

CHAPTER 6
PERFORMANCE AND DESIGN STANDARDS
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CHAPTER 6

PERFORMANCE AND DESIGN STANDARDS

6.01 INTRODUCTION

With exception of the A (Airport) District, the regulations in this chapter shall apply generally to the uses and/or districts as indicated, unless district regulations or regulations for particular uses specifically provide to the contrary.

6.02 LIGHT

(A) Purpose

- (1) Minimize glare and obtrusive light on adjoining properties and right-of-ways by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
- (2) Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
- (3) Curtail and reverse any degradation of the nighttime visual environment and the night sky

(B) Applicability

- (1) All uses except single and two-family dwellings
- (2) The installation of new lighting fixtures, or replacement of existing lighting fixtures, shall be made in strict compliance with this ordinance.
- (3) A change of use does not trigger the requirements of this section except when there is a specific use standard requiring site lighting for a new use or when new lighting fixtures are added or replaced described in subsection (2) above.

(C) Glare

The direct light from any source of outdoor lighting shall not be visible from outside the zoning lot.

(D) Footcandles

- (1) The maximum light level of any light fixture shall not exceed 0.5 footcandles measured at the property line(s) abutting any Residential District.
- (2) The maximum light level of any light fixture shall not exceed 2.0 footcandles measured at property line(s) abutting a public right-of-way.

- (3) The maximum light level of any light fixture shall not be limited measured at property line(s) abutting Industrial or Commercial districts.

(E) Light Fixtures

(1) Parking Areas

Except for flood lights and flood lamps, lighting in parking areas shall consist of full cut-off fixtures or an architectural fixture utilizing a diffuse light source.

(2) Flood Lights and Flood Lamps

- (a) Flood light fixtures may be permitted if aimed down at least 45 degrees from vertical or the front of the fixture is shielded so that no portion of the light bulb extends below the bottom edge of the shield.
- (b) Flood lamps may be permitted if aimed down at least 60 degrees from horizontal or shielded so that the main beam is not visible from adjacent properties or public right-of-ways.

(3) Vehicular Canopies

Vehicular Canopy lighting shall consist of full cut off fixtures or recessed fixtures incorporating a lens cover that is either recessed or flush with the bottom surface of the canopy

(4) Outdoor Recreation Fields and Performance Areas

Outdoor Recreation Fields and Performance Areas shall not require full cut-off fixtures

(5) Building, Security and Accent Lighting

- (a) Lighting fixtures shall be selected, located, aimed, and shielded so that direct illumination is focused exclusively on the building façade, planting, and other intended site features and away from adjoining properties and public right-of-ways
- (b) All wall pack fixtures shall be full cut-off fixtures.
- (c) Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture is located, aimed or shielded to minimize light spill into the night sky.

(6) Street Lighting and Emergency Lighting

Street lighting within public right-of-ways and emergency lighting is exempt from the requirements of this section.

6.03 NOISE

(A) Purpose

To minimize noise impacts on adjoining properties

(B) Applicability

- (1) The requirements in this section shall apply to new uses, or additions to existing uses, and shall not be considered to apply to any existing legal use. Additions to a use include any additional operations, equipment, processes or systems.
- (2) The requirements, prohibitions and terms of this chapter shall not apply to the following:
 - (a) Warning signal devices of any authorized emergency vehicle acting in time of emergency.
 - (b) Activities of a temporary duration permitted by law and for which a license or permit has been granted by the city, including, but not limited to, parades and fireworks displays.
 - (c) Yard and lawn maintenance equipment engaged in normal yard and lawn maintenance operations
 - (d) Noise emanating from normal railroad operations within railroad rights-of-way
 - (e) Except where modified by this section, construction projects occurring from 7 a.m. to dusk for the period within which a valid permit issued by proper authority is in effect. Issuance of a Certificate of Zoning Compliance is evidence that such construction project is complete.
 - (f) The unamplified human voice
 - (g) All railroad rights-of-way
- (3) Construction projects shall be subject to the maximum permissible noise levels specified for industrial zones for the period within which a valid permit issued by proper authority is in effect. Issuance of a Certificate of Zoning Compliance is evidence that such construction project is complete.

(C) Measurement

- (1) A decibel is a measure of a unit of sound pressure. Since sound waves having the same decibel level "sound" louder or softer to the human ear depending upon the frequency of the sound wave in cycles per second (i.e, whether the pitch of the sound is high or low) an A-weighted filter constructed in accordance with the specification of the American National Standards Institute, which automatically takes account of the varying effect on the human ear of different pitches, shall be used on any sound level meter taking measurements required by this section. And accordingly, all measurements are expressed in dbA to reflect the use of this A-weighted filter.

- (2) With exception of the I2 District, all measurements to determine compliance shall be made at the boundaries of the zoning lot containing the use generating the noise. In the case of uses in the I2 district, all measurements to determine compliance shall be made at the nearest boundary of the district to the use being evaluated. When a boundary line of property generating the sound is adjacent to a public street right-of-way, sound measurements shall occur on the opposite side of the public street right-of-way. Noise measurement shall be taken four (4) feet above the ground.
- (3) Impact noises are sounds that occur intermittently rather than continuously. Impact noises generated by sources that do not operate more than one minute in any one hour period are permissible up to a level of 10 dbA in excess of the figure listed except that this higher level of permissible noise shall not apply from 7:00 pm to 7:00 am when the adjacent lot is zoned residential. Impact noises generated by sources that operate for a total duration of more than one minute in any one hour period (regardless of the duration of each incidence of the noise occurring) are regulated as a continuous noise and are subject to the sound levels given in (D) below. All impact noise shall be measured using the fast response of the sound level meter.
- (4) Sound levels of noise radiating from a zoning lot line in excess of dbA levels specified in (D) below shall constitute prima facia evidence the noise is a public nuisance and a violation of this chapter.

(D) Noise Standards

(1) Residential Districts

If the receiving use is in a residential district:

Between 7:00 a.m. and 7:00 p.m. or dusk* -	65 dbA
Between 7:00 p.m. or dusk* and 10:00 p.m. -	60 dbA
Between 10:00 p.m. and 7:00 a.m. -	55 dbA

If the receiving use is in a commercial district:

Between 7:00 a.m. and 7:00 p.m. or dusk* -	70 dbA
Between 7:00 p.m. or dusk* and 10:00 p.m. -	65 dbA
Between 10:00 p.m. and 7:00 a.m. -	60 dbA

*Whichever is later (7:00 p.m. or dusk)

If the receiving use is in an industrial district:

Anytime - 80 dbA

(2) Commercial Districts

If the receiving use is in a residential district:

Between 7:00 a.m. and 7:00 p.m. or dusk* -	65 dbA
Between 7:00 p.m. or dusk* and 10:00 p.m. -	60 dbA

Between 10:00 p.m. and 7:00 a.m. - 55 dbA

If the receiving use is in a commercial district:

Between 7:00 a.m. and 7:00 p.m. or dusk* 70 dbA

Between 7:00 p.m. or dusk* and 10:00 p.m. - 65 dbA

Between 10:00 p.m. and 7:00 a.m. - 60 dbA

* Whichever is later (7:00 p.m. or dusk)

If the receiving use is in an industrial district:

Anytime - 80 dBA

(3) Industrial Districts

If the receiving use is in a residential district:

Between 7:00 a.m. and 7:00 p.m. or dusk*- 70 dbA

Between 7:00 p.m. or dusk* and 10:00 p.m. - 65 dbA

Between 10:00 p.m. and 7:00 a.m. - 60 dbA

If the receiving use is in a commercial district:

Between 7:00 a.m. and 7:00 p.m. or dusk* - 75 dbA

Between 7:00 p.m.* or dusk. and 10:00 p.m. - 70 dbA

Between 10:00 p.m. and 7:00 a.m. - 65 dbA

* Whichever is later (7:00 p.m. or dusk)

If the receiving use is in an industrial district:

Anytime - 80 dBA

6.04 VIBRATION

(A) Purpose

To minimize vibration impacts on adjoining properties

(B) Applicability

The requirements in this section shall apply to new nonresidential uses, or additions to existing uses, and shall not be considered to apply to any existing use which is operating on the effective date of this section; nor shall this section make any such existing use nonconforming. Existing uses shall mean any use of property that is legally permitted and any operation, equipment, process or system that is in operation prior to the above date. Additions to a use include any additional operations, equipment, processes or systems that were not operational on the above date.

