadside Stand— produce produced on-site		A		A													
Agricultural Tourism Facility (See Article 600, Section 650).	3	S	S	S	S	S	S	S	S	S	S	S					Section 650
Agricultural Uses Genuine EXCEPT hog parlors, chicken houses, turkey houses, feed lot operations		P	P	P	P	P	P	P	P	P	P	P					Note 41

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Airport/ Helaport 615(645)														S	S	S	Section 615
Amusement Parks	3													P	P		
Animal Hospital / Vet Clinic General	2										P			P	P		Note 2
Bakery - On and Off premises sale permitted Wholesale & Retail	3													P	P		
Bakery - On premises sale only	2								P	P	P	P	P				
Bakery Distribution Center - with Retail Sales Permitted NO BAKING PERMITTED	3										P			P	P		
Bank - Automatic Teller	2						P	P	P	P	P	P	P	P			
Bank A branch bank only is permitted in the M District.	2						P	P	P	P	P	P	P	P			
Banquet/Reception Facility (Large)	3										P	P	P	A	A	A	

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Banquet/Reception Facility	2									P	P	P	P	A	A	A	
Bar (Includes Tavern, Coffeehouse etc.)	2										P	P	P				
Bed & Breakfast	1	P		P	P	P	P		P	P	P	P					Note 3
Boarding / Rooming Houses See Section 323A	1	P		P	P	P	P										Section 323A
Brew Pub	2									P	P	P	P	P	P		
Brewery	3													P	P		
Bus Terminal	3										P	P	P	P	P		
Business Services	1						P	P		P	P	P	P	P	P		
Carwash	2									A	P		P	P	P	P	

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Cemetery, Human	1	A	A	A	A	A	A	P			P			P	P		
Cemetery, Pet	1										P			P	P		
Child Day Care Large Home (9 - 12 children)	1	S		S	S	S	P										Note 4; Section 616
Child Day Care Center - Medium (30 - 79 children)	2								S		S		S	A	A	A	Note 4; Section 616
Child Day Care Center - Large (80+ children)	2										S		S	A	A	A	Note 4; Section 616
Child Day Care Center - Small (13 - 29 children)	1						S	S		S	P		P	A	A	A	Note 4; Section 616
Child Day Care Home (8 or less children)		P	P	P	P	P	P										Note 4
Church / Synagogue Not Places of Assembly	1	S	S	S	S	S	P	P	P	-P	P	-P	P	P	P		
Church/Synagogue Child Care Center (or other non- profit organization)	2	A	A	A	A	A	A	A	A	-A	A	-A	A	A	A	A	44

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Circus, Carnival, Fair, Concerts Limited Duration SEE SECTION 327A											P	P	P	P	P		Section 327A
College / University Seminary	2	S	S	S	S	S	S	S	P		P		P				Note 5; Section 617
Columbarium	1	A	A	A	A	A	A	A		P	P		P	P	P		
Combustible & Flammable Liquid Storage >100,000 gallons aggregate	3														S		Section 619
Combustible & Flammable Liquid Storage above ground < 2,000 gallons		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Note 6
Combustible & Flammable Liquid Storage above ground >2,000 gallons<100,000 gallons	3													S	S	S	Section 618
Combustible & Flammable Liquid Storage below ground<2,000 gallons		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Note 7
Combustible & Flammable Liquid Storage below ground>2,000 gallons									A	A	A	A	A	P	P	P	Note 8
Commercial Developments with multi use and or structures (Limited to uses permitted in the	3									P	P	P	P				Note 9

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Communication Facilities - Non Commercial		A	A	A	A	A	A	A	A	P	P	A	P	P	P	P	Note 11
Communication Facilities - Commercial	2										P		P	P	P	P	Note 10
Communication Towers See Sections 302 and 320A		P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	Section 302; 320A; 646
Congregate Living Facility Amended 11-6-2014	1	S		S	S	S	S	S	P		P		P				Section 620
Congregate Living Facility - for 6 or less persons (FAMILY CARE HOME)		P	P	P	P	P	P										Note 12
Contractors Office	1						P	P		P	P		P	P	P	P	Note 13
Correctional Facilities	3										P			P	P		
Country, Racquet, Tennis & Swim Clubs	2	S	S	S	S	S	S			S	P	P	P				Note 43; Section 644
Crematorium Permitted as an accessory use to funeral parlors in B2 and B3 Districts.	2										A		A	P	P		

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A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Cultural Facility	1	S	S	S	S	S	P	P		P	P	P	P				Section 621
Dormitories	2	A		A	A	A	A	A			A		A				
Drive-In Theater	3										P	P		P			Note 14
Dry Cleaners - Small	2								P	P	P	P	P	P	P		
Dry Cleaning Plant	2										P			P	P	P	
Dwelling for Caretaker /Security Guard on premise where employed											A	A	A	A	A	A	
Dwelling Multiple Family Units up to .17 FAR (Section 200A modifies FAR requirement in Tier 1 of Center City Planning)	MF					P	P										Note 15
Dwelling Multiple Family Units up to .22 FAR	MF					SUP or CUP	SUP or CUP										Note 15
Dwelling Single Family Units	SF	P	P	P	P	P	P										

P - Permitted as Principal Use in District
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A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Dwelling Two Family Units	SF	P		P	P	P	P										
Dwelling within Mixed Use Structure Permitted on upper floor only in B3 districts.							P						P				Note 16
Eating Establishments - Drivein	2										P	P					
Eating Establishments - Walkin / Carry-out	2								P	P	P	P	P				
Eating Establishments - Sit Down	2								P	P	P	P	P	A	A	A	
Electronic & Electrical Repair - Small	1										P		P	P	P		
Electronic & Electrical Repair - Large	2										P			P	P	P	
Exterminator	2									P	P		P	P	P		Note 17
Extraction of Earth Products	3	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 623

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Family Care Home (see congregate living facility for 6 or less)																	
Farmers Market	1										P	P	P	P	P		Note 47
Flea Markets, Open Air Sales	2										P		P	P	P		Note 48
Fraternity & Sorority Houses	2					S	S				S	S					Note 18
Funeral Parlor	2						P	P		P	P		P	P			
Furniture Refinishing and Repair	2										P		P	P	P		
Gamerooms	3										S	S	S		S		Section 641
Gas Station	2										P	P	P	P	P	P	
Golf Course NOT including Par 3 or miniature courses	1	S	S	S	S	S						P					Note 41; Section 624

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Government Land Reserves		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Health Practitioners Offices	1						P	P		P	P		P				
Health Services	2						P	P		P	P		P				
Health/Fitness Center	2								P	P	P	P	P				
Helaport Emergency Medical							A	A			A		A	A	A	A	Note 19
Helastop	2										P		P	P	P	P	
Home Occupation	SF	A	A	A	A	A	A										Note 20; Section 625
Hospital							P	P	P		P		P				
Hotels / Motels	2										P	P	P				

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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Industrial Developments with multi use and or structures (Limited to uses permitted in the applicable district).	3													P	P		Note 45
Interior Cleaning Services	2										P		P	P			
Junkyards	3													S	S		Section 626
Kennel	2	P									P			P	P		Note 21
Landfills - Clean Material	3													P	P		Note 37
Landfills - Sanitary NOT TO BE LOCATED WITHIN 5 NAUTICAL MILES OF AIRPORT - 627	3													S	S		Note 36; Section 627
Limited Duration Circus, Carnival, Fair, Concerts SEE SECTION 327A											P	P	P	P	P		Section 327A
Liquor Store	2									P	P	P	P				
Lumber & Building Material Sales	2										P			P	P		Note 22

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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Lumberyard	3													P	P		
Mail Order Distribution Center	2										P		P	P	P		
Mail Order Office	1						P	P		P	P		P	P	P		
Manufactured Home / Mobile Homes - Class A Double wide (Class B & C NOT Permitted)	SF	P															Section 326A
Manufactured Home / Mobile Home Park Class A & B (Class C NOT Permitted) See Section 326A and 629	2	S		S	S	S											Section 326A; 629
Manufactured Home / Mobile Homes - Class A Single wide (Class B & C NOT	SF	P															Section 326A
Manufacturing, Processing & Assembly- Light	2										S			P	P	P	Section 628
Manufacturing, Processing & Assembly - Heavy	3													P	P	P	
Massagists, Therapeutic Health	1						P	P		P	P	A	P				Note 38

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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Meat Packing /Slaughterhouse	3													P	P		
Medical & Dental Labs	2						A	A		A	P		P	P	P	P	
Membership Organizations –not for commercial gain	2						P	P		P	P		P				
Mental Institutions /Sanitariums	3								S		S		S				Section 638
Microbrewery	2										P	P	P	P	P		Section 329A
Mini-lube	2										P		P	P	P	P	
Mini-warehouse	2										P			P	P		Note 24
Mobile Home Sales Lots	2										P			P	P	A	
Motor Vehicle Repair -Major	2										A			P	P		Note 25

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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Motor Vehicle Repair - Minor	2										P			P	P		
Nightclub/Cabaret	3										P	P	P	P			Note 52
Non-Conforming Buildings and Uses		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Note 26; Section 637; Article 800
Nursing, Convalescent & Extended Care Facilities	2						P	P		P	P		P				
Office Development with Multi- Use and/or Structures (Limited to uses permitted in the district).	2						P	P									
Open Air Sales, accessory SEE SECTION 327A									A	A	A	A	A	A	A	A	51- Section 327A
Open Storage See Section 305A	3										P			P	P	P	27; Section 305A
Package Store- Drive- Through	3										P						
Package Store—Sales of undistilled alcoholic beverages as principle use (NOT A LIQUOR STORE)	2									P	P	P	P				

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A - Permitted as Accessory Use Only

Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Parking Lots as principal use of Zoning Lot Must meet requirements of Article 400	2										P		P				
Personal Services	1						P	P	P	P	P	P	P	P			
Photographic Lab Facility Commercial	2													P	P	P	
Photographic Mini-Lab Facility (One hour type)	2									P	P	P	P	P			
Photography Studio - with Lab for inhouse use only	1						P	P		P	P		P	P			
Place of Assembly DOES NOT INCLUDE CHURCHES	3										P	P	P	P	P		Note 39
Place of Worship	1	S	S	S	S	S	P	P	P	P	P	P	P	P	P		Section 640
Place of Worship Child Care Center	2	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Note 44
Planned Unit Development (PUD)		S	S	S	S	S	S	S		S	S	S	S	S	S	S	Section 630

P - Permitted as Principal Use in District
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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Printing & Publishing	2										P		P	P	P	P	
Produce Sales - Temporary See Section 327A	1										P		P	P	P		Section 327A
Professional Recovery Facility Amended 11-6- 2014	2										S			P	P		Section 639
Professional Services	1							P	P		P		P	P	P		
Public Use Facility- See Section 602.2	2	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 602.2
Radio & TV Receiving Antenna & Dish, Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Note 28
Railroad Classification Yard	3														P		
Recreation & Amusement Services COMMERCIAL DOES NOT INCLUDE GAMEROOMS	2										P	P	P		P		Note 40
Recreational Vehicle / Travel Park/Camp	3	S									P	P					Section 633

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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Recreational Vehicle Resort		S										S					Section 649
Recycling Plant	3														P	P	
Recycling Center	2										P			P	P		
Recycling Collection Point	2								P		P		P	P	P	P	
Rehabilitation Center	1						P	P		P	P	P	P				
Rental/Sales of Commercial Vehicles & Heavy Equipment	3													P	P		
Rental/Sales of Domestic Vehicles	2										P	A		P	P	A	Note 29
Repair Services No outdoor storage	2									P	P		P	P	P		
Research Activities	2													P	P	P	

P - Permitted as Principal Use in District
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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Residential Townhouse Development in the B3 District	MF												S				Section 648
Retail Convenience Goods Accessory use allowed in PUDs ONLY	2	A	A	A	A	A	A	A	P	P	P	P	P	P	P		Note 30
Retail Shoppers Goods Accessory use allowed in PUDs ONLY	2									P	P	P	P	P	P		30
School - Business	2										P		P	P			
School - Technical /Vocational	2										P		P	P	P		
Schools Public, Private, Charter High	2	S	S	S	S	S	S	S			P		P				Note 32; Section 634
Schools Public, Private, Charter Elementary and Middle	2	S	S	S	S	S	S	S			P		P				Note 32; Section 634
Schools, Nursery/ Pre Schools etc.	2	S	S	S	S	S	P	P			P		P				Note 31
Seasonal Sales, Temporary SEE SECTION 327A											P		P	P	P		50- Section 327A

P - Permitted as Principal Use in District
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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Service Station	2										P	P	P	P	P	P	
Shelter, Emergency See Section 324A		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 324A
Sign Painting	2										P			P	P		
Signs, Off premise Billboard & Poster Panel, etc.														S	S	S	Section 635
Sludge Application NOT TO BE LOCATED WITHIN 5 NAUTICAL MILES OF AIRPORT (Acc. to Genuine Agricultural		P	P	P	P	P	A	A	A	A	A			P	P	P	
Solar Farm See Sections 328A and 652A	*	S												P	P	P	Section 328A; 652
Stable Commercial	2	S									P						
Structure, Accessory- NO Mobile Homes, Tractor Trailer bodies, nor rollofs permitted Refer to Section 303 and Note 33		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Note 33; Section 303
Taxi Stand	1										P	P	P	P	P	P	

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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Temporary Portable Building, Construction Related		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Note 34; Section 310A
Transfer Station	3													S	S	S	Section 343
Truck Terminal	3													A	P	P	
Uses, Customary Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Vehicle Storage Facility (Not Vehicle Towing Operation) See 309A	3													P	P		Section 309A
Vehicle Towing Operation and Storage Facility See 309A	3													P	P		Section 309A
Vehicle Towing Operation (Not Vehicle Towing Storage Facility) See 309A	1										P			P	P		Section 309A
Warehouse	3													P	P	P	
Watershed Overlay District--Storage of Hazardous Waste											S			S	S	S	

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Table 200-2
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Wholesale Distribution	3													P	P	P	
Yard Sales Permitted as an Accessory to Residential Use Only in OA6, District.		A	A	A	A	A	A										Note 35; Section 313A

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BOA-15-02

(Requested variance from front yard setback and averaging requirements: Lawson Court and
Homeplace Drive)

Staff Report

Board of Adjustment Staff Report

Case: BOA 15-02

Date: July 6th, 2015

Requested Action: Variance from Table 200-1 and Article 300, Section 305 of the Asheboro Zoning Ordinance, which regulates a minimum front yard setback of 30 feet in the R15 Residential district and front yard averaging respectfully.

