Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldnc.gov

ZONING BOARD AGENDA

OCTOBER 21, 2019, SUMMERFIELD TOWN HALL
6:00 PM ZONING BOARD WORK SESSION

1. Call to order
2. Introductions
3. Consent agenda:
   A. Meeting agenda
   B. Minutes of 9/9 meeting
4. UDO work session:
   A. Village District Overlay District description review (Article 4.6.g., pg. 4-18)
   B. Present Village District Overlay Map to Zoning Board UDO workgroup
   C. OSM zoning district discussion on addressing housing needs in Summerfield (Article 4.5.c, pg. 4-7)
   D. Permitted Use Table review (tentative – will distribute at meeting)
5. Other business (as needed)
6. Public comments on items related to Agenda Items *(limited to 3 minutes per speaker)*
7. Adjourn

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ZONING BOARD MINUTES

SEPTEMBER 9, 2019, 6:00PM, SFD COMMUNITY CENTER

Planning and Zoning Board	**Alternates**	**Staff**
Richard (Dick) Feulner	Clint Babcock	Chris York, Town Planner
George (Jeff) Davis	Clark Doggett	Lance Heater, Town Clerk
Scott Henson	Ryan Moats	
Kathy Rooney	Frank Ficca	
Trudy Whitacre		

CONSENT AGENDA

Upon motion by Rooney seconded by Davis and unanimous vote, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 8/26 meeting.

UDO WORK SESSION

The Board discussed the issue of open space and maximum density requirements for all zoning districts requiring open space dedication. Three options were discussed: 1) the current ordinance, which requires 50% open space dedication; 2) the UDO draft ordinance proposal, which requires a minimum of 50% open space dedication, 25% of which must be buildable; and 3) the proposal presented at the 8/26/19 meeting, which would remove all wetlands, steep slopes and utility easements and would then apply the .73 units per acre to the remainder of the property.

After much discussion, the third option was removed from consideration by consensus of the Board. The Board then discussed possible modification to the second option. After discussion, Davis made a motion to approve option #2 with the modification of increasing the buildable area to 30%. This motion was seconded by Henson and approved 4-1 (Rooney opposed).

The next item considered was the 1200-foot buffer west of Summerfield Road as a separate overlay district for moderately priced housing and mixed use on smaller lots. There was concern expressed regarding the possible impact of this on the existing historic district. After discussion, upon motion by Feulner, seconded by Henson and carried 4-0 (Rooney abstaining), it was decided that the current Town Core District remain the same, and be excluded from the overlay. The Board noted that the vote was contingent upon final approval after viewing a map delineating the boundaries of the overlay district.

It was the consensus of the Board to name the new overlay district the "Village District".

It was the consensus of the Board to not rename the existing Summerfield Road District.

OTHER BUSINESS

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Feulner asked the Board to review the UDO and to relay any changes or concerns to York. The Board concurred that Article 9 should contain language stating that development should be neutral from a stormwater drainage standpoint and, if not, that the person creating a stormwater nuisance should be held in violation of the ordinance.

The Board agreed to tentatively keep its 9/23 meeting on the calendar, with the understanding that it could be rescheduled if there wasn't enough time to get the UDO draft in a condition whereby it was ready for final review by the Board.

PUBLIC COMMENTS

Sean Dwyer noted that the permitted use tables needed to be completed prior to final consideration by the Board and commented on the proposed Village District overlay.

Priscilla Olinick commented on the permitted uses allowed in the proposed OSR and OSM districts.

Upon motion by Henson, seconded by Rooney and carried unanimously, the meeting was adjourned at 7:18pm.

_____ _____

Richard Feulner, Chair Lance G. Heater, Town Clerk

ARTICLE 4: ZONING DISTRICTS

ARTICLE 4: ZONING DISTRICTS

A. Zoning District General Provisions

1. TYPES OF ZONING DISTRICTS

All land within the Town is classified by this Ordinance to be within one or more of the several Base Zoning Districts, Conditional Zoning Districts, and Overlay Zoning Areas as identified herein. These districts are established and intended to complement and help implement the Summerfield Comprehensive Plan through regulations that govern:

(a) Intent descriptions;
(b) Permitted uses;
(c) Permitted building types; and
(d) Intensity, open space, dimensional, and lot coverage standards.

2. BASE ZONING DISTRICTS

Base zoning districts are separated into the general categories of Agricultural, Residential, Commercial, Industrial, and Open Space.

3. CONDITIONAL ZONING DISTRICTS

A parallel Conditional Zoning District is established for each Base Zoning District denoted with a (C) in Table 4.A.