(C) Standards

(1) Vibration levels shall not exceed the following standards:

Maximum Peak Particle Velocity:

Steady state: 0.02 inches/second

Impact: 0.04 inches/second

- (2) The maximum particle velocity shall be the maximum displacement vector sums of three mutually perpendicular components, recorded simultaneously, multiplied by the frequency in cycles per second. For purposes of this Ordinance, steady-state vibrations are vibrations which are continuous, or vibrating in discrete impulses more frequent than sixty.
- (3) With exception of the I2 District, all measurements to determine compliance shall be made at the boundaries of the zoning lot containing the use generating vibration. In the case of uses in the I2 district, all measurements to determine compliance shall be made at the nearest boundary of the district to the use being evaluated.

6.05 UTILITIES

For new construction, expansions, and/or additions, except for those in residential districts or for Dwelling, Single Family uses, all utilities providing direct service to individual buildings shall be placed underground unless existing development within 200 feet on either side of the proposed building currently utilizes overhead utilities or are required to be placed above ground by the applicable utility provider.

6.06 PROTECTIVE YARDS

(A) Purpose

The City of Asheboro encourages high quality design in developments, structures, and the use of land. High quality design includes proper siting of structures and uses and proper landscaping. The City desires to allow developers maximum flexibility in achieving these high standards of development. However, minimum requirements for protective yards between certain uses and/or districts are hereby established to reduce the impact of a use of land on adjacent uses, which are of a significantly different character, density or intensity. Protective yards separate different uses from each other in order to reduce adverse impacts such as dirt, litter, traffic, noise, odor, glare of lights, signs, buildings and parking areas. These regulations benefit both the developer and the adjoining landowner(s) because it allows options from which to choose in developing the property, while insuring each neighbor adequate protection regardless of the developer's choice, thereby protecting the property values of all properties involved.

(B) Applicability

- (1) All uses
- (2) All new construction, additions and expansions shall be made in strict compliance with this section

- (3) A change of use shall be made in strict compliance with this Ordinance only in cases where a two, or greater, step difference in the protective yard matrix occurs between proposed and existing uses

(C) General

(1) Installation

Before the issuance of Certificate of Occupancy, buffers and/or screening shall be installed or their installation guaranteed as per Section 2.03(D)(3). Buffers or screens shall be required in accord with the following.

(2) Existing Uses

Existing uses shall not be considered nonconforming due to noncompliance with the buffering and screening requirements. Such uses will not be required to implement buffering and screening unless physical alteration resulting in an increase of floor area of existing structures or the erection of new structures or the expansion of open uses of land occurs.

(3) Determination of Unlisted Uses

The Zoning Administration shall make a determination, in the cases of uses not listed in the Table 5-1 or which do not have a buffer group listed of the group appropriate for such uses. In reading the determination, the Zoning Administrator shall be guided by the requirements for similar uses having comparable external effects.

(4) Coordination of Buffer Yard or Screen Yard and Required Setback Yard

Buffer or screen yards as required may be included within or combined with the required minimum setback yards as established in Table 4-1. When buffer or screen yards are required to be larger than setback yards, the buffer or screen yard shall serve also as the minimum setback yard; however, the provisions of Section 3.02(C) shall not apply. When the setback yard is larger than the required buffer or screen yard, no additional setback is required.

(5) Existing Vegetation

The retention of existing vegetation shall be maximized especially wherever such vegetation contributes to required buffering and or screening or to the preservation of significant trees. Existing significant plants and trees may count on a one to one ratio as a substitution.

(D) Protective Yard Matrix

- (1) The required buffering or screening between the proposed land use(s) and the existing adjacent land use(s) on adjoining zoning lots is set forth in the Protective Yard Matrix.
- (2) 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.

- (3) Buffers or screens are not required to separate uses located across public streets, however front yard landscaping as required by Section 6.10 shall be installed adjacent to street rights-of-ways.
- (4) If the land next to the proposed development is vacant, the category required shall be determined by the existing zoning on the adjacent vacant parcel. If the adjacent parcel is vacant, but is zoned for a more intensive zoning district, no buffer or screen shall be required of the less intensive use.
- (5) If the adjacent parcel(s) is located within the same zoning district, and the use is classified as a nonconforming use in that district, no buffer or screen shall be required of the proposed use.
- (6) If the adjacent parcel is developed in a more intensive manner, no buffer or screen is required of the lesser intensive use.
- (7) The relative degree of intensity shall be determined as follows:
 - (a) Single Family/Two Family (as used in this Section) shall be the least intensive. If the zoning on any vacant parcel is R40, R15, R10 or R7.5, the Single/ Two family category shall be used for determination of the required buffering.
 - (b) Multiple Family, less than 12 units per acre, shall be the next least intensive.
 - (c) Multiple Family, more than or equal to 12 units per acre, shall be the next least intensive. If the zoning on any vacant parcel is RA-6 the Multifamily more than 12 units per acre category shall be used for determination of the required buffering.
 - (d) Group 1 shall be the next least intensive. If the zoning on any vacant parcel is OA-6, O & I, or M the Group 1 shall be used for determination of the required buffering.
 - (e) Group 2 shall be the next least intensive. If the zoning on any vacant parcel is B-1, B-2, B-3, or TH the Group 2 shall be used for determination of the required buffering.
 - (f) Group 3 shall be the most intensive. If the zoning on any vacant parcel is I-1, I-2, or I-3 the Group 3 shall be used for determination of the required buffering.

- (8) Group designations for specific uses are found in the "Table of Permitted Uses", Table 5-1.

Protective Yard Matrix

Abutting Use or Zoning	Single/Two Family	Multifamily		Group 1	Group 2	Group 3
		< 12 u/a	≥12 u/a			
Proposed Use						
Single/Two Family	-					
Multifamily < 12 u/a	A	-				
Multifamily ≥ 12 u/a	C	A	-			
Group 1	B	B	B	-		
Group 2	C	C	C	A	-	
Group 3	D	D	D	C	A	-

(E) Planting Standards & Maintenance

(1) Buffer Plant Material Specifications

- 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, drought, insects, and diseases and which require little maintenance. Refer to Appendix A for listing of approved plant materials.
- Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
- At least one (1) ornamental flowering plant variety shall be required in each buffer for each 10 feet of buffer depth.
- Trees and shrubs may be evergreen, deciduous, or any combination thereof.
- The exact placement of required plants shall be the decision of the user and all buffer areas shall be seeded or planted with grass or other ground cover unless ground cover is already established. (See below for "Table For Minimum Plant Sizes").

**Table For Minimum
Plant Sizes**

Plant Material Type	Minimum Size Planting Abutting Vacant Land	All Other Plantings
Canopy Tree	1" Caliper	1 1/2" Caliper
Multi-Stem Clump	5' Height	6' Height
Understory Tree	3' Height	4' Height
Evergreen Tree	2' Height	3' Height
Deciduous Shrub	12" Height	15" Height
Evergreen Shrub	9" Height	12" Height
Hedge	5' Height	6' Height

- (f) Smaller plant sizes are permitted adjacent to vacant land because it is assumed that the plants will have time to mature before the abutting vacant land is developed. For this purpose agricultural land is considered vacant.
- (g) Caliper is a measurement of the size of a tree equal to the diameter of its trunk measured 6" to 12" six to twelve inches above natural grade or root ball.