GENERAL INFORMATION:

Applicant: Herbert B. Parks

Address: 7B Corporate Center Court Greensboro, NC 27408

Phone: (336) 282-1014

Location of Affected Property: Corner of Lawson Ct. and Homeplace Dr. (PIN 7764033264)

Size: .33Acres **Existing Zone:** R15

Existing Land Use: Vacant

Surrounding Land Use:

North: Vacant/Residential

East: Residential

South: Residential

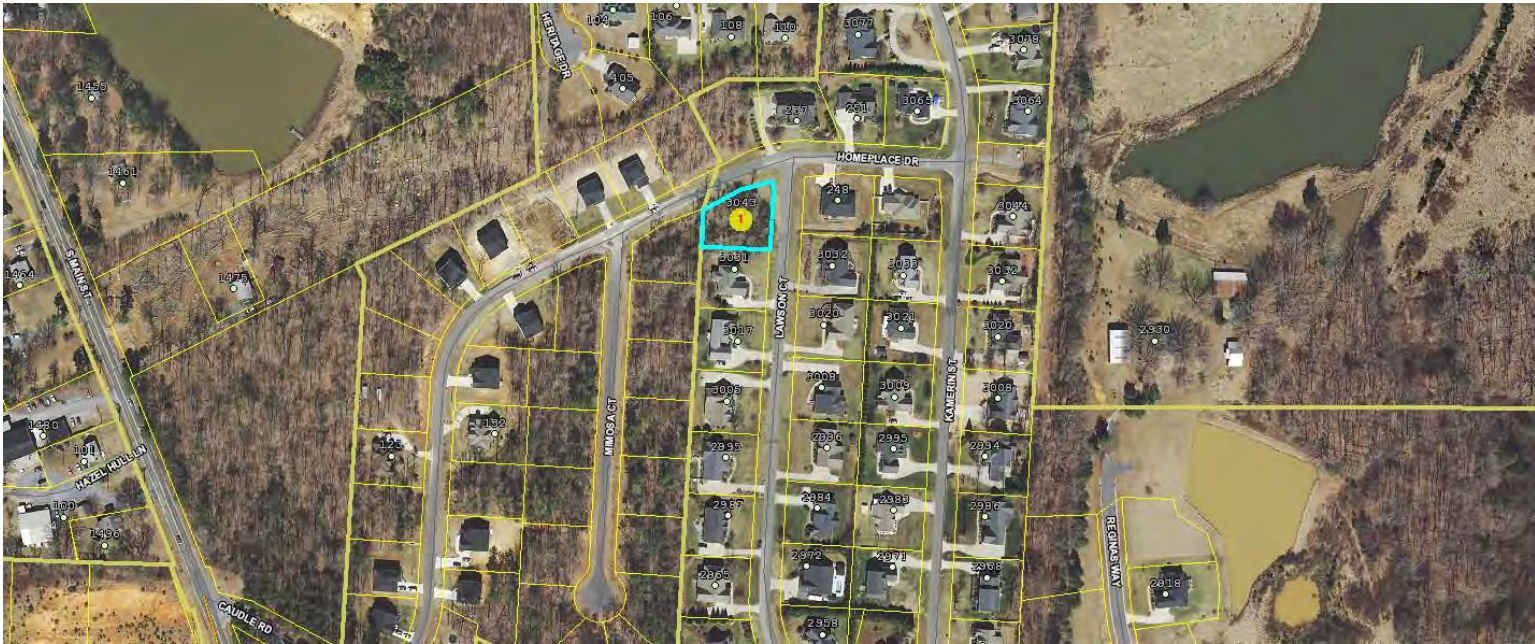
West: Vacant/Residential

Land Development Plan: Primary Growth/Suburban Residential

ANALYSIS

This lot was created in 1999 as part of Kamelot Subdivision Section 3. The lot meets both the minimum area and minimum road frontage required for a legal R15 lot. The lot was purchased by the current owner on June 6th, 2012. Being a corner lot, the Asheboro Zoning Ordinance requires a front yard along both Homeplace Drive and Lawson Court. The minimum front yard in the R15 district is 30 feet. Furthermore, due to the front yard averaging provision of Section 305, a 46 foot front yard is required along Lawson Court due to the setback of neighboring homes to the south. No averaging is required along Homeplace Dr. as there are no adjoining homes. The applicant requests a variance to reduce the minimum front yard along Homeplace Drive by four (4) feet (Allowing a setback of 26 feet) and along Lawson Court by 11.5 feet (Allowing a setback of 34.5 feet).

Maps





Legend:

- Blue and Yellow Lines: Property Lines**
- Green Line: Stream**
- White Dotted Lines: 2ft Contour Lines**
- Purple Lines: 10ft Contour Lines**

Case: BOA-15-02

Date: July 6th, 2015

The concurring vote of four-fifths of the Board shall be necessary to grant a variance. (904.2)

When unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose appropriate conditions upon the granting of any variance provided that the conditions are reasonably related to the variance. Violation of such conditions shall be a violation of this Ordinance. (905)

I have found all the findings of fact as listed above in favor of the applicant.

Variance 1: Table 200-1, reduction of four (4) feet to allow a 26 foot front yard along Homeplace Drive.

Member's Vote: Yes _____ No _____

Signature _____

Variance 2: Article 300, Section 305, reduction of 11.5 feet to allow a 34.5 foot front yard along Lawson Court.

Member's Vote: Yes _____ No _____

Signature _____

STATEMENT BY APPELLANT/APPLICANT:

In the space provided below and/or on the back of this form, please state the facts and line of argument that you believe support your appeal, request for a variance, or request for an interpretation of the Zoning Ordinance. In providing this information, please state the precise action that you would like to see taken by the Board of Adjustment.

Lot 46 of the Kamelot subdivision was purchased by 7CCC, LLC from CRM Mid-Atlantic Properties, LLC on June 6, 2012 as recorded in D.B. R.E. 2288, PG. 633.

Lot 46 is encumbered by an existing stream, wetlands and an existing city of Asheboro sanitary sewer main and associated 20' wide easement.

In addition, the recorded covenants, conditions and restrictions as recorded in D.B. 1512, PG. 1261 require a minimum of 1800 square feet of heated area for a two-story dwelling.

Lot 46 has been filled to the extent allowed by these encumbrances to create a buildable lot pad.

In order to place a home of the minimum size allowed by the CCRs, and to keep a safe distance from top of the graded pad, the house must be positioned as shown on the attached variance exhibit map.

To accomplish this, we request:

1) A variance of four (4) feet from the required front setback from Home Place Drive per table 200-1, and

2) A variance of 11.5 feet from the average existing residential front setback line per Article 305.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief.

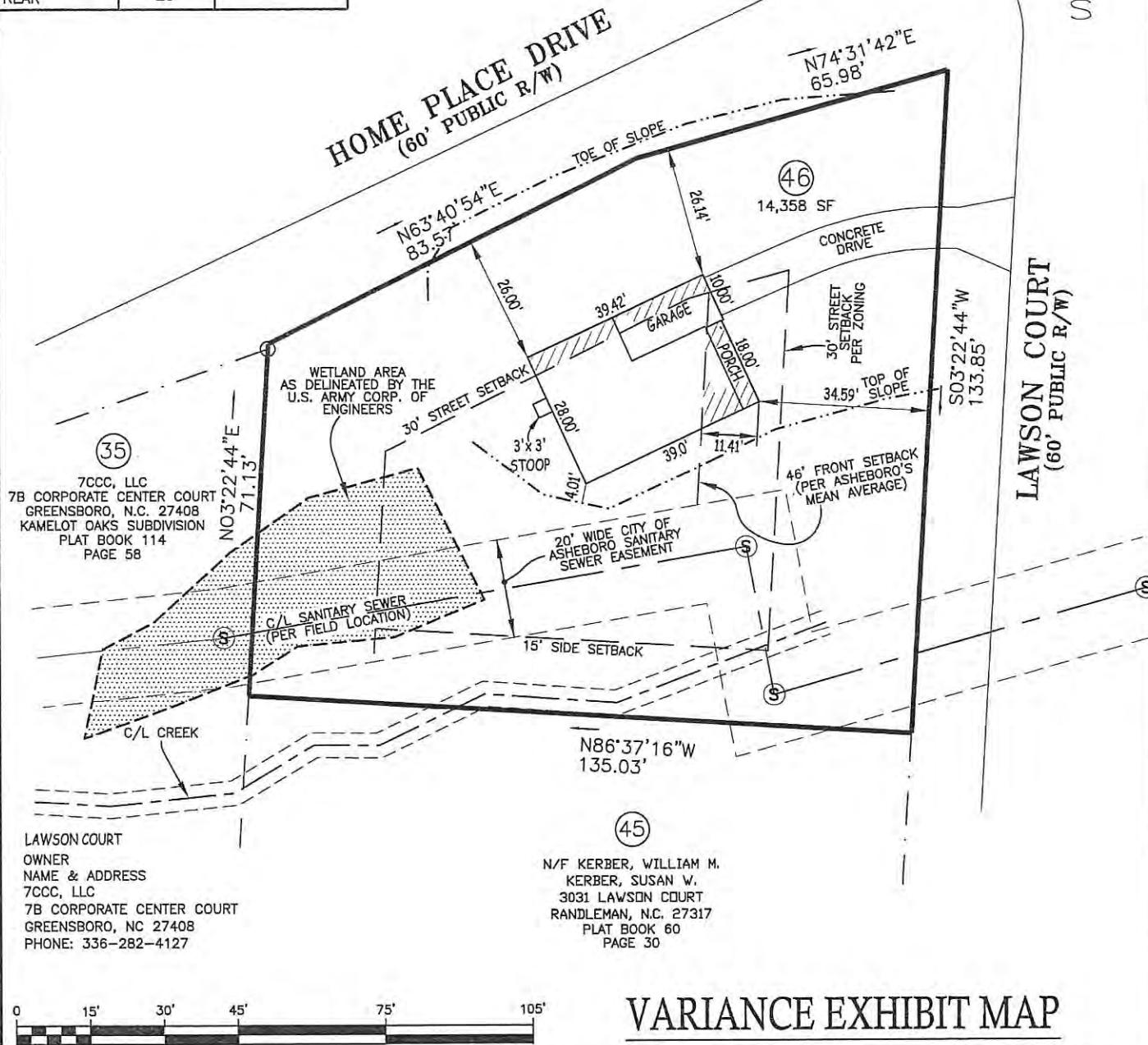
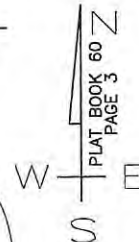

Signature of Applicant

STAFF USE		
Received by: <u>JTL</u>	Date: <u>6/5/15</u>	Case Number: <u>15-02</u>

MINIMUM YARD REQUIREMENTS		
ZONING: R-15	CITY OR COUNTY	COVENANTS
FRONT	30'	
SIDE STREET		
SIDE	15'	
TOTAL SIDE		
REAR	25'	

NOTES:

THIS MAP IS NOT FOR RECORDATION NOR TRANSFER OF PROPERTY.
THIS PLAN IS SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT & BUILDER PRIOR TO STAKING OR CONSTRUCTION.



VARIANCE EXHIBIT MAP

PROPOSED DEVELOPMENT PLAN FOR

77CC, LLC

SUBDIVISION

KAMELOT SUBDIVISION

DATE

06-05-2015

CITY / TOWNSHIP

COUNTY

SCALE

1"=30'

ASHEBORO TOWNSHIP

RANDOLPH

LOT NO.

46

SECTION / PHASE NO.

SECTION 3

PLAT REF. DATE

6-16-1999

PLAT BOOK

60

PAGE

30

DRAWN BY

TTS

RANDOLPH

COUNTY, N.C. REGISTRY



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DATE

REV. NO.

DESCRIPTION



US 220 (I-73/I-74) Overlay District request

(Randolph County Emergency Services: New Century Drive)

Staff Report

US Hwy 220 Overlay District Review: July 6, 2015 Planning Board Staff Report

Randolph County Emergency Services facility

Introduction: Article 300A, Section 302A establishes a U.S. Hwy 220 Bypass Overlay Zone. The purpose of this zone, as stated in Section 302A.1 is as follows:

The purpose of this zone is to establish a site plan review procedure to ensure that a high standard of development is achieved along U. S. 220 Bypass.

Development activity that is located within 500 feet of the centerline of the US Hwy 220 Bypass is subject to this review.

Property Information:

Location: West side of New Century Drive. *Note: The section of New Century Drive in front of the proposed development has been completed. New Century Drive is proposed to be extended to Veterans Loop Road.*

Randolph County Parcel Identification Number: 7659288862 (portion)

Zoning District: I1 (Light Industrial)

Property Size: 30.2 acres total (+/-)

Proposed Use: Public Use Facility (Randolph County Emergency Services facility)

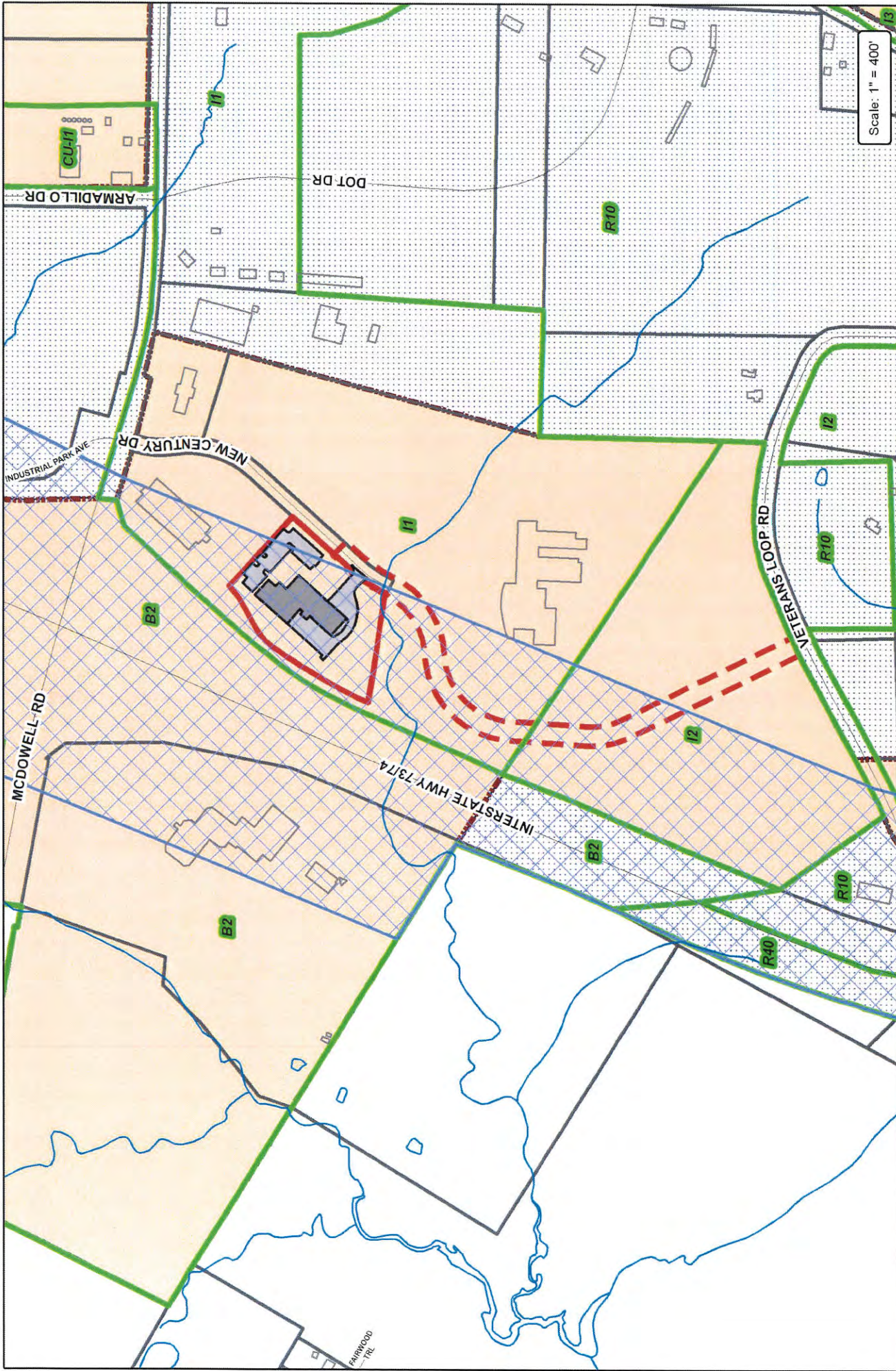
Analysis:

1. Section 302A.4 of the Asheboro Zoning Ordinance requires that a site plan incorporate buffering between the proposed use and US 220 Bypass, using existing and/or proposed vegetation. It states that the buffer shall be designed *to protect the existing natural character of the view from U.S. 220 Bypass*. It also states *to ensure that property within this district is developed to a high standard, the setbacks as required within the underlying district may be increased**. *Specifically the setback from U.S. 220 Bypass may be varied in order to achieve the requirement of Section 302A.b. The Planning Board shall determine if the proposed setback achieves this goal. A landscape plan shall be provided for the proposed project, such plans shall include landscaping of structures, parking areas and storage areas (where permitted).* **The Planning Board is to evaluate whether the applicant's proposed site and landscaping plans satisfy this intent, specifically in reference to (2) and (3) below.**

2. The minimum front yard setback in the I1 district is 10 feet. The proposed building is located approximately 105 feet from the right-of-way of US 220/I-73/I-74.

3. The area of the property being developed encompasses approximately 540 linear feet. In addition to the vegetation within the public right-of-way along US 220/I-73/I-74, the developer proposes planting a total of 30 trees (including 11 Nellie R. Stevens trees, 13 Loblolly Pine trees, 5 Southern Magnolia trees and 1 Red Maple Tree), plus shrubs between the proposed building and the interstate.

4. The site plan also shows a communication tower that is 199.9 feet in height. As part of staff's review for the zoning compliance permit, additional detail is needed concerning the tower for staff to determine the setback requirements that apply to this structure. In addition to review of the landscaping and building setback, staff recommends that the Planning Board recommendation include the condition that the tower meet zoning and other regulatory requirements.



City of Asheboro

Planning & Zoning Department

Randolph County Emergency Services Center

Parcel: 7659288862 (pt.)

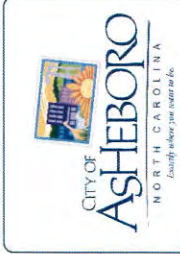
Legend:

- Subject Property
- City Limits
- US-220 Overlay
- ETJ
- Zoning

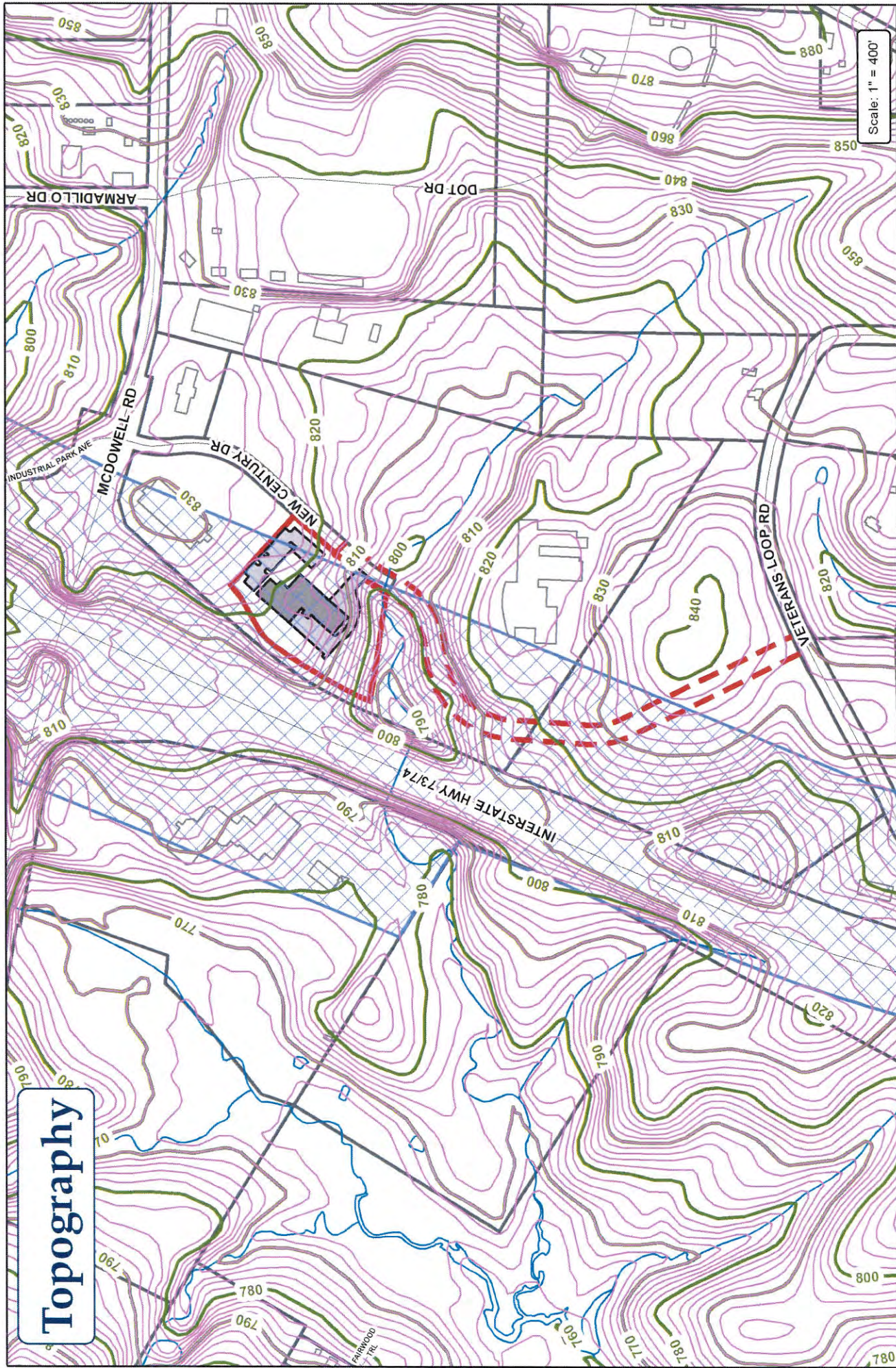
Proposed Building

Proposed Driveway/Parking

Proposed ROW



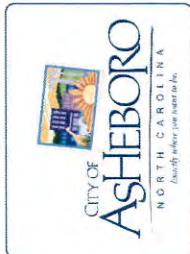
Topography



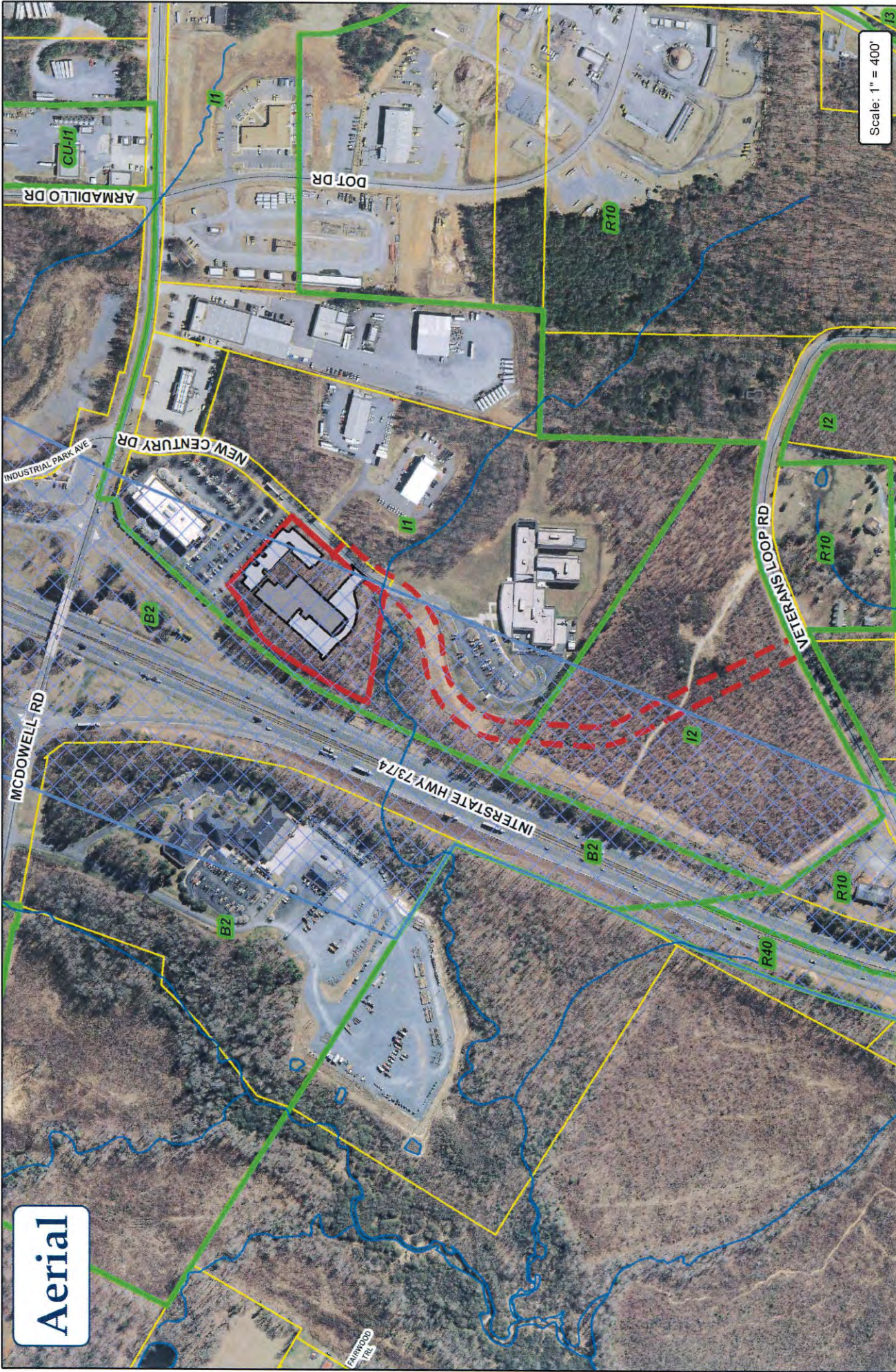
Subject Property
 US-220 Overlay
— 2ft Contour
— 10ft Contour

City of Asheboro
 Planning & Zoning Department
 Randolph County Emergency Services Center
 Parcel: 7659288862 (pt.)

Proposed Building
 Proposed Driveway/Parking
--- Proposed ROW



Aerial



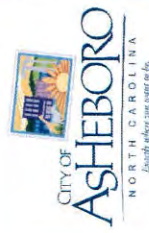
Scale: 1" = 400'



- Subject Property
- US-220 Overlay
- Zoning

City of Asheboro
 Planning & Zoning Department
 Randolph County Emergency Services Center
 Parcel: 7659288862 (pt.)

- Proposed Building
- Proposed Driveway/Parking
- Proposed ROW



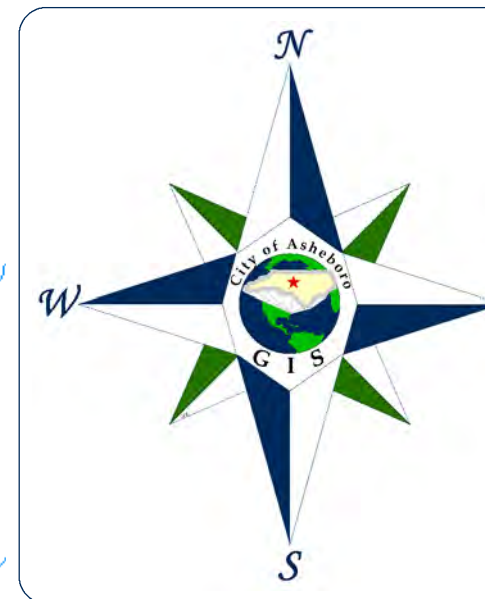


Presentation of Draft Land Use Plan Update Maps

Vicinity

Legend

- AIRPORT
- ASHEBORO PUBLIC LIBRARY
- CARAWAY SPEEDWAY
- CITY HALL
- COURTHOUSE
- FIRE STATION
- NC ZOO
- POLICE HQ
- RANDOLPH HOSPITAL
- RANDOLPH MALL
- YMCA
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL
- COLLEGE
- PRIVATE SCHOOL/OTHER
- Proposed US64 Bypass
- STREAMS
- ETJ
- PARKS
- NC ZOO
- LAKES
- ROADS
- ASHEBORO
- FRANKLINVILLE
- RANDLEMAN
- UWHARRIE NATIONAL FOREST