(a) Conditional zoning districts are established by this ordinance to provide landowners and the Town an alternative to rezoning the land to a base zoning district, where the base zoning district allows certain uses and development that may be appropriate but also allows uses and development that may not conform to Town plans or would have adverse impacts on public facilities or surrounding lands. Reclassification of land to a conditional zoning district allows a landowner to propose, and the Town Council to consider, additional conditions or restrictions on the range of allowable uses, use standards, development intensities, development standards, and other regulations applicable in the parallel base zoning district. This enables the Town to tailor a zoning classification to accommodate desirable development while avoiding or addressing anticipated problems that may arise from development otherwise allowed by the zoning classification.

(b) Except where adoption of this Ordinance translates or reclassifies land in a conditional use district under the previous zoning regulations to one of the conditional zoning district classifications in this Ordinance, land shall be classified into a conditional zoning district only in accordance with the procedures and requirements set forth in Article 3.D.2. Conditional Rezoning.

(c) Development in a conditional zoning district shall be subject to all the use and development standards and requirements that apply to development in the parallel base zoning district, plus the conditions imposed as part of the Conditional Rezoning approval, which may not be less restrictive than the regulations for the parallel base zoning district.

(d) After the effective date of this Ordinance, no application for conditional rezoning (See Article 3.D.2.) may split an existing site or lot of record into a conditional zoning district and a base zoning district. Nothing in this subsection shall limit a conditional rezoning that splits a lot or site into two or more conditional zoning district designations.

4. OVERLAY ZONING AREAS

Overlay zoning areas are superimposed over portions of one or more underlying base or conditional zoning districts.

(a) Overlay Zoning Areas supplement generally applicable development regulations with additional and specific development regulations that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying zoning district.

(b) Regulations governing development in an overlay area shall apply in addition to the regulations governing development in the underlying district. If the standards governing a zoning district expressly conflict with those governing any one or more overlay areas, the standards governing the most restrictive overlay area shall control.

5. COMPLIANCE WITH DISTRICT STANDARDS

No land within the Town shall be used or developed except in accordance with the zoning district use, development standards, and requirements of this article and all other regulations of this Ordinance, as applicable.

TABLE 4.A... ESTABLISHED ZONING DISTRICTS AND OVERLAY AREAS

ZONING DISTRICT NAME	ABBREVIATION	COMPARED TO CURRENT ORDINANCE
Base Agricultural District		
Agricultural	AG, AG (C)	*(same)*
Base Residential Districts		
Residential	RS, RS (C)	*(replaces RS-40, and RS-30)*
Rural Residential	RR, RR (C)	*(same)*
Base Commercial Districts		
Neighborhood Business	NB, NB (C)	*(same)*
Business	BN, BN (C)	*(replaces LB, GB, and HB)*
Office/Institutional	OI, OI (C)	*(replaces LO, PI, and CP)*
Shopping Center	SC, SC (C)	*(same)*
Base Industrial District		
Industrial	IND, IND (C)	*(replaces LI, HI, and CP)*
Base Open Space Districts		
Open Space Residential District [1]	OSR, OSR (C)	*(replaces OSRD)*
Open Space Mixed Use District [1]	OSM, OSM (C)	*(new)*
Overlay Areas		
Flood Hazard Area [2]	FHA	*(same)*
General Watershed Area [2]	GWA	*(same)*
Watershed Critical Area [2]	WCA	*(same)*
Scenic Corridor Area [1]	SCA	*(same)*
Town Core District - Residential [1]	TCR	*(replaces TCD-R)*
Town Core District – Mixed Use	TCM	*(replaces TCD-M)*
Village District	VILL	*(new)*
Voluntary Agricultural District	VAD	*(new)*

1 OSR, OSM, TCR, TCM, VILL, and SCA districts are subject to the development standards of Article ----- below.

2 FHA, GWA, and WCA districts are subject to the development standards and requirements of Article (Environmental Article).

B. Zoning District Descriptions and Standards

1. AGRICULTURAL DISTRICT

Properties meeting the definition for a Bona Fide Farm per NCGS 160-A will fall within these districts but are not subject to the zoning regulations of this ordinance with the exception of non-farm uses.

(a) Agricultural (AG): The AG district is primarily intended to accommodate uses of an agricultural nature, including farm residences, farm-tenant housing, and farming operations. It also accommodates rural, non-farm residences on large tracts of land. The district also accommodates private and public activities intended to support agricultural uses including equestrian facilities, farm co-op operations, and farmers markets. The district is established for the following purposes: 1) to preserve and encourage the continued use of land for agricultural, forest, and open space purposes; 2) to sustain the rural nature of the community; and/or, 3) to avoid conversion of farmland to urban uses. Lots will typically be served by private well and individual septic tank systems. The overall gross density in AG areas shall be .36 units per acre with a minimum lot size of three (3) acres. There is no Open Space requirement in the AG district. Building Types allowed in the AG District are Farm Buildings, Detached House, Manufactured Home, Workplace, Storefront, and Accessory Structures.