(2) Location and Installation Of Buffer

Buffers shall be located on the outer perimeter of a lot or parcel, extending along the lot or private street or other existing or dedicated public rights-of-way. Where such rights-of-ways are contiguous with property lines any required buffer shall be located on the inside of such rights-of-ways. No landscaping shall be permitted which interferes with the sight distance required at any roadway or driveway intersection.

(3) Use of Buffer

A buffer may be used for passive recreation and may contain picnic tables and bicycle, pedestrian or equestrian trails, provided that no plant material is eliminated, the total width of the buffer is maintained, and all other regulations are met. A buffer shall not be used for parking, accessory buildings, or any other use except where required and permitted for pedestrian or vehicular access to adjoining property.

(4) Screen Plant Material Specifications

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, drought, insects, and diseases and which require little maintenance. Refer to Appendix A and Table for Minimum Plant Sizes for listing of approved plant materials and sizes. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. Plant materials shall be evergreen. Existing plant

materials meeting these requirements and locational requirements may be utilized towards screening requirements.

(5) Use Of Screens

A screen shall not be used for recreation, parking, accessory buildings, or any other use except where required and permitted for pedestrian or vehicular access to adjoining property.

(6) Maintenance of Landscaping

All landscaping and screening which provides required buffering and screening shall be maintained so as to continue their effectiveness. Periodic inspections may be made to determine continued effectiveness of the required landscaping and screening. Any deficiencies shall be treated as a violation of this Ordinance and subject to regulations in Chapter 2.

(F) Buffer Standards

The following descriptions list the specifications of each buffer. The requirements are minimum and the developer may increase the buffer at his option. The number of plant materials required per 100 L.F. is represented by a whole or decimal number. Both the type and number of plants is specified. All mathematical rounding shall be upwards and shall be applied to the total amount of plant material required in the buffer, not to each 100 L.F. Smaller plant sizes may be permitted adjacent to undeveloped land.

(1) Buffer "A"

Minimum 15 feet wide strip with 1 canopy tree, 3 understory trees, and 6 shrubs per 100 L.F

(2) Buffer "B"

Minimum 20 feet wide strip with 2 canopy trees, 4 understory trees, and 8 shrubs per 100 L.F

(3) Buffer "C"

Minimum 25 feet wide strip with 2 canopy trees, 6 understory trees, and 10 shrubs per 100 L.F.

(4) Buffer "D"

Minimum 30 feet wide strip with 2 canopy trees, 6 understory trees per 100 L. F. and a row of evergreen shrubs placed along the property boundary not more than five feet apart on center to form a continuous opaque hedge of six feet in height at the time of planting.

(5) Modification of Buffer Standards in Certain Districts

When a protective yard contiguous to residentially zoned property is required on a lot zoned OA6, O&I, B1, M, or TH, the buffer standards shall not be utilized to satisfy protective yard requirements. Screen standards shall be utilized.

(G) Screen Standards

Screening shall be required along the property boundaries of the zoning lot with the exception that screening such as hedges, fences or walls, as described in this section, shall not be over four feet tall within the required front yard(s). Screening is not required to separate uses located across public streets. All screening walls and fences shall be located on the interior side of required plantings unless existing or proposed topography results in ineffective screening. In such case, the Zoning Administrator may make determination of alternative, effective screening. Exterior building walls may serve as the required screening wall if no openings (windows, doors etc.) are located within the wall and provided the building wall is permitted to be located in such a manner as to meet the screening requirements below:

(1) Screen "A"

The following requirements shall be met for screen A by providing a 5 foot minimum screening yard with lawn, low-growing evergreen shrubs, evergreen ground cover, or mulch covering the balance of the screening yard and one of the following:

- (a) A row of evergreen shrubs placed not more than five feet apart on center to form a continuous opaque hedge a minimum of six feet in height above finished grade; **or**
- (b) A masonry (brick, block, rock, texture block, cast blocks or concrete) wall a minimum height of six feet, above finished grade; and, if a concrete block or concrete wall, it shall be finished with a masonry coating or finish on all exposed exterior sides; **or**
- (c) A solid wooden a minimum of six feet in height constructed of pressure treated wood which bears the seal of the American Wood Preservers Bureau appropriate to the use or is constructed of a wood of natural resistance such as heartwood of redwood, bald cypress (tidewater red), black walnut, black Locust or Cedar or a vinyl fence, which is a minimum of six feet in height, that is constructed in a workmanlike manner in accordance with generally accepted industry standards; **or**
- (d) A berm and planting combination, with the berm an average height of three feet above finished grade as measured from the exterior side of the berm and dense plantings which will, when combined with the berm, achieve a minimum height of six feet and seventy-five percent opacity

(2) Screen "B"

The following requirements shall be met for screen B by providing a 10 foot minimum screening yard and the following:

- (a) The requirements of A. above; **and**

- (b) A staggered row of evergreen trees, which are not less than six feet in height at the time of planting and are spaced not more than thirty feet apart on center which at maturity will form an intermittent visual barrier from above the opaque screen to a height of fifteen feet.

(3) Screen "C"

The following requirements shall be met for screen C by providing a 10 foot minimum screening yard and the following:

- (a) The requirements of A. above; **and**
- (b) A staggered row of evergreen trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart on center which at maturity will form an intermittent visual barrier from above the opaque screen to a height of fifteen feet.

(4) Screen "D"

The following requirements shall be met for screen D by providing a 15 foot minimum screening yard and the following:

- (a) The requirements of A. above; **and**
- (b) A staggered row of evergreen trees, which are not less than six feet in height at the time of planting and are spaced not more than fifteen feet apart on center which at maturity will form an intermittent visual barrier from above the opaque screen to a height of twenty feet.

(5) Modification of Screen Standards in Certain Districts

When a protective yard contiguous to residentially zoned property is required on a lot zoned OA6, O&I, B1, M, or TH, screen standard 6.06(G)(1)(a) shall not be utilized to satisfy protective yard requirements.

(H) Alternative Protective Yards

In lieu of compliance with the above buffer or screening requirements, an applicant may submit to the Zoning Administrator for review and approval a detailed plan and specifications for landscaping, buffering and or screening. The Zoning Administrator may approve the alternative buffering and or screening upon finding that the proposal will afford a degree of buffering and or screening equivalent to or exceeding that provided by the above requirements.

- (1) A minimum of a fifty percent (50%) increase in the depth of a proposed alternate buffer yard shall be required. Existing significant plants and trees may be substituted for the above plant and tree requirements, if no reduction in the total number of required plants and trees results

and they afford an equal degree of separation in terms of height and opacity. Otherwise additional plantings, berms, walls or fences, or a combination thereof shall be required.

- (2) A reduction in buffer yards is not permitted since the developer may choose the screen alternative which requires less yard. A reduction in the required screen yard may be approved if it can be demonstrated to the Zoning Administrator that full compliance with the requirement is impractical and creates an undue restriction on the use of the property. If such a plan is approved, it shall include screening measures which will provide an increase in the height and opacity of the screening required.

(I) Protective Yards for Additions or Expansions

If physical alteration resulting in an increase of floor area of existing structures or the erection of new structures or the expansion of open uses of land occurs, buffering and screening shall be required as following.

- (1) If the combined total of all expansions is 50% or less of the existing building footprint or land available for open uses as of date of adoption, a screen meeting screen category A shall be required. Such screen shall be provided on a 1.5 to 1 ratio of the linear length of the building parallel to lot line which requires buffering and screening. The location of the required screening shall be determined by the Planning Department. Such location shall be based on site evaluations to determine the best protection to adjoining properties.
- (2) If the combined total of all expansions is greater than 50% of the existing building footprint or land available for open uses as of date of adoption buffers or screening shall be provided according to the requirements for new uses. In such cases, the use of provisions in Section 6.06(C)(4) shall be considered appropriate.