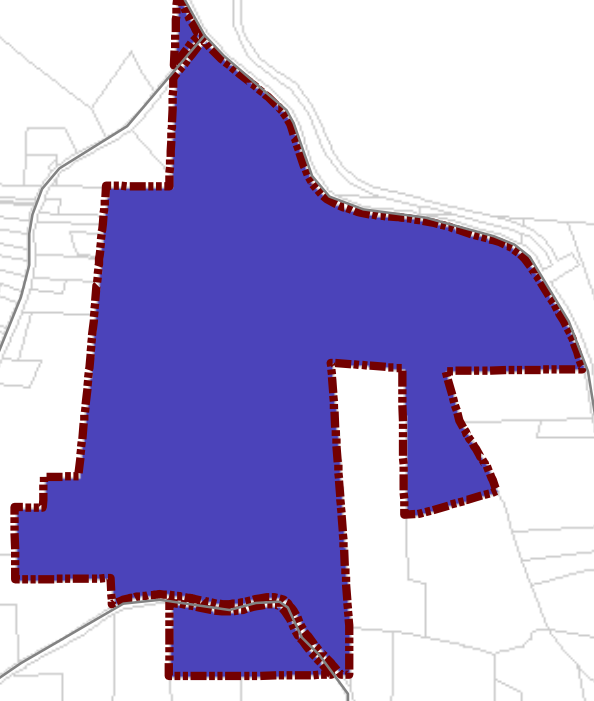


Zoning

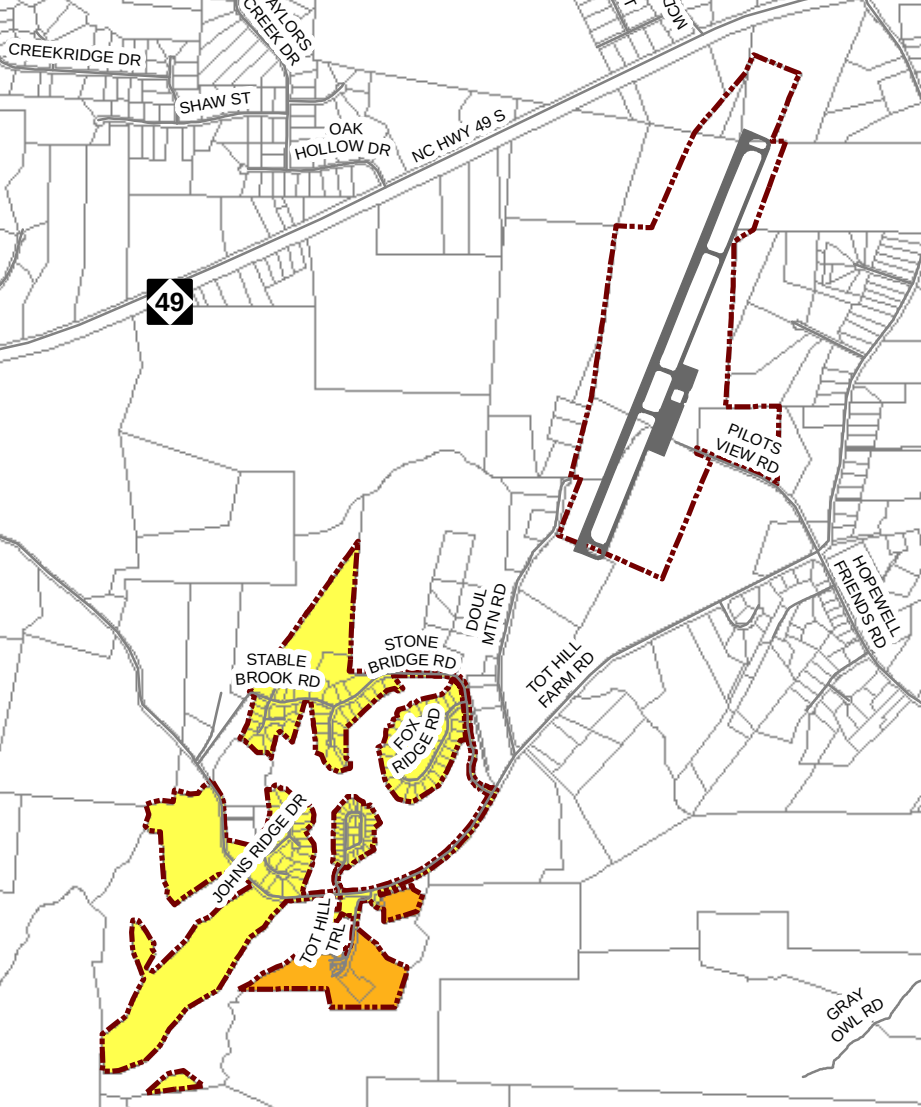
- Zoning**
- B1/CU-B1
 - B2/CU-B2
 - B3/CU-B3
 - I1/CU-I1
 - I2/CU-I2
 - I3/CU-I3
 - M/CU-M
 - O&I/CU-O&I
 - OA6/CU-OA6
 - R10/CU-R10
 - R15/CU-R15
 - R40/CU-R40
 - R7.5/CU-R7.5
 - RA6/CU-RA6
 - TH/CU-TH
 - City Limits
 - ETJ
 - Parcels



NC Zoological Society



Airport & Tot Hill Farm Area



Rezoning Since 2000

Rezoned to:

- B1
- B2
- B2 and I2
- B3
- CU/SP
- I1
- I2
- I3
- M
- O&I
- OA6
- OA6 and R40
- OA6 and RA6
- R10
- R15
- R15 and R10
- R40
- R7.5
- RA6
- TH
- Tier 3

Proposed US-64 Bypass

City Limits

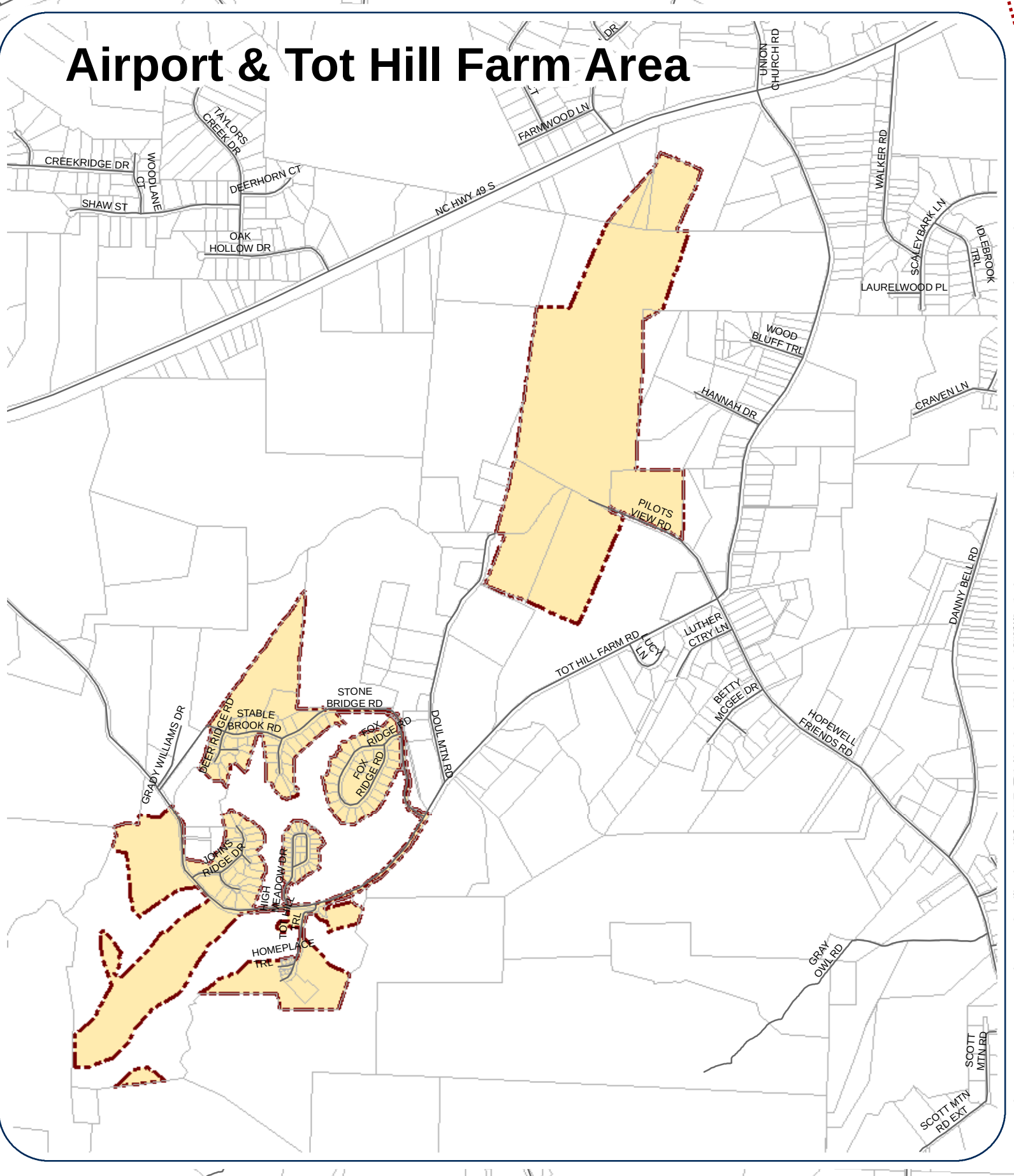
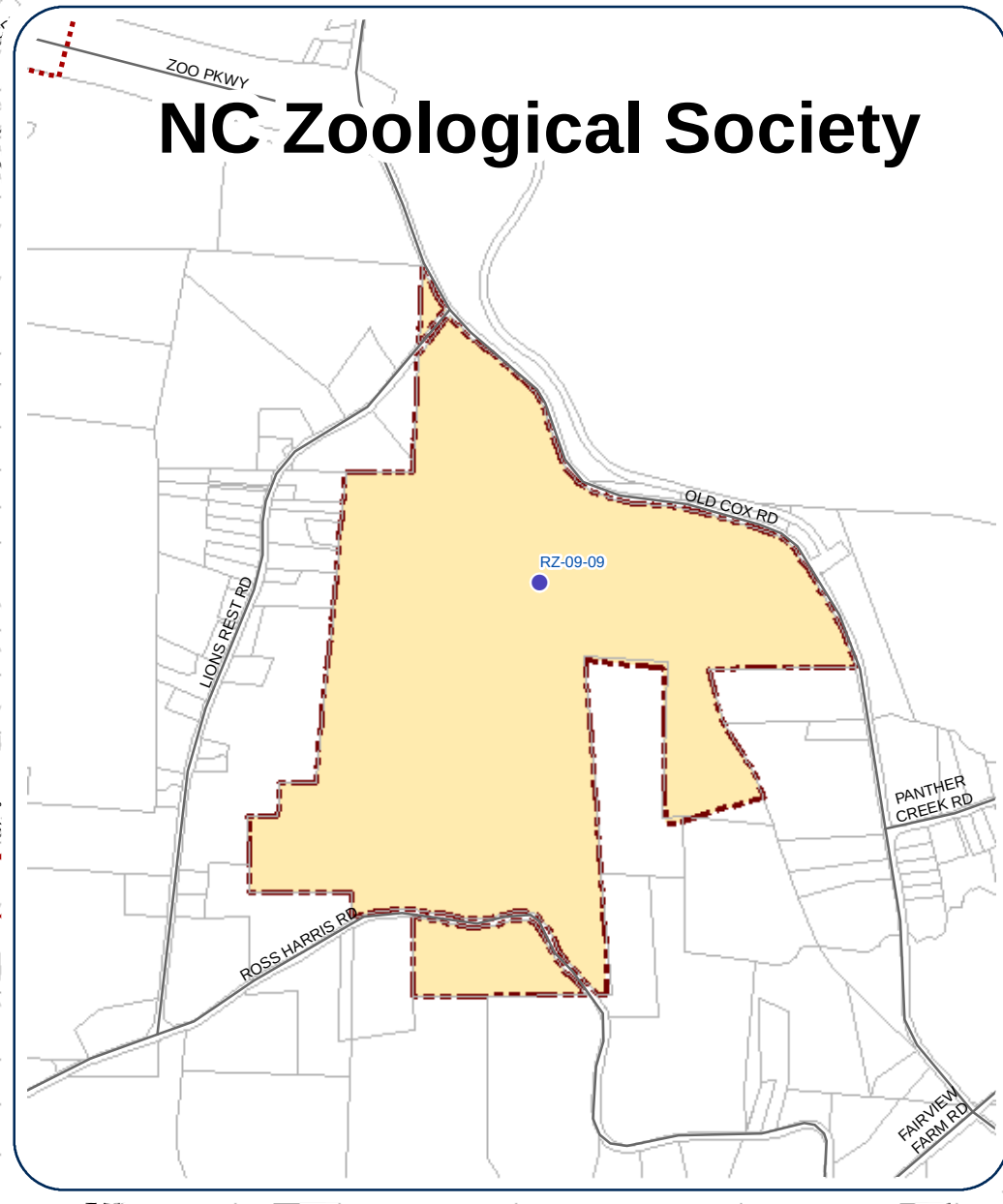
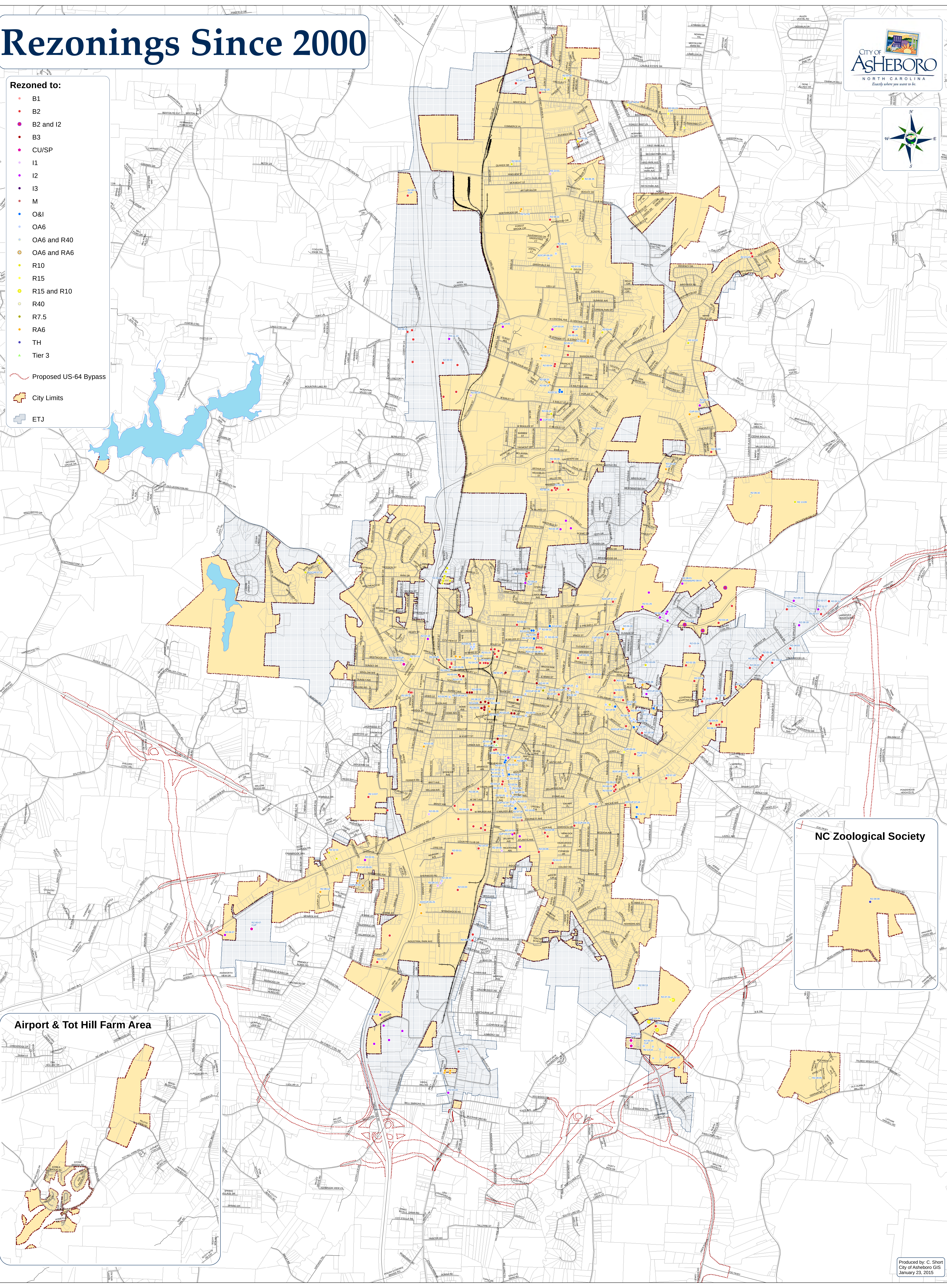
ETJ