2. RESIDENTIAL DISTRICTS

(a) Residential District (RS): RS is established to accommodate single family detached residences on large lots where environmental features, public service capacities, or soil characteristics necessitate very low-density single-family development. It will be used for residential purposes and lots shall be served by wells, community wells, individual septic systems, or community sewage treatment systems. Lots typically will be located within a minor or major subdivision. This district will include old RS-40 Residential District approved lots of record existing prior to (insert new authorization date here) with a minimum lot size of 40,000 ft2 and old RS-30 Residential District approved lots of recorded existing prior to (adoption date) with a minimum lot size of 30,000 ft2. The overall gross density shall be 0.73 units per acre or less (representing an average lot size of 60,000 ft2). Open Space requirements for RS developments are determined by a sliding scale based on the number of residential units. Building Types allowed in the RS are Farm Building, Detached House and Accessory Structures.

(b) Rural Residential District (RR): RR is established to accommodate rural non-farm residences on larger tracts of land. Its purpose is to preserve rural character, significant natural and man-made features, and environmentally sensitive areas. This district will be used for residential and rural family occupation purposes in the Watershed III, Tier 3 or as desired away from the center of the community. Lots will typically be served by private well and individual septic tank systems. The overall gross density shall typically be 0.33 units per acre or less with a minimum lot size of 60,000 SF. There is no Open Space requirement in the RR district. Building Types allowed in the RR are Farm Building, Detached House, Manufactured Home, Rural Workplace, and Accessory Structures.

3. COMMERCIAL DISTRICTS

(a) Neighborhood Business (NB): The NB, Neighborhood Business District is intended to accommodate very low intensity office, retail and personal service uses within walkable and bikeable distances surrounding residential areas. The district is established to provide convenient, non-vehicle dependent locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings. Building Types allowed in the NB are Farm Building, Detached House, Attached House, Live/Work, Institutional, Workplace, Storefront, and Accessory Structures.

(b) **Business District (BN):** BN is intended to accommodate a mixture of retail trade, business, professional and personal services, and eating and drinking establishments that will be located within a scenic corridor overlay area, away from residential areas, adjacent to a minor or major thoroughfare or all three. Development may take place on individual lots, as part of a mixed-use development or part of a unified commercial development. All development occurring within shall use architectural features that enhance the community's rural, historic nature. Uses that pose a threat to ground or surface water are limited, require mitigation measures, or not permitted. Development within this district shall employ landscape strategies, building placement, and architectural features to mark service and delivery areas. Building Types allowed in the BN are Townhouse, Attached House, Live/Work, Institutional, Workplace, Storefront, Commercial Center, and Accessory Structures.

(c) **Office/Institutional District (OI):** OI is intended to accommodate public, semi-public, and institutional uses or medical, professional, administrative, and government office uses that might have a substantial land use impact or traffic generation potential. The OI district shall use architectural features that enhance the Town's rural, historic nature. Development shall employ landscape strategies, building placement, and architectural features to mark service and delivery areas. Building Types allowed in the OI are Institutional, Workplace, Storefront, Commercial Center, and Accessory Structures.

(d) **Shopping Center District (SC):** SC is primarily intended to accommodate a wide range of retail and service developments meeting community and area shopping needs. The district is established on large sites to provide locations for major developments that contain multiple uses, shared parking and drives, coordinated signage, and high-quality landscaping. SC is a central focus of the community and shall use architectural features that enhance the Town's rural, historic nature. Development shall employ landscape strategies, building placement, and architectural features to mark service and delivery areas. Building Types allowed in the SC are Workplace, Storefront, Commercial Center, and Accessory Structures.

4. INDUSTRIAL DISTRICT

Industrial District (IND): IND is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations would have no adverse effect upon adjoining properties, the community or the environment, particularly ground and surface water. This district also may provide appropriate locations and development regulations for uses that require special measures to ensure compatibility with adjoining properties and to address any environmental concerns, by special use permit. Uses that pose a threat to ground or surface water are limited, require mitigation measures, or not permitted. Development within this district shall employ landscape strategies, building placement, and architectural features to mark service and delivery areas and enhance the view of all visible faces of structures. Building Types allowed in the IND are Workplace, Storefront, and Accessory Structures.