6.07 SCREENING OF MECHANICAL EQUIPMENT

(A) Purpose

To encourage a satisfactory visual appearance for the City of Asheboro's built environment.

(B) Applicability

- (1) All non-residential uses, except for Manufacturing Processing, and Assembly uses.
- (2) The installation of new mechanical equipment associated with new construction, addition, expansion or change of use.
- (3) A change of use alone does not trigger the requirements of this section
- (4) Mechanical equipment includes, but is not limited to, air conditioners, compressors, gas and fuel storage tanks, ventilation and other air handling systems, grease traps and separators and pumps. Industrial process equipment and mechanical equipment that depends on

unobstructed access or sources of wind and solar power for alternative energy generation are not included within this definition.

- (5) Mechanical equipment shall be required to be screened from ground-view, as seen from any street lot line of the lot, only.
- (6) No use shall be required to comply with this requirement on more than two street lot lines

(C) 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. When the elevation of a street lot line is higher than the elevation of the mechanical equipment being screened, the screening wall or feature shall only be required to be equal to the height of the mechanical equipment. 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.

(D) 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.

(E) Installation or Guarantee Required

Prior to the issuance of Certificate of Occupancy, screening of mechanical equipment shall be installed or its installation guaranteed as per Chapter 2.

6.08 SOLID WASTE STORAGE FACILITIES AND SCREENING

(A) Purpose

To encourage a satisfactory visual appearance for the City of Asheboro's built environment.

(B) Applicability

- (1) All uses, except Dwelling, Single Family and Dwelling, Two Family
- (2) The installation of new facilities for solid waste storage that are visible from the public right-of-way shall be made in strict compliance with this ordinance.
- (3) A change of use does not trigger the requirements of this section.
- (4) Solid waste storage facilities shall be required to be screened from ground-view, as seen from any street lot line of the lot, only.

(C) Standards

- (1) Solid waste facilities for the central storage of solid waste shall be provided
- (2) Facilities shall be located outside of all required setbacks and Protective Yards.
- (3) Facilities shall be screened by an enclosure constructed of materials compatible with the materials on the front building wall of the main building.
- (4) Such screening shall begin at ground level with no open space between the ground and the bottom of the screening material(s).
- (5) Prior to the issuance of Certificate of Occupancy, screening of required solid waste storage areas shall be installed or its installation guaranteed as per Chapter 2.
- (6) Nothing in this Ordinance shall be construed to prevent the joint use of central solid waste storage (dumpsters) for two or more structures. An agreement for such joint use, in the form of a reciprocal easement acceptable to the office of the City Attorney shall be filed with the Zoning Administrator and recorded with the Register of Deeds for Randolph County.

6.09 SCREENING OF OPEN STORAGE

(A) Purpose

To encourage a satisfactory visual appearance for the City of Asheboro's built environment.

(B) Applicability

- (1) All uses, except Dwelling, Single Family and Dwelling, Two Family
- (2) All new open storage areas and expansions of existing open storage areas.
- (3) A change of use does not trigger the requirements of this section.
- (4) Open storage areas shall be required to be screened from ground-view, as seen from any public street lot line and any lot line that abuts a residential zoning district.

(C) Standards

(1) Open Storage Area Abuts A Public Street

When an open storage area abuts a public street, the method of screening shall consist of solid masonry walls or solid wooden fences at least six feet in height (constructed of materials and finishes as permitted in section 6.06), or opaque chain link fence at least 6 feet in height with access from said street only through solid gates which shall be closed except when in use. Screening shall run at least 100 feet back from the street property line, unless an existing permanent structure shields the storage area.

(2) Open Storage Area Abuts A Residentially Zoned District

When an open storage area abuts a residentially zoned district, the method of screening shall consist of solid wooden fences or masonry walls at least six feet in height (constructed of materials and finishes as permitted in Section 6.06) or opaque chain link fence at least 6 feet in height along the boundary of the storage areas and the residential district.

(3) Open Storage Area Does Not Abut Public Street And Is Not Within 200 Feet Of A Residential District

When an open storage area is not within 200 feet of a residential district but is in view of a residential district, the method of screening from said residential district shall consist of walls or fences at least six feet in height (constructed of materials and finishes as permitted in Section 6.06) which shall be seventy-five percent opaque.

(4) Alternate Methods

In lieu of compliance with the above screening methods, an applicant may submit to the Planning Board for their review and approval a detailed plan and specifications for landscaping and screening. The Planning Board may approve the alternative screening, in writing, upon finding that the proposal will afford a degree of screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above methods.

(5) Installation or Guarantee Required

Prior to the issuance of Certificate of Occupancy, screening of open storage shall be installed or its installation guaranteed as per Chapter 2.

6.10 FRONT YARD LANDSCAPING

(A) Purpose

To encourage a satisfactory visual appearance and provide natural vegetative areas throughout the City of Asheboro's built environment.

(B) Applicability

- (1)** Dwelling, Single Family and Dwelling, Two Family uses shall be exempt from the provisions of this Section.
- (2)** All new development, new construction associated with existing uses, and additions and expansions shall be made in strict compliance with this ordinance.
- (3)** 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.
- (4)** Properties located within the Center City Planning Area shall be regulated by Section 4.07

(C) Standards for Residential, Industrial, B2 and B3 Districts

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. To provide flexibility in achieving a high standard of development, front yard landscaping options are provided.

- (1) There shall be planted and maintained one tree (as listed in Appendix B of this Chapter), 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
- (2) There shall be planted and maintained one evergreen shrub as defined in Table of Minimum Plant Size Section 6.06 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
- (3) A combination of A and B with one tree equal to 2 shrubs.

The front yard landscaping requirements of (1) – (3) (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.

(D) Standards for OA6, O&I, B1 and M Districts

No parking shall be permitted within the required front yard of any zoning lot. This section may be modified when, due to specific property constraints (i.e. steep slopes, inadequate lot size, etc.), handicapped parking cannot be provided outside of the area between the building and the street, such parking can be located within the setback area, provided that:

- (1) The number of handicapped parking spaces provided does not exceed the number prescribed by the building code, and;
- (2) No such handicapped parking shall be located within 10' of the street right-of-way; and
- (3) All other relevant requirements of the Zoning Ordinance, including but not limited to landscaping and buffering, are satisfied.

Such required yard shall be occupied only by underground utilities, retention areas, landscaping materials, signs (where permitted) and driveway access and required landscaping materials. Front yard landscaping shall be as follows:

- (4) At least one tree of 3 – 3 1/2-inches caliper minimum, measured 6 inches above ground, shall be planted for each 25 feet for small maturing trees and for each 35 feet for large maturing trees of the entire lot which abuts any public street right-of-way with a minimum of one tree required for any distance up to 35 feet. Trees shall be located in the required front yard. 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, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. The common names of approved small, medium and large maturing trees are found in Appendix B; **and**
- (5) There shall be planted and maintained one evergreen shrub (as defined in Table of Minimum Plant Size Section 6.06) for each ten linear feet of street frontage or portion thereof. The balance of the required front yard shall be covered with evergreen ground cover or mulch.

(E) Standards for TH District

- (1) 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.
- (2) Parking may be located in the required front yard between 10 feet and 30 feet from the right-of-way line if a wall or fence as described below is constructed:
 - (a) Masonry walls, ornamental split-face block, or concrete block covered with stucco or synthetic stucco between three and four feet in height. Any portion of such a wall above three feet in height above grade shall be at least 60 percent open. In addition there shall be masonry piers providing a visual break in the wall, and placed at increments of not less than one for each 12 feet of wall length, and one on any corner of such a wall. Where there are driveway openings in the wall, the height shall be reduced to not more than three feet for the first 12 feet on either side of the driveway.
 - (b) Masonry piers at intervals of between eight and 12 feet, supporting vertically oriented wrought-iron or aluminum fencing panels. The height of this design shall be between three and four feet. Aluminum fencing panels shall have a medium or dark finish. Street trees otherwise required by this subsection (4) shall not be required under this provision.