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North Arrow



Existing Water

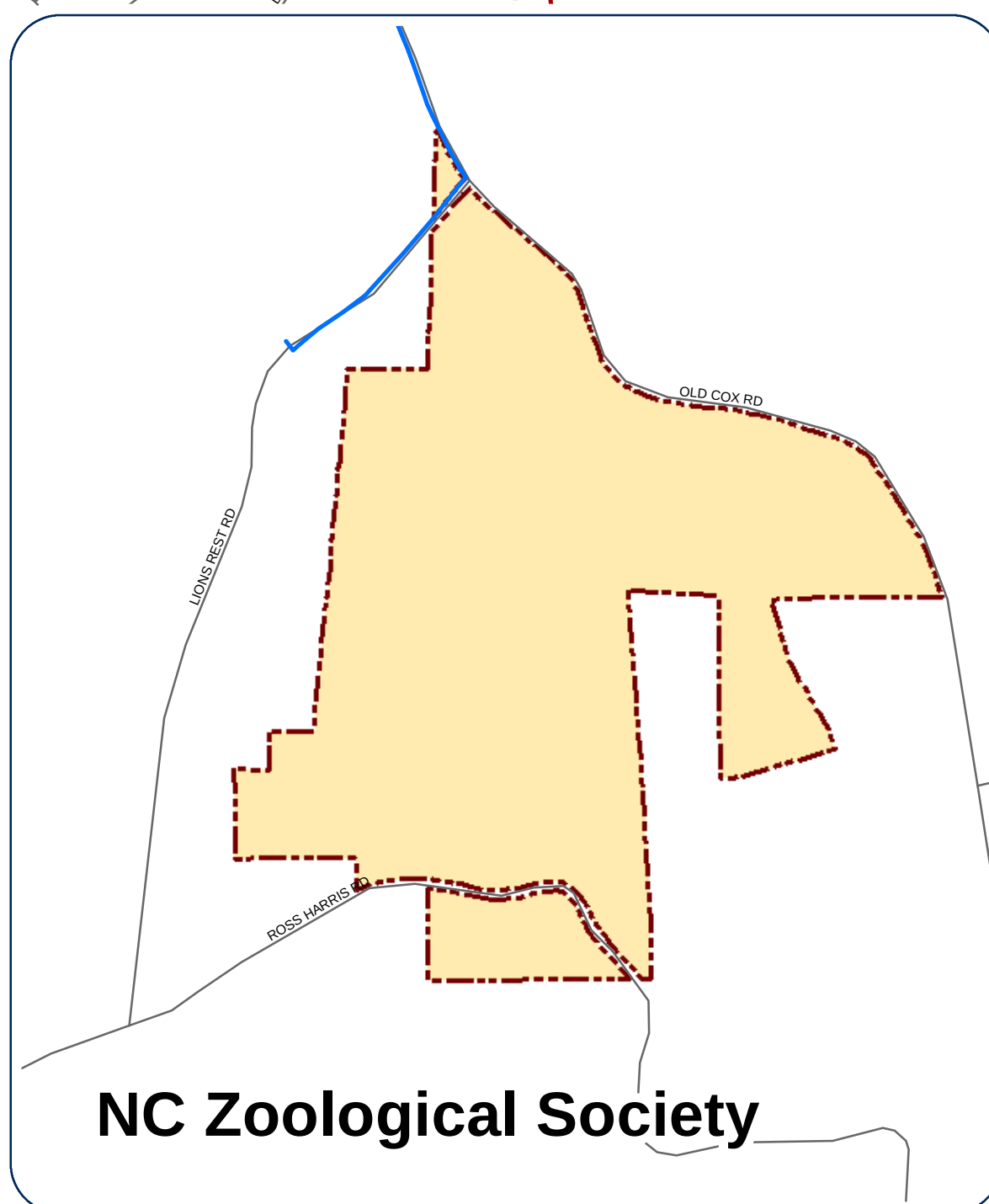
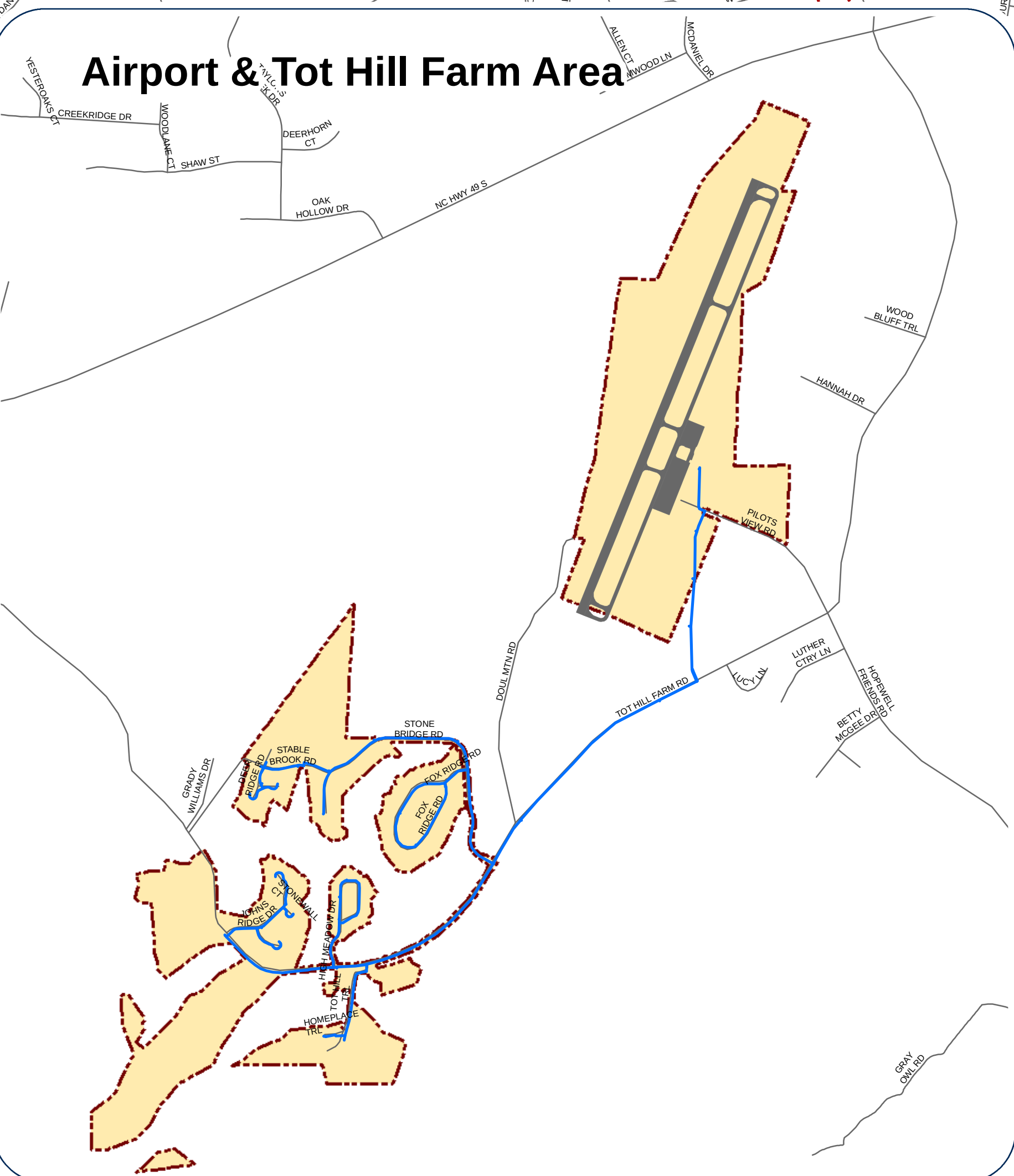
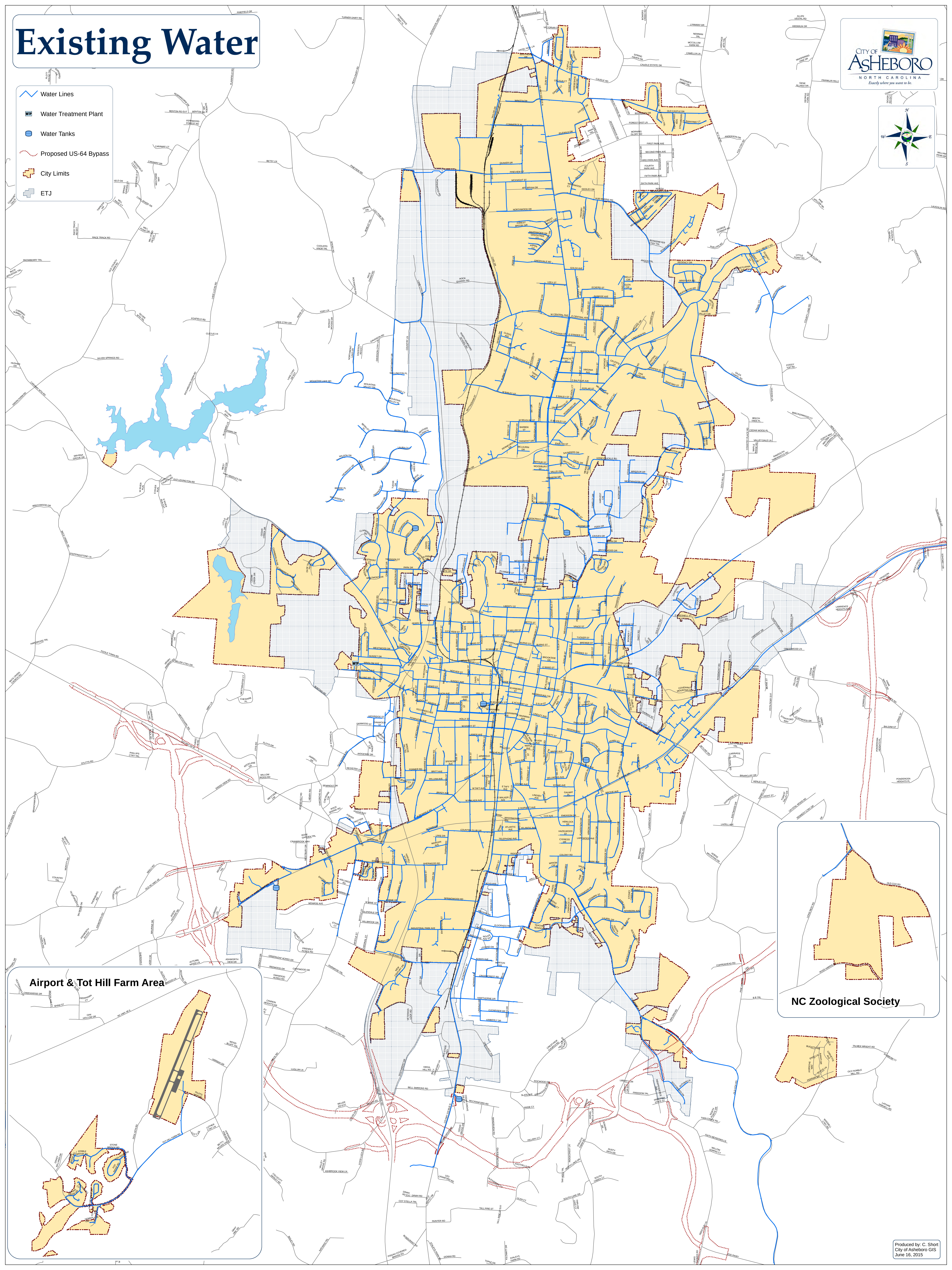
- Water Lines
- Water Treatment Plant
- Water Tanks
- Proposed US-64 Bypass
- City Limits
- ETJ