- (c) Stucco or synthetic stucco, or ornamental split-face block wall, or concrete block wall covered with stucco or synthetic stucco, four feet in height above grade.
- (3) The wall or fence above does not have to be constructed when parking is located between 10 and 30 feet from the right-of-way line for the limited purpose of providing handicapped parking if due to specific property constraints (i.e. steep slopes, inadequate lot size, etc.) handicapped parking cannot be provided outside of the area between the building and the street. Such parking can be located within the setback area, provided that:
 - (a) The number of handicapped parking spaces provided does not exceed the number prescribed by the building code, and;
 - (b) No such handicapped parking shall be located within 10' of the street right-of-way; and
 - (c) All other relevant requirements of the Zoning Ordinance, including but not limited to landscaping and buffering, are satisfied.
- (4) Front yard landscaping shall be as follows:
 - (a) At least one tree of 3 – 3 1/2-inches caliper minimum, measured 6 inches above ground, shall be planted for each 25 feet for small maturing trees and for each 35 feet for large maturing trees of the entire lot which abuts any public street right-of-way with a minimum of one tree required for any distance up to 35 feet. Trees shall be located in the required front yard. 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, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. The common names of approved small, medium and large maturing trees are found in Appendix B; **and**
 - (b) There shall be planted and maintained one evergreen shrub (as defined in Table of Minimum Plant Size Section 6.06) for each ten linear feet of street frontage or portion thereof. The balance of the required front yard shall be covered with evergreen ground cover or mulch.

(F) Additional Front Yard Landscaping Standards for Multifamily Projects Of Less Than 45,000 Sq Ft Lot

In multifamily projects of less than 45,000 sq ft lot area, parking shall not be permitted within any of the required front setback area as indicated in Table 4-1. The area shall be considered open space and in addition to the landscaping required above, landscaping shall be installed which meets section 3.01(N).

(G) Modification of Front Yard Landscaping Width with Regards to Location of Parking

Nonresidential Uses - Setbacks and Parking for nonresidential uses.

- (1) The minimum front yard setback for all new buildings shall be as per Table 4-1 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.
- (2) 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.

(H) 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.

(I) 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.

(J) 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 Chapter 2.

(K) 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.

(L) Non-conforming Front Yard Landscaping

Existing uses which on the date of adoption of this ordinance are using the designated front yard landscaping area of their lot for parking shall not be considered non-conforming for the purposes of Chapter 8.

6.11 BUILDING FORM

(A) Purpose

To encourage a satisfactory visual appearance for the City of Asheboro's built environment.

(B) Applicability

- (1)** All uses, except Dwelling, Single Family and Dwelling, Two Family
- (2)** All new development, new construction associated with existing uses, and additions and expansions shall be made in strict compliance with this ordinance.
- (3)** All accessory structures larger than 12x12 or 144 square feet in area.

(C) Industrial Standards

(1) Building Materials

Structures which front any major thoroughfare or higher classification street, with the exception of freeways, shall meet the requirements of section 6.11(E) for the façades fronting said thoroughfares. All other industrial structures shall meet the following: any code approved material including metal facade covering and other synthetic materials shall be allowed for any wall. Where such walls are visible from adjoining residentially zoned property, such walls shall be screened or buffered according the requirements of this section.

(2) Nonconforming Uses and Exemptions

- (a)** Expansions including cumulative additions of nonconforming situations which result in an increase of over fifty (50) percent in the linear street fronting footage of a structure shall comply in all respects to the development standards of this Section. This section shall apply to all expansions or additions permitted after March 8, 2001.
- (a)** Interior remodeling, repairs, or other forms of redevelopment which do not create additional floor area or exterior repairs which do not change required design features shall be exempt from the provisions of this section.
- (b)** Routine maintenance or repairs of any structure or site feature shall be exempt from the provisions of this section.

(D) OA6, O&I, B1, M and TH Districts

(1) General

- (a)** When a public sidewalk is present or required to be constructed, all principal structures shall have at least one entrance connected to the sidewalk.
- (b)** Gasoline pumps, where permitted, shall be located to the rear of any principal structure in the B1 district, and to the rear or side of any principal structure in the M and TH districts.

- (c) Drive through sales or services shall not be permitted, and ATMs shall be designed for walk-up service only in the B1 District.
- (d) Drive through sales or services shall not be permitted, except for bank teller windows, ATMs and similar uses in the M District.

(2) Building Size

- (a) Maximum gross floor area for all permitted uses shall be 3,000 square feet, and maximum dining room area for eating establishments shall be 1,000 square feet in the B1 District.
- (b) Maximum gross floor area for all permitted uses shall be 6,000 square feet, and maximum dining room area for eating establishments shall be 1,500 square feet in the M District.

(3) Building Materials for All Facades in OA6 and O&I Districts

- (a) One hundred percent of the area below the fascia of any structure including doors and windows shall be finished with any Building Code approved material except:
 - (i) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - (ii) Laminated, composite or press board wood type material. (composed of layers of firmly united wood materials - made by bonding or impregnating superposed layers with resin and compressed under heat)
 - (iii) Metal panels with galvanized, aluminum, or aluminum zinc finishes shall not be permitted for any portion of the front face, except architectural metal panels secured to substrate with concealed fasteners are a permitted material.
- (b) Trim and similar architectural detailing may be composed of any code approved materials.

(4) Building Materials for Facades Fronting Streets and Roads in B1 District

- (a) One hundred percent of the area of all street fronting facades of any non- residential structure including doors and windows shall be finished with any Building Code approved material except:
 - (i) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - (ii) Laminated, composite or press board wood type material. (composed of layers of firmly united wood materials - made by bonding or impregnating superposed layers with resin and compressed under heat)

- (iii) Metal panels with galvanized, aluminum, or aluminum zinc finishes shall not be permitted for any portion of the front face, except architectural materials (such as alucobond) are a permitted material.
 - (b) Trim and similar architectural detailing may be composed of any code approved materials.
- (5) Building Materials for Facades Fronting Streets and Roads in M District**
- (a) Eighty percent of the area of all street fronting facades of any non- residential structure including doors and windows shall be finished with any Building Code approved material except:
 - (i) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - (ii) Laminated, composite or press board wood type material. (composed of layers of firmly united wood materials - made by bonding or impregnating superposed layers with resin and compressed under heat)
 - (iii) Metal panels with galvanized, aluminum, or aluminum zinc finishes shall not be permitted for any portion of the front face, except metal laminated architectural materials (such as alucobond) are a permitted material.
 - (b) Trim and similar architectural detailing may be composed of any code approved materials.
- (6) Building Materials for All Facades in TH District**
- (a) Eighty percent of the area of all facades of any non- residential structure including doors and windows shall be finished with any Building Code approved material except:
 - (i) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - (ii) Laminated, composite or press board wood type material. (composed of layers of firmly united wood materials - made by bonding or impregnating superposed layers with resin and compressed under heat)
 - (iii) Metal panels with galvanized, aluminum, or aluminum zinc finishes shall not be permitted for any portion of the front face, except metal laminated architectural materials (such as alucobond) are a permitted material.
 - (b) Trim and similar architectural detailing may be composed of any code approved materials.

(7) Amenity Area for TH District

A designated area(s) shall be provided for amenities that create an inviting atmosphere enhancing the tourism and hospitality designation of the TH district. This area shall add character and interest to the development and offer a pedestrian friendly experience to visitors on the site. The designated areas shall incorporate amenities including but not limited to, fountains and pools, works of art, arbors, trellises, walking trails and patios with benches. The area(s) shall be delineated from the other features of the site by landscaping that is coordinated with the overall landscaping design and plantings of the site. This area shall be connected by a sidewalk to the rest of the development including the principal structure, parking areas and public street(s). This area shall contain at least one percent of the land area of the development. Features that are required by other portions of this Ordinance shall not count towards the one percent land area requirement.

(8) Nonconforming Uses and Exemptions

- (a) Expansions of nonconforming uses shall comply in all respects to the development standards of this section.
- (b) Interior remodeling, repairs, or other forms of redevelopment which do not create additional floor area or exterior repairs which do not change required design features shall be exempt from the provisions of this section.
- (c) Routine maintenance or repairs of any structure or site feature shall be exempt from the provisions of this section.

(E) B2 and B3 Districts

(1) Building Materials - Facades Fronting Streets and Roads

- (a) Eighty percent of the area of all street fronting facades of any non-residential structure, including doors and windows, shall be finished with any Building Code approved material except:
 - (i) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - (ii) Laminated, composite or press board wood type materials (composed of layers of firmly united wood materials made by bonding or impregnating superposed layers with resin and compressed under heat).
 - (iii) Metal panels with galvanized, aluminum, or aluminum zinc finishes shall not be permitted for any portion of the front face, except metal laminated architectural materials (such as alucobond) are a permitted material.
- (b) Trim and similar architectural detailing may be composed of any code approved materials.

- (c) All principal structures shall have at least one entrance oriented towards the street.

(2) Building Materials - Facades Other Than Fronting Streets and Roads

- (a) Any code approved material except metal panels with galvanized, aluminum, or aluminum finishes, shall be allowed for any wall not fronting streets and roads. Where such walls are visible from adjoining residentially zoned property, such walls shall be screened or buffered according to the requirements of this section.
- (b) Trim and similar architectural detailing may be composed of any code approved materials.

(3) Nonconforming Uses and Exemptions

- (a) Expansions including cumulative additions of nonconforming situations which result in an increase of over fifty (50) percent in the linear street fronting footage of a structure shall comply in all respects to the development standards of this Section. This section shall apply to all expansions or additions permitted after March 8, 2001.
- (b) Interior remodeling, repairs, or other forms of redevelopment which do not create additional floor area or exterior repairs which do not change required design features shall be exempt from the provisions of this section.
- (c) Routine maintenance or repairs of any structure or site feature shall be exempt from the provisions of this section.

(F) Residential

(1) Building Materials - All Facades

- (a) One hundred percent of the area below the fascia of any non single-family or two-family building including doors and windows shall be finished with any Building Code approved material except:
 - (i) Unfinished wood, concrete block (except split-faced block), metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - (ii) Laminated, composite or press board wood type materials. (composed of layers of firmly united wood materials - made by bonding or impregnating superposed layers with resin and compressed under heat)
 - (iii) Horizontal vinyl siding with an apparent board width of more than 6 inches.
- (b) Trim and similar architectural detailing may be composed of any code-approved materials.
- (c) All multifamily structures less than 3 stories in height using a sloped roof shall have a minimum slope of 5 in 12 on the principal roof.

- (d) All multifamily structures not using a sloped roof shall have a parapet wall above the roof of at least three (3) feet in height.

(2) Nonconforming Uses and Exemptions

- (a) Expansions of nonconforming uses shall comply in all respects to the development standards of this section.
- (b) Interior remodeling, repairs, or other forms of redevelopment which do not create additional floor area or exterior repairs which do not change required design features shall be exempt from the provisions of this section.
- (c) Routine maintenance or repairs of any structure or site feature shall be exempt from the provisions of this section.

(G) Definitions

For the purpose of this section, the following words shall be defined as:

- (1) Appearance: The outward aspect visible to the public.
- (2) Facade: The exterior wall of a building exposed to public view.
- (3) Facia: (board) A horizontal piece covering the joint between the top of a wall and the projecting eaves. Facia shall be considered as facade.
- (4) Parapet Wall: That portion of any building wall that rises above the level of the roof line and made of the same material and thickness as the building wall.
- (5) Elevation Plan: Building profiles to scale showing the architectural style, design, and arrangement of the exterior of a building or other structures, including the kind and texture of the building material, the size, color and scale of the building, and the type, color, style of all windows, doors, roofs, and other appurtenant fixtures.

6.12 SIDEWALKS

(A) Purpose

To create a multimodal, interconnected transportation network within the City of Asheboro.

(B) Applicability

- (1) Sidewalks are required of all new buildings, except single family and duplex, located in RA6, OA6, O & I, B1, M, B2, TH and B3 districts. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situations, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which

does not extend the entire frontage of the lot. For lots with more than one street frontage, additions, extensions or enlargements of existing buildings and expansions of multi-use situations shall require the installation of sidewalks along only that frontage where the existing sidewalk does not extend along the length of that frontage.

- (2) Sidewalks are required of all new buildings located in I1, I2, and I3 districts when such building is located on a major or minor thoroughfare. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situations, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which does not extend the entire frontage of the lot. For lots with more than one street frontage, additions, extensions or enlargements of existing buildings and expansions of multi-use situations shall require the installation of sidewalks along only that frontage where the existing sidewalk does not extend along the length of that frontage.

(C) Standards

When required in (1) or (2) above, sidewalks shall be installed along all street frontages that possess curb and gutter. Sidewalks shall be constructed if a minimum of 8.5 feet of public right-of-way exists as measured from the back of curb to the outer boundary of the public right-of-way. In the event that a minimum of 8.5 feet of public right-of-way does not exist as measured from the back of the curb to the outer boundary of the public right-of-way, the provisions of this section shall not apply. For the purposes of this Section, a street frontage shall be defined as a right-of-way or fee simple tract of land that has been set aside for public travel, built to public street standards, and eligible for maintenance by either the City of Asheboro or the State of North Carolina. Sidewalks shall be constructed in accordance with City of Asheboro sidewalk design standards as established by the City of Asheboro Engineering Department or the North Carolina Department of Transportation and shall be subject to the approval of an encroachment agreement by the applicable permitting authority. The inability to obtain said approval shall be considered a waiver of the requirements of this Section. The City of Asheboro sidewalk design standards shall be made available for public inspection in the office of the City Clerk.

6.13 PARKING

(A) Purpose

It is the intent of these regulations to encourage the appropriate location of offstreet parking and offstreet loading to provide the needed levels of service to the citizens of and visitors to the City of Asheboro and its environs, to avoid undue congestion on the streets, to protect the capacity of the street system, to move traffic, to avoid unnecessary conflicts between vehicles and pedestrians, to preserve and enhance the designated pedestrian activity areas within the City and to facilitate access from streets to offstreet parking lots and structures and offstreet loading spaces.

(B) Applicability

- (1) All districts, except the A and B-3 Districts
- (2) All uses, except Dwelling, Single Family
- (3) All parking areas required for new construction shall be developed in strict compliance of this section
- (4) All new parking areas required by additions and expansions shall be developed in strict compliance of this section
- (5) Change of Use:
 - (a) Where the required number of parking spaces for a new use according to this section is less than 125% of the parking spaces required for the existing use, no additional parking spaces, nor compliance with parking design, building separation, and landscaping standards of this section, shall be required.
 - (b) Where the required number of parking spaces for a new use according to this section exceeds 125% of the parking spaces required for the existing use, parking spaces shall be provided to meet the minimum number of parking spaces. All new parking areas required shall be developed in strict compliance with this section
- (6) All non-required parking and loading areas shall be exempt from the parking design, building separation, and landscaping standards but built and maintained to prevent problems due to erosion, runoff and dust.