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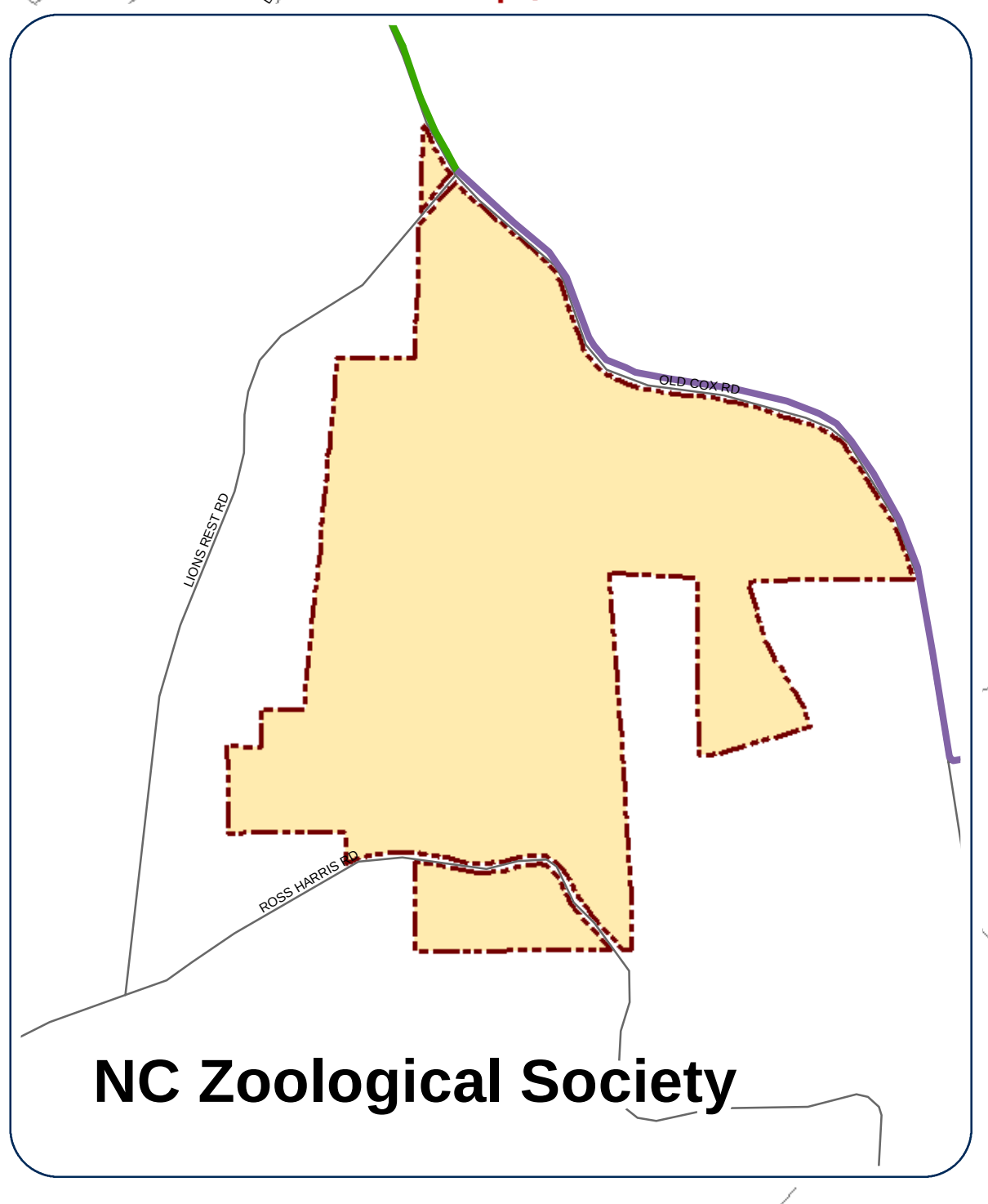
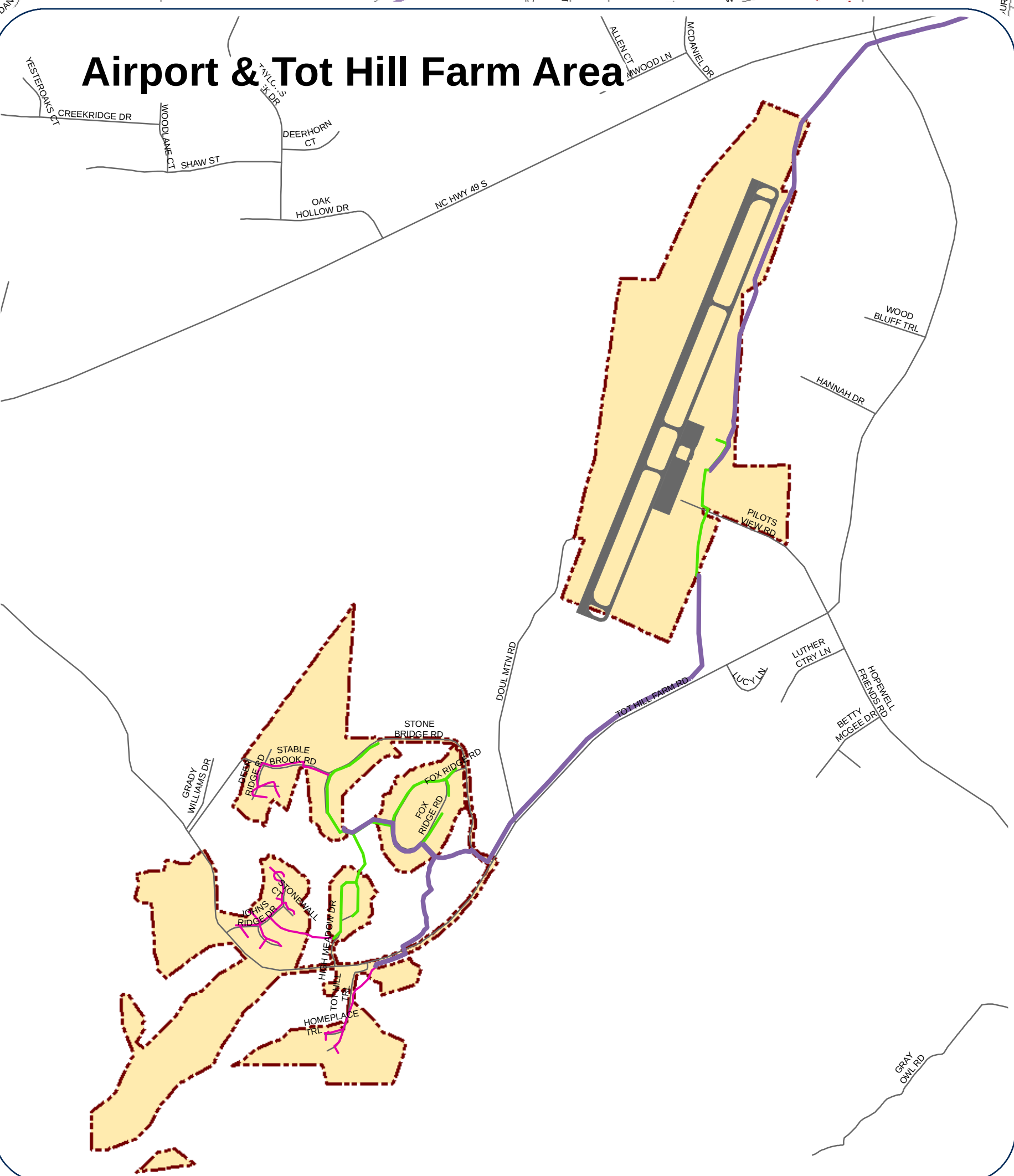
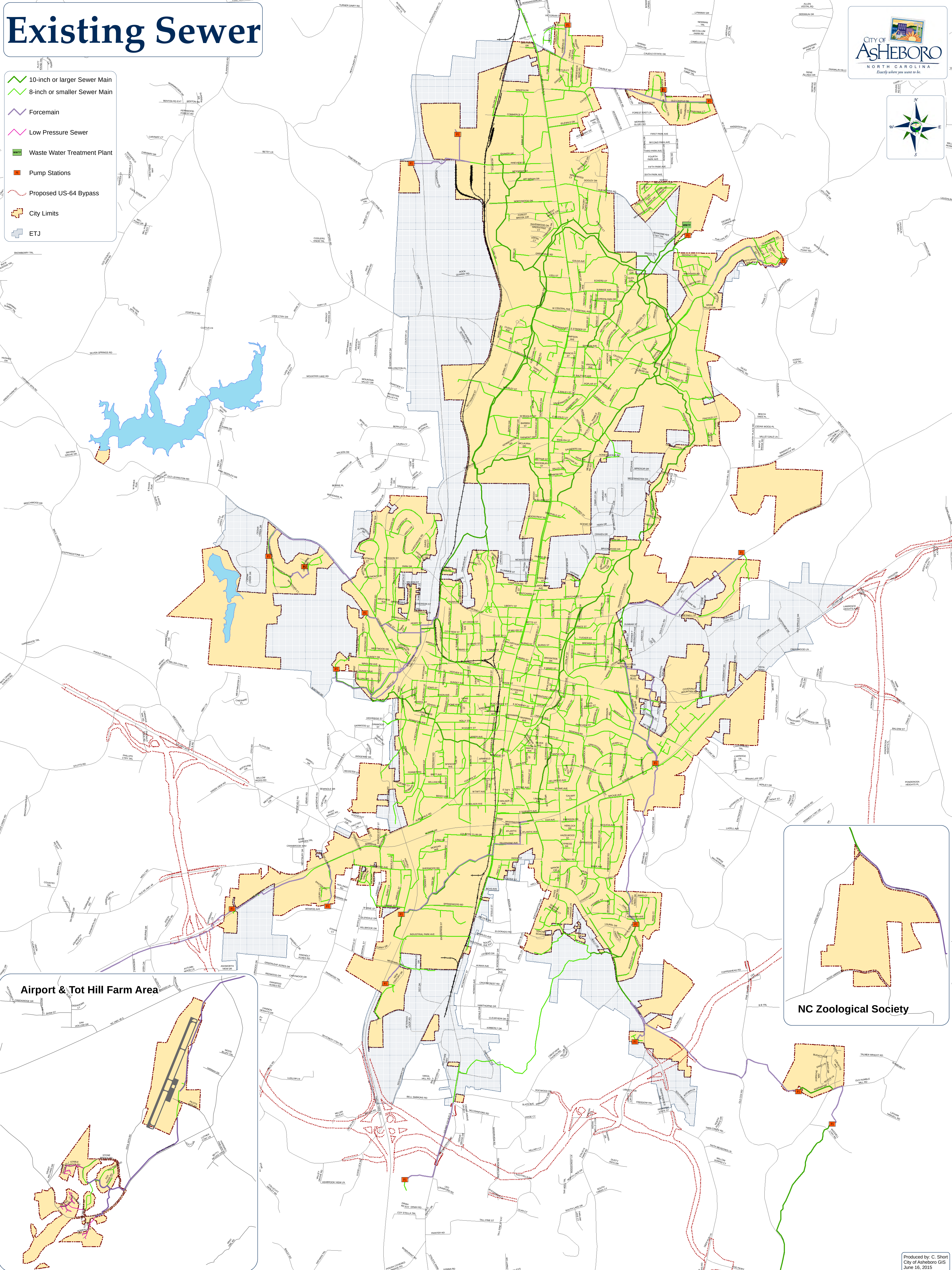
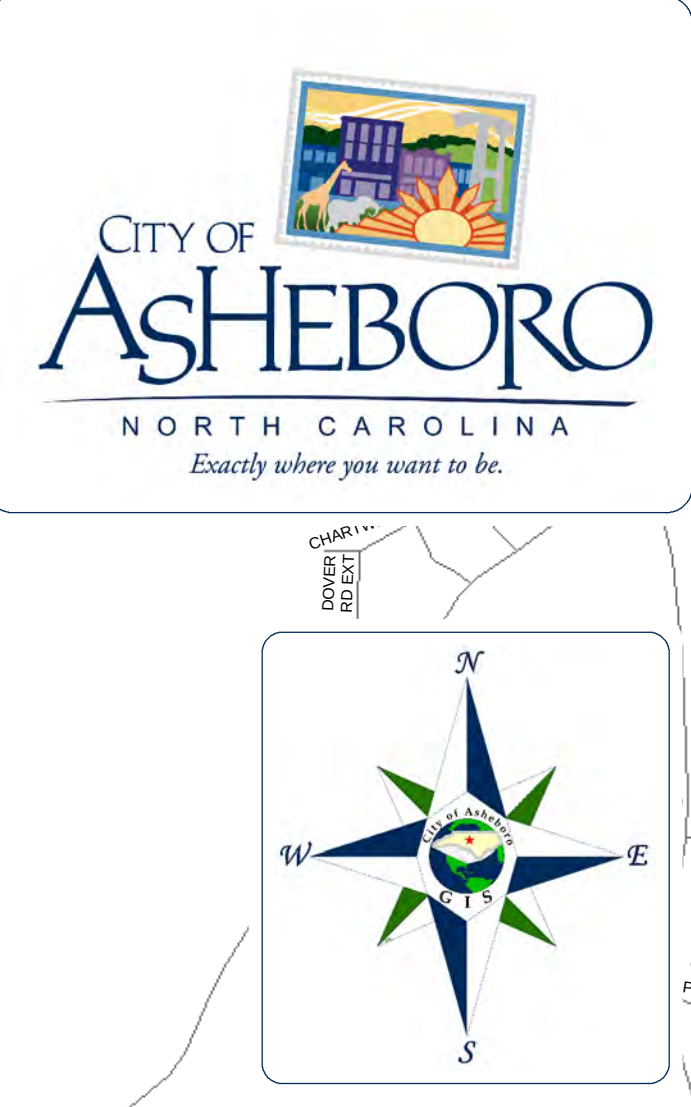