(C) Parking General

(1) Compliance with Regulations

The requirements for offstreet parking area and offstreet loading area shall be a continuing obligation of the owner of the real estate upon which any such structure is located, so long as the structure is in existence and its use requiring parking or loading, or both, continues. It shall be unlawful for an owner of any structure affected by this Ordinance to discontinue, change or dispense with, or cause the discontinuance or change of the required vehicle parking or loading area apart from the discontinuance of such structure, without establishing alternative parking and loading area which meets the requirements of and is in compliance with this Ordinance.

(2) Methods of Providing Required Parking

All required parking areas (including parking access, spaces, and maneuvering areas) shall be located on the same zoning lot as the principal use(s) it serves, except as provided below.

- (a) Off-Site Parking Area

- (i) The use being served by the off-site parking shall be a permitted principal use as established in Table 5-1, in the zoning districts within which the zoning lot containing such parking is located;
 - (ii) The off-site parking area shall be located within five hundred (500) feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route
 - (iii) The continued availability of off-site parking areas, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the City Attorney and recorded with the Register of Deeds of Randolph County.
 - (iv) For purposes of determining applicable minimum and maximum land use intensities (in districts where FAR applies), the land area devoted to off-site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off-site parking.
 - (v) The provision of off-site required offstreet parking shall not apply to any residential use located within the R-40, R-15, R-10 and R-7.5 zoning districts.
 - (vi) Off-site required offstreet parking shall not be separated from the use it serves by major or minor thoroughfare, as shown on the current City of Asheboro Thoroughfare Plan Map, or other similar physical barriers to convenient access between the parking and the use.
- (b) Joint Use Facilities
- (i) Nothing in this Ordinance shall be construed to prevent the joint use of offstreet parking area or offstreet loading space-for two or more structures or uses, if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this Ordinance.
 - (ii) An agreement for such joint use, in the form of a reciprocal easement acceptable to the office of the City Attorney shall be filed with the Zoning Administrator and recorded with the Register of Deeds for Randolph County.
- (c) Shared Parking
- (i) No part of an offstreet parking area or offstreet loading area required for any structure or use for the purpose of complying with the provisions of this

Ordinance shall be included as a part of an offstreet parking area or offstreet loading area similarly required for another structure or use, unless the Zoning Administrator determines that the period(s) of demands for offstreet parking for such structures or uses will not be simultaneous with or overlap each other.

- (ii) An agreement, with the City of Asheboro as one of the parties with a right of enforcement, for such joint use, in the form of a reciprocal easement acceptable to the Office of the City Attorney shall be filed with the Zoning Administrator and recorded with the Register of Deeds for Randolph County.
- (iii) The Zoning Compliance Permit covering such approval shall include the requirements that the permit is valid only so long as the conditions described in the application for the permit exist.

(D) Number and Calculation of Required Offstreet Parking Spaces

- (1) The number of required offstreet parking spaces shall be as set forth in Table 6-1.
- (2) Where parking requirements relate to number of seats, and seating is in the form of undivided pews, benches, or the like, twenty lineal inches shall be construed to be equal to one seat. Where parking requirements relate to movable seating in auditoriums and other assembly rooms, ten square feet of net floor area shall be construed to be equal to one seat, except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles, and shall not include accessory unoccupied areas or the thickness of walls.
- (3) The Zoning Administrator shall make a determination, in the cases of uses not listed in Table 6-1, of the minimum required offstreet parking spaces. In reaching the determination, the Zoning Administrator shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed uses and studies of the parking requirements of such uses in other jurisdictions.

(E) Street and Driveway Access

Ingress-egress openings in concrete or asphalt or other curbing provisions, commonly referred to as "curb cuts" shall be regulated by the following requirements for city maintained streets. Issuance of a City of Asheboro Driveway Permit by the Asheboro Engineering Department may serve to approve modifications to requirements. Approval of street and driveway access on streets maintained by the North Carolina Department of Transportation (NCDOT) shall be determined by NCDOT.

- (1) The number of Curb Cuts and all other access points shall be limited to one cut on each street where a lot has less than 120 feet of street frontage, two cuts on each street where a lot has between 120 feet and 400 feet of street frontage, or three cuts on each street where a lot has 400 feet or more of street frontage.

- (2) No residential curb cut shall be less than 12 feet in width or more than 16 feet in width.
- (3) Where two curb cuts are permitted for a single lot, a distance of no less than 36 feet shall separate them. Where three cuts are permitted for a single lot, no less than 100 feet shall separate the third cut from the other two. On streets maintained by the NCDOT, the 100-foot separation requirement may be reduced upon written approval by the NCDOT and in accordance with driveway permitting requirements.
- (4) No curb cut or other access point shall be located closer than 36 feet to any street intersection. The intersection is determined by the intersecting point of the two street right-of-way lines (or such lines extended in the case of a rounded corner).
- (5) Width of Commercial Driveway curbcuts: The width of commercial driveways measured parallel to the edge of traveled way and from edge of pavement to edge of pavement at the narrowest width shall be within the minimum and maximum limits specified. An urban driveway with two way operation shall have a minimum of 20 feet and a maximum of 36 feet. A two-way operation for rural driveways shall be within a minimum width of 20 feet and a maximum width of 50 feet. For one-way operation, a 12-foot minimum and 24 foot maximum apply for both urban and rural locations. These values are based on edge of pavement dimensions not including the width of gutter if curb and gutter section is proposed.

(F) Parking Design Standards

- (1) The minimum dimensions for required offstreet parking spaces and aisles shall be in accordance with Diagram 6-1.
- (2) Parking for the handicapped shall be provided as per North Carolina Building Code Requirements.
- (3) 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.
- (4) Parking facilities shall observe a minimum setback of ten (10) feet from any public street right-of-way unless the Ordinance provides otherwise. Parking areas for two-family/duplex dwellings located in the R-40, R-10 and R-7.5 zoning districts shall not be permitted in the required front yard setbacks. Two-family dwelling parking shall not be subject to front yard averaging.
- (5) All required offstreet parking areas shall be paved with concrete, asphalt, or an alternative paving material (cobblestones, brick, turf-stone, or similar material) which exhibits equivalent load bearing and wear characteristics as asphalt or concrete (spaces in

stacking/waiting lanes shall be considered as required parking). Alternative paving materials shall be approved by the Planning Director upon determination that such characteristics are met. Any specifications required to make such determinations shall be provided by the applicant. All surfaces shall be maintained in a safe, sanitary and neat condition. Prior to the issuance of a Certificate of Occupancy, required paving must be installed or its installation guaranteed as per Chapter 2.

- (6) All offstreet parking lots shall be graded and drained so as to dispose of all surface water accumulated within the area. Curbed areas and islands may be required where necessary for traffic control and or drainage as necessary to comply with erosion control laws.
- (7) Lighting shall be required if night time parking is necessary or permitted. If a facility is lighted, such lighting shall be directed away from and or shielded from public streets and residential areas and shall not be a hazard or distraction to motorists traveling on a street.
- (8) Parking areas shall be used for parking of vehicles, only, with no sales, displays, dead storage, repair work, dismantling, or service of any kind including the service of motor vehicles permitted.
- (9) All offstreet parking spaces, including all areas for maneuvering, shall be located solely on private property, and shall not use public property or public rights-of-way. Parked vehicles in offstreet parking areas shall be prevented from intruding on travel lanes, walkways, streets, buffer and screen yards, front yard parking setbacks, or adjacent properties by means of walls, curbs, wheel stops or other appropriate means.
- (10) All offstreet parking areas shall be designed to provide safe and convenient circulation, in accordance with commonly accepted traffic engineering practices and subject to the review and approval of the Zoning Administrator in accordance with said engineering practices.
- (11) All required paved spaces, access, and maneuvering areas shall be clearly marked and such markings shall be maintained.