North Arrow



Existing Sewer

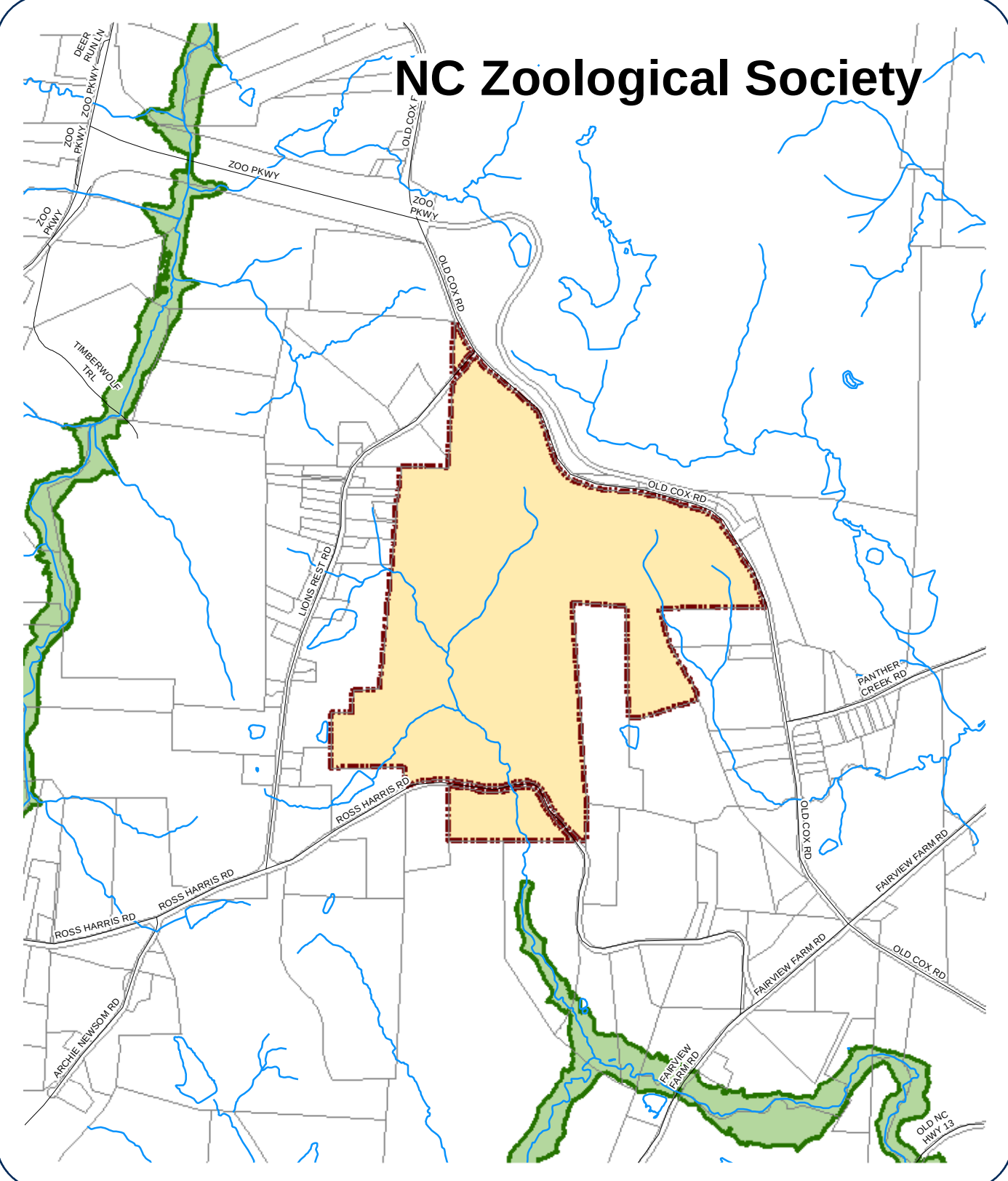
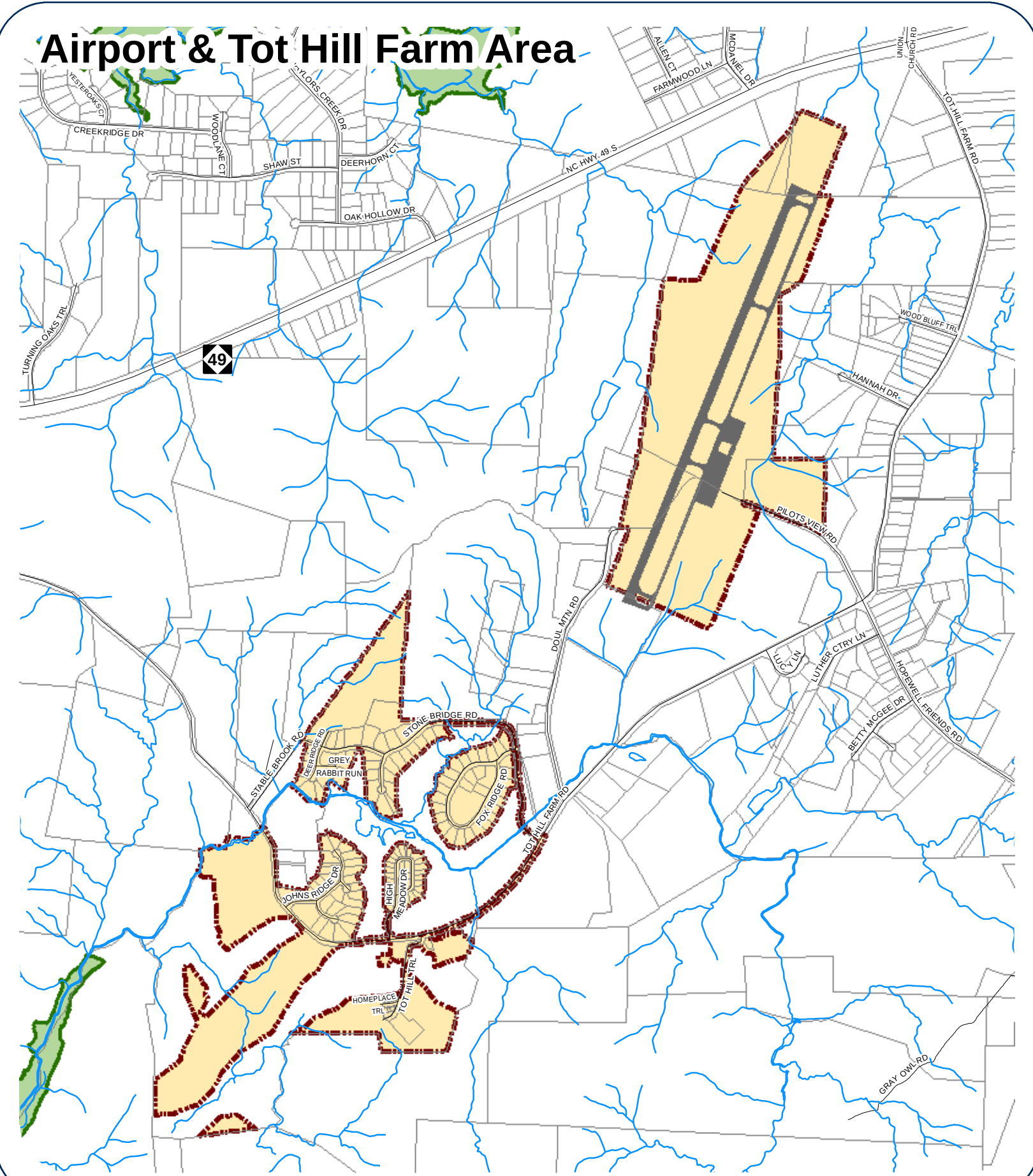
- 10-inch or larger Sewer Main
- 8-inch or smaller Sewer Main
- Forcemain
- Low Pressure Sewer
- Waste Water Treatment Plant
- Pump Stations
- Proposed US-64 Bypass
- City Limits
- ETJ



Flood Zones & Watersheds



- 100 Year Floodplain
- Watershed Critical Area
- Watershed Balance Area
- Lakes
- Streams
- City Limits
- ETJ
- Parcels



Growth Strategy

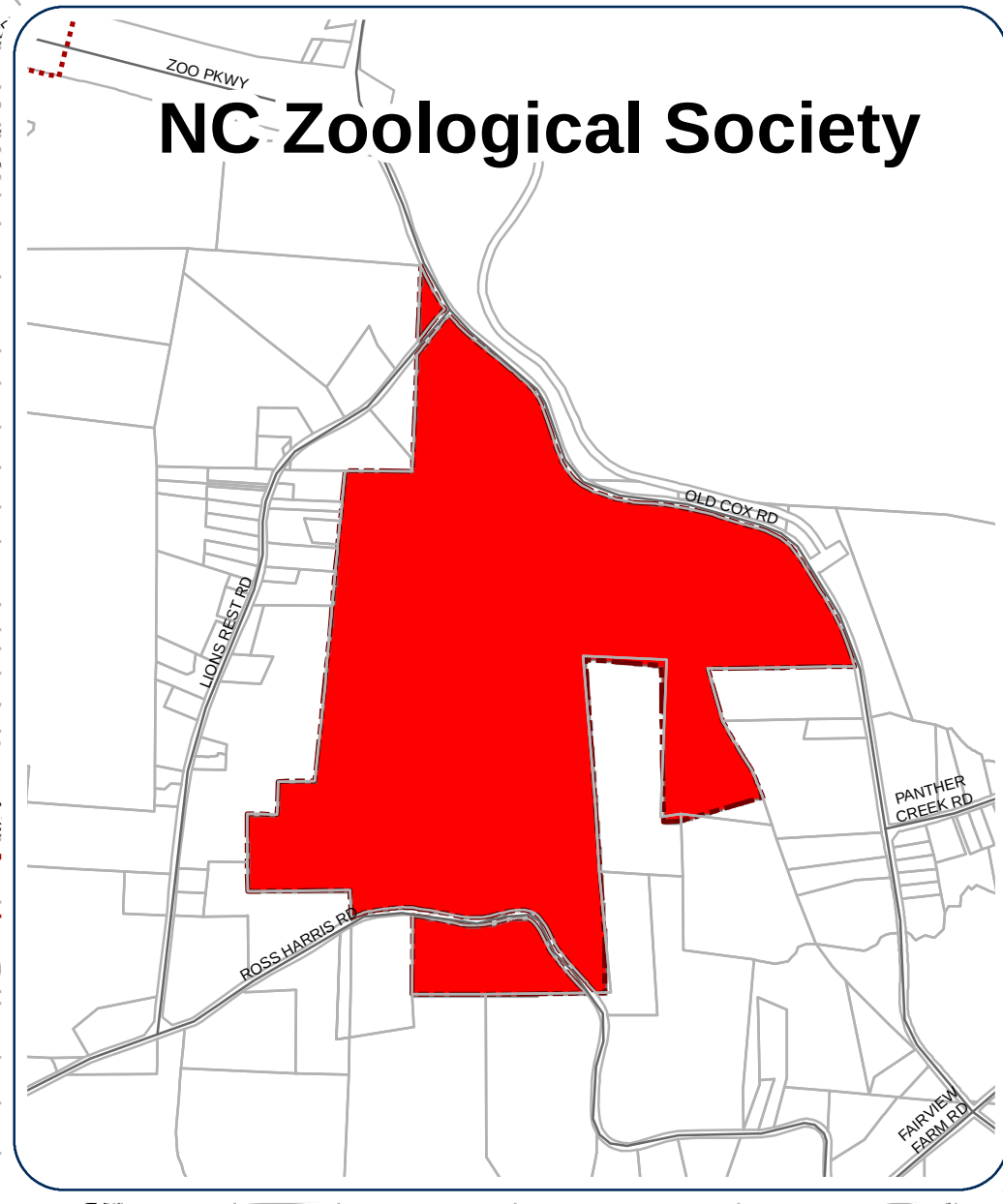
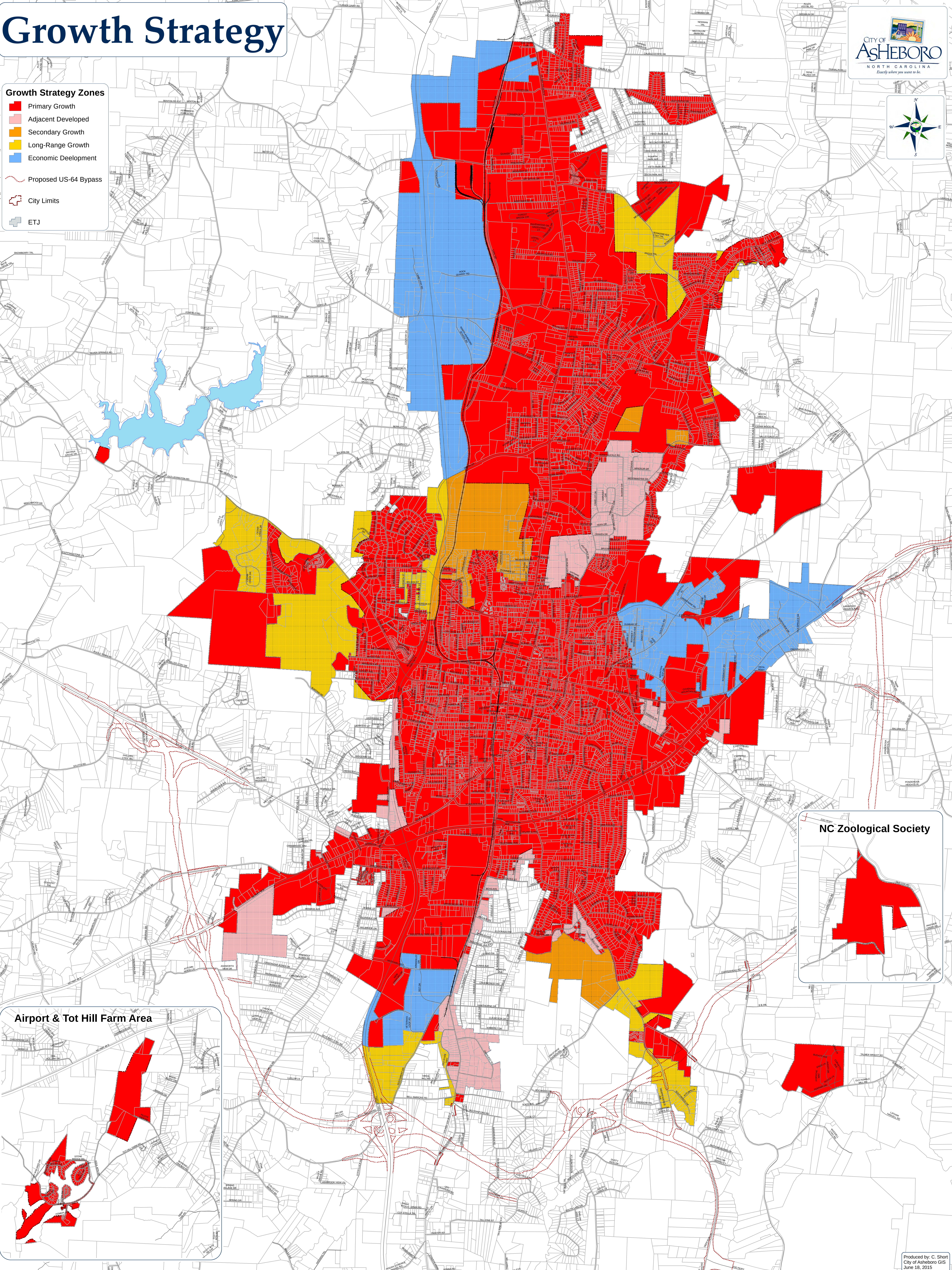
- Growth Strategy Zones**
- Primary Growth
 - Adjacent Developed
 - Secondary Growth
 - Long-Range Growth
 - Economic Development
 - Proposed US-64 Bypass
 - City Limits
 - ETJ



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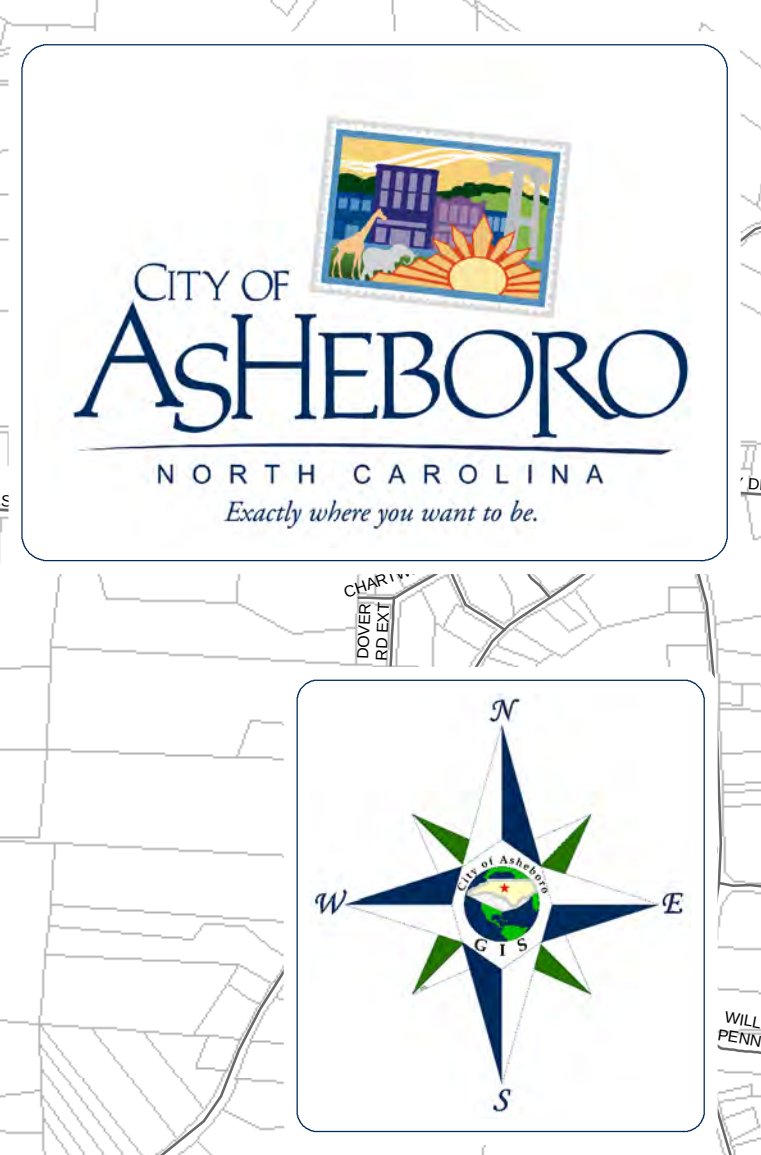