(G) Parking Lot Building Separation and Landscaping

- (1) Parking areas, unless located on or within a structure, shall be separated from the exterior walls of any structure by providing a buffer strip at least four feet in width that shall be landscaped and covered with a ground cover or shall be paved to be utilized as a pedestrian walkway. The pedestrian walkway shall not be paved with asphalt and shall provide (a) or (b) below:
 - (a) A grade separation a minimum of 4 inches to be utilized as a pedestrian walkway or a grade separated landscaped area a minimum of 4 inches in height or;

- (b) In lieu of the 4 inch vertical grade separation of the pedestrian walkway, bollards and a pedestrian walkway (at least 4 feet in width) shall be provided. Bollards shall be at least 4 feet in height. When parking spaces are adjacent to bollards, two bollards shall be provided in front of each parking space no closer than two and half feet from the inside edge of the parking space (perpendicular to vehicle as shown on Conceptual Illustration: Diagram 6-2), and shall be located no more than 6 feet apart. In cases in which bollards are utilized in lieu of vertical grade separation, and the pedestrian walkway is located between the building and parking areas other than parking spaces (i.e. access, drives, or maneuvering areas), bollards shall be located no more than 6 feet apart adjacent to the pedestrian walkway between the building and parking areas (as shown on Conceptual Illustration: Diagram 6-3).
 - (c) Pedestrian entrance(s) or loading access way(s) (as necessary to provide access to the structure) that span a distance greater than 6 feet shall provide bollards in addition to the horizontal grade separation required in (a) above. Bollards shall be spaced according to whether the pedestrian walkway is adjacent to parking spaces (Diagram 6-2), or other parking areas (Diagram 6-3). In no case, shall bollards adjacent to loading or access ways be located more than 6 feet apart.
 - (d) When bollards are utilized in conjunction with a pedestrian walkway, a change in color and/or texture of the pedestrian walkway shall be provided.
- (2) All parking facilities designed for 10 or more vehicles (required spaces in stacking/waiting lanes shall be counted as spaces for determination of total required spaces) shall provide a minimum of 8.1 sq.ft. of landscaped area per parking space. Such landscaped areas shall contain at least 162 sq.ft. with no dimension less than 9 feet and shall be reasonably dispersed throughout the interior areas of the parking facility. Each landscaped area shall contain a canopy tree, ground cover and or mulch (see Appendix 1 for approved materials lists).
 - (3) In providing the vegetation required above, the retention of existing significant vegetation shall be encouraged.
 - (4) All landscaped areas shall be maintained in healthy and growing condition, dead or damaged materials shall be replaced, and areas shall be kept free of trash, refuse and debris.
 - (5) Prior to the issuance of a Certificate of Occupancy, required landscaping must be installed or its installation guaranteed as per Chapter 2.

(H) Required Offstreet Loading Space

- (1) Every use requiring the receipt or distribution, by vehicles, of materials and merchandise shall have one or more loading spaces for standing, loading and unloading on the same zoning lot. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. Required loading

space shall be available for the loading and unloading of vehicles and shall not be used for the storage of vehicles or materials, or to meet offstreet parking requirements, or in conducting the use.

- (2) The requirements in Table 6-2 shall not be considered to make any existing structure nonconforming for lack of such offstreet loading.

(3) Determination of Unlisted Uses

For any land use which is not listed in Table 6-2, the Zoning Administrator, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.

(4) Offstreet Loading Space Standards

All offstreet loading spaces shall meet the following standards:

- (a) Each required offstreet loading space shall have a minimum width of twelve feet and a minimum vertical clearance of sixteen feet above the finished grade of the space. The length shall be a minimum of thirty feet for local delivery and sixty feet for semitrailers. A maximum of two-thirds of the required loading spaces can be used for local delivery vehicles.
- (b) Off-street loading spaces shall be located and arranged so that a semi-trailer truck shall be able to gain access to and use such spaces.
- (c) Loading space shall not be permitted within any required yard setback or Buffer or Screening yard as established by this ordinance.
- (d) All required loading space and necessary maneuvering space shall be paved and shall be maintained in a safe, sanitary, and neat condition.
- (e) No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of the public right-of-way, or adjacent properties.

Table 6-2 Offstreet Loading Requirements

Land Use Classification	Space Requirements
Office and hotel uses (larger than 1500sqft)	One loading space for every 10,000 square feet of floor area, up to a maximum of 5 spaces.
Industrial and commercial uses as follows:	
Under 8,000 square feet	1 Space
8,000 - 25,000 square feet	2 Spaces
25,000 - 50,000 square feet	3 Spaces
50,000 - 100,000 square feet	4 Spaces
100,000 - Over square feet	5 Spaces

6.14 APPENDIX A

A. Understory Trees

- | | | | |
|----|---------------------|----|------------------------|
| a. | American Hornbeam | k. | Carolina Cherry-Laurel |
| b. | Eastern Redbud | l. | Kousa Dogwood |
| c. | Flowering Dogwood | m. | Fringe Tree |
| d. | Washington Hawthorn | n. | Star Magnolia |
| e. | Russian Olive | o. | Sweet Bay Magnolia |
| f. | Mountain Silverbell | p. | Stewartia |
| g. | American Holly | q. | Amelandier |
| h. | Golden Rain Tree | r. | Styrax |
| i. | Crape Myrtle | j. | Sourwood |

B. Evergreen Trees

- | | | | |
|----|-------------------|----|-----------------|
| a. | Deodar Cedar | d. | Cryptomeria |
| b. | Southern Magnolia | e. | Red Cedar |
| c. | Carolina Hemlock | f. | Leyland Cypress |

C. Canopy Trees

- | | | | |
|----|-------------------|----|----------------|
| a. | Sugar Maple | h. | Willow Oak |
| b. | Norway Maple | i. | Scarlet Oak |
| c. | Red Maple Variety | j. | Laurel Oak |
| d. | Ginko (male) | k. | River Birch |
| e. | Honeylocust | l. | Zelkova |
| f. | Chinese Elm | m. | Bradford Pear |
| g. | Eastern Red Oak | n. | Cleveland Pear |

D. Shrubs for Evergreen Screening

- | | | | |
|----|---------------------------|----|-----------------------|
| a. | Glossy Abelia | l. | Yaupon Holly |
| b. | Wintergreen Barberry | m. | Japanese Privet |
| c. | Dwarf Horned Holly | n. | Fortune Tea Olive |
| d. | Convexa Japanese Holly | o. | Red Photinia |
| e. | India Hawthorn | p. | Laurentinus Virburnum |
| f. | Azaleas and Rhododendrons | q. | Northern Bayberry |
| g. | Japanese Yew | r. | Gold Thread Cypress |
| h. | Compacta Holly | s. | Crippsii Cypress |
| i. | Southern Wax Myrtle | t. | Virburnum Chindo |
| j. | Thorny Elaeagnus | u. | Mahonia Bealei |
| k. | Burford Holly | | |

E. Buffer Shrubs

- | | | | |
|----|--------------------|----|----------------------|
| a. | Japanese Barberry | i. | Winter Honeysuckle |
| b. | Border Forsythia | j. | Juddi Viburnum |
| c. | Vernal Witch Hazel | k. | Doublefile Virburnum |
| d. | Common Witch Hazel | l. | Carlesi Virburnum |
| e. | Pfitzer Juniper | m. | Helleri Holly |
| f. | Parsori Juniper | n. | Butterfly Bush |
| g. | Cotoneaster | o. | Nandina domestica |
| h. | Drooping Leucothoe | p. | Inkberry Holly |

6.15 APPENDIX B: TREES FOR FRONT YARD LANDSCAPING

Large Trees (Mature Height Greater than 50 feet):

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

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

-Red Maple	-American Hornbeam	-Golden Raintree
-Horse chestnut	-Sugar Hackberry	-Amur Corktree
-Red Horse chestnut	-Turkish Filbert	-Sargent Cherry
-European Hornbeam	-Easter Redcedar	

Small Trees (Mature Height less than 35 feet)

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