North Arrow

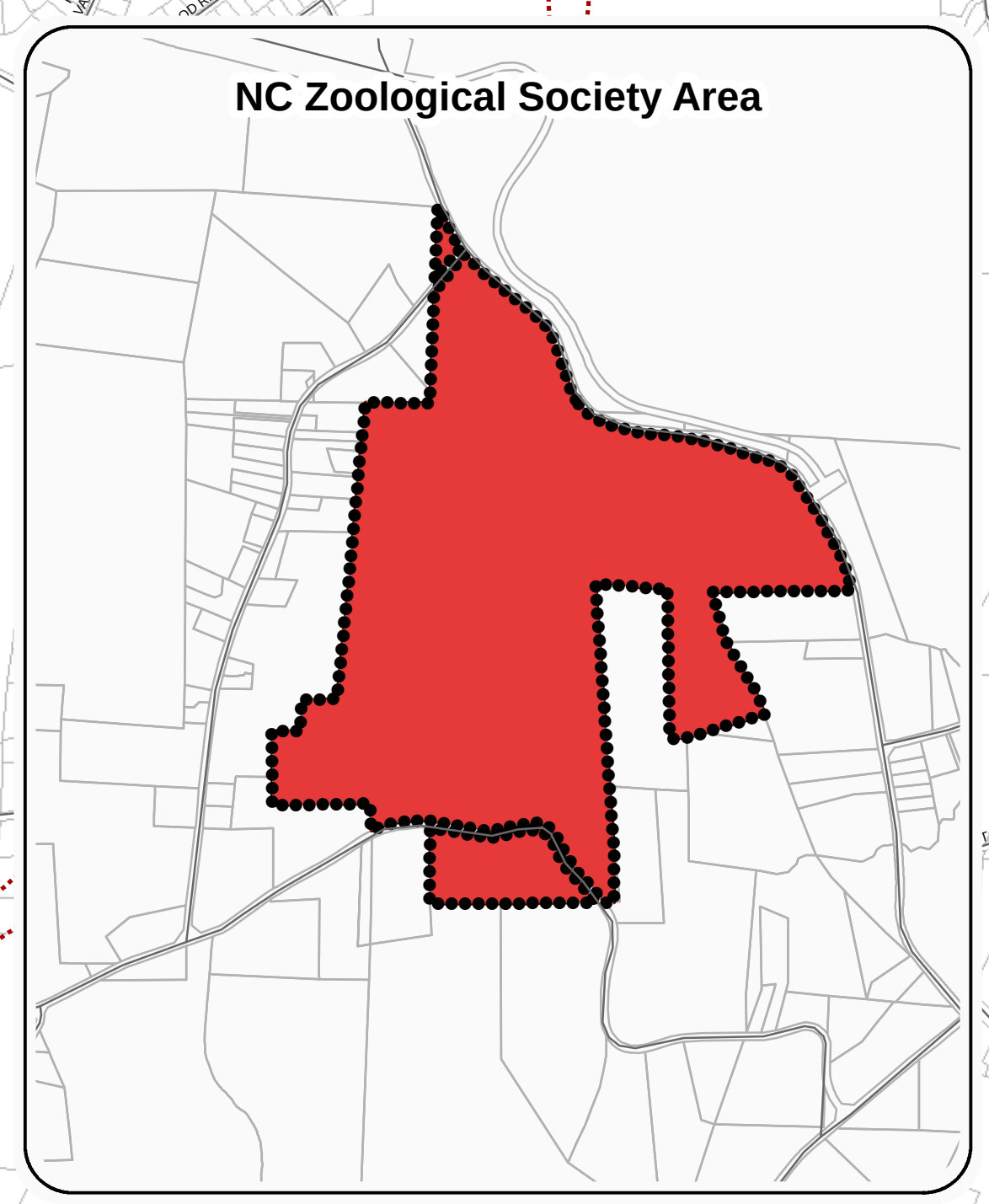
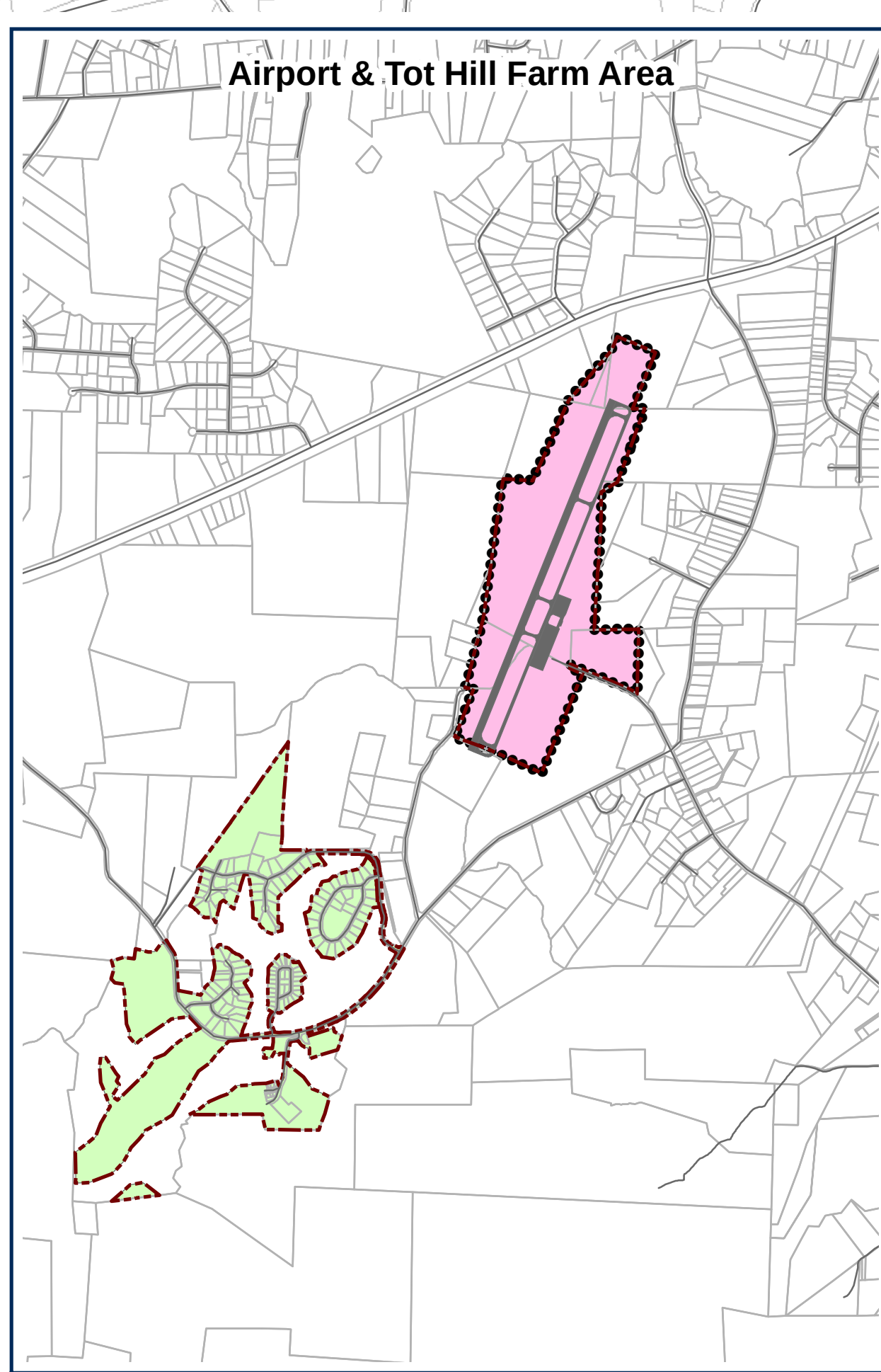
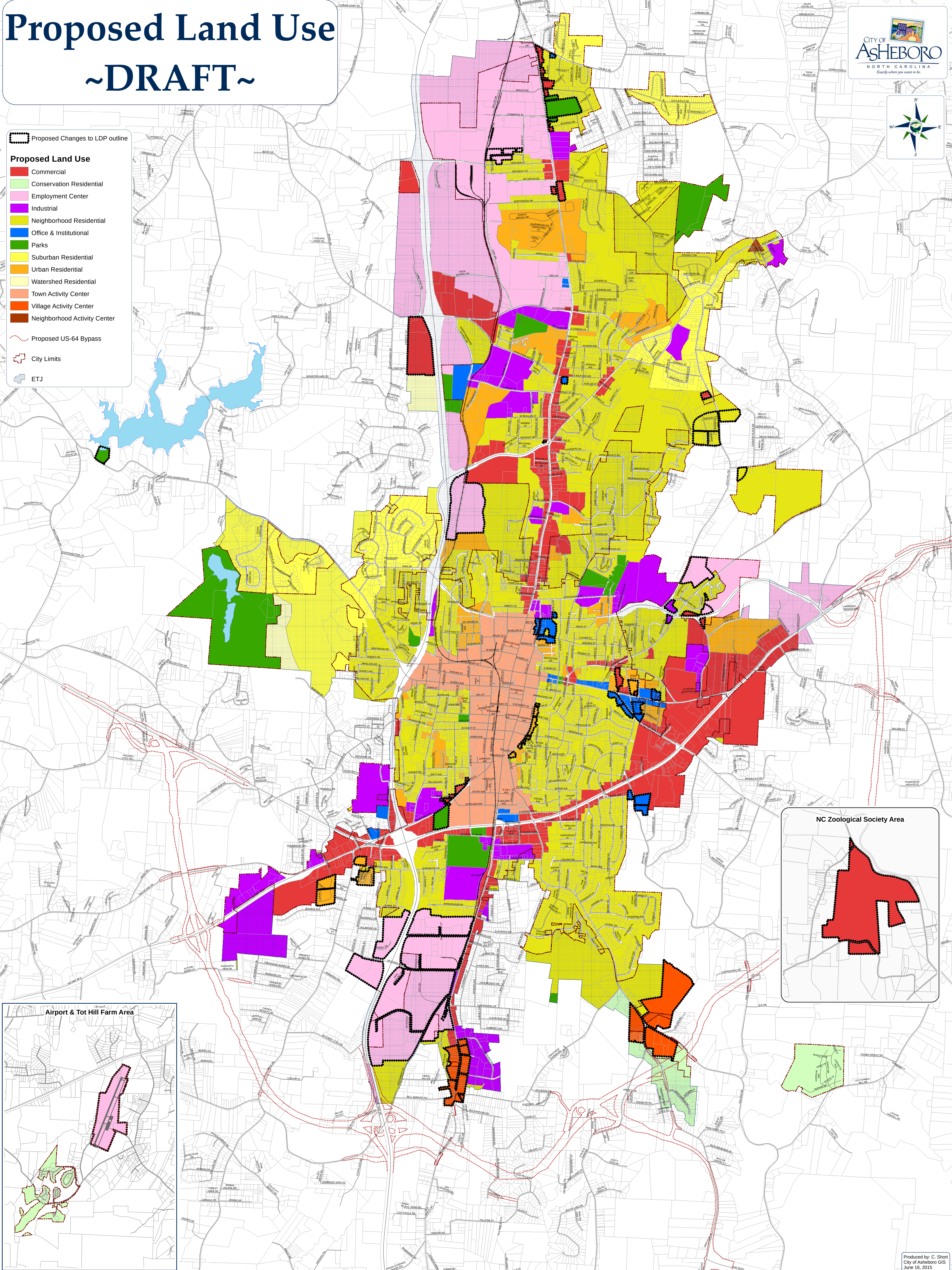


Proposed Land Use

~DRAFT~



- Proposed Changes to LDP outline
- Proposed Land Use**
- Commercial
 - Conservation Residential
 - Employment Center
 - Industrial
 - Neighborhood Residential
 - Office & Institutional
 - Parks
 - Suburban Residential
 - Urban Residential
 - Watershed Residential
 - Town Activity Center
 - Village Activity Center
 - Neighborhood Activity Center
- Proposed US-64 Bypass
- City Limits
- ETJ



Land Development Plan Update Schedule

January:

Announce public workshop to Planning Board and Council - **COMPLETE**
Mail invitations to stakeholders - **COMPLETE**
Advertise in Courier/Randolph Guide - **COMPLETE**
Public workshop at Asheboro Public Library - **COMPLETE**

February/March:

Report workshop summary to Planning Board and Council - **COMPLETE**
Gather and review public comments - **COMPLETE**
Identify areas and neighborhoods of focus - **COMPLETE**

April:

Community Workshop #1: Tuesday, April 14th 6:30 - 8p.m. (Presentation at 6:30) - **COMPLETE**
Kingdom Life Community Church - 539 Cross St.
Community Workshop #2: Thursday, April 23rd 6:00 - 8p.m. (Presentation at 6:00) - **COMPLETE**
Asheboro United Church of Christ - 801 Sunset Ave.

May:

Report workshop summary(s) to Planning Board and Council - **COMPLETE**
Take comments from meetings, generate first draft of revised proposed land use map
Update supplemental maps (environmental, transportation, etc.) - **COMPLETE**

June:

Schedule and announce information to display first draft of revised maps to public - **COMPLETE**
Information Session #1: Thursday, June 18th 5:00 - 7p.m. - **COMPLETE**
North Ridge Church - 115 Waketa Dr.
Information Session #2: Thursday, June 25th 5:00 - 7p.m. - **COMPLETE**
Guy B. Teachey Elementary - 294 New Bern Ave.

July - September:

Present first draft of all updated maps to Planning Board and Council
Take comments from workshops, Planning Board, and Council and generate final draft
Present final draft to Planning Board and Council for adoption

For more information, please call Justin Luck,
Zoning Administrator/Planner, at
(336) 626-1201, x292.