5. OPEN SPACE DISTRICTS

(a) The Open Space Districts are established to encourage the preservation of community character through innovative land planning and site design concepts that preserve valuable open space, and support a high quality of development, environmental sensitivity, energy efficiency, and support the goals and policies of the Town of Summerfield Comprehensive Plan by:

(1) Allowing meaningful identification and preservation of the Town's community character resources to include farmlands, woodlands, and historic resources;

(2) Allowing site design that respects and incorporates into the built environment a site's natural and man-made features, such as trees, streams, ponds, hillsides, floodplains, and historic features;

(3) Allowing greater freedom in providing a well-integrated blending of compatible uses in the same development;

(4) Allow a high degree of certainty for potentially impactful developments by requiring comprehensive submittals and public input at the time of approval;

(5) Create opportunities to meet the housing policies of the Town of Summerfield Comprehensive Plan through Cluster Development Practices as described in Article 4.B.5 Open Space Districts.

(b) The Open Space Residential (OSR) District is primarily intended to accommodate rural developments designed to preserve rural character, significant man-made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural and residential uses that are part of a unified design. The district encourages compact residential development of a variety of single-family housing types while maintaining average overall development densities similar to those in other residential districts but designed to maximize soil and water recharge conditions. The overall gross density shall not exceed 0.73 units per acre with a minimum lot size of 15,000 SF for Single Family Detached Homes and 10,000 SF for Single Family Attached Homes. The minimum overall district size for OSR is 10 (ten) contiguous acres under unified ownership or control. Building Types allowed in the OSR are Farm Building, Detached House, Attached House, Townhouse, and Accessory Structures.

(c) The Open Space Mixed Use (OSM) District is primarily intended to accommodate developments that integrate a variety of residential and specified non-residential uses while preserving rural character, significant man-made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural, residential and non-residential uses that are part of a unified design. The district requires compact, integrated development with a variety of housing types, with the addition of specified services convenient to nearby residences. The OSM zoning district requires the development of 0.5-acre lots. OSM development includes a 15% density bonus, making the overall maximum development density of 0.84 units per acre. The bonus lots shall be a residential use. The single-family homes shall have market prices such that a household earning an income up to 80% of the Summerfield median income may qualify for a mortgage. The price range shall be agreed upon by the Town and the developer and included in a development agreement. This district is intended primarily for development corridors where soil and water recharge conditions are appropriate for residential densities greater than those of other residential districts. The minimum lot size within OSM districts is 9,000 SF. The overall district size shall be between 50 and 200 acres unless part of a multi-phased development. Such a multi-phased development shall consist of separate neighborhoods. Building Types allowed in the OSM are Farm Building, Detached House, Townhouse, Attached House, Live/Work, Institutional, Workplace, Rural Workplace, Storefront, and Accessory Structures.

(d) **Standards for Residential Uses in Open Space Developments**

(1) Areas between structures shall be covered by easements where necessary to preserve access and to provide for maintenance and utility service.

(2) No single family detached lots shall have access to thoroughfares or Scenic Corridors unless the lot has a minimum street frontage and lot width of three hundred (300) feet and a minimum lot size of three (3) acres.

(3) No Attached House dwellings shall have direct access to thoroughfares or Scenic Corridors.

(e) **Standards for Non-residential Uses in Open Space Mixed Use Developments:** Non-Residential uses in an OSM development shall conform to the Design Standards of Article 6.B Commercial Office and Mixed-Use Design Standards, and the following:

(1) **Allowable Acreage:** Allowable Acreage in Non-Residential Use: The allowable acreage in non-residential (i.e. commercial) use shall be calculated as follows up to 5% of the gross parcel area.

(2) Access:

(a) Areas between structures shall be covered by easements where necessary to preserve access and to provide for maintenance and utility service; and

(b) Primary vehicular access to commercial development shall not be through residential development.

(c) Separate pedestrian and vehicular traffic such that pedestrians can safely walk between stores within a development and from parking areas to stores; and

(d) Provide for pedestrian access from adjacent residential and office areas into commercial areas.

(f) Development Standards for all Open Space Districts: In addition to the development standards of Article 6, the following development standards apply to all Open Space Districts established after the effective date of this ordinance:

(1) Open Space districts generally

(a) Open Space Credit: For every five (5) acres designated as open space in excess of the area required under Article 6--- one (1) lot/dwelling unit may be added to the maximum number allowed.

(b) All acreage included in an Open Space dedication shall be perpetually held in common ownership with any change in ownership subject to the conditions of the approved district, and placed in a conservation easement recorded on the final plat.

(c) The minimum amount of required open space shall be calculated by excluding existing and proposed street right of way from the gross land area, multiplying the result by 50%, then subtracting open space credits. 50% of (Gross land area – street right of way) minus open space credits = required open space.

Example for a 50-acre tract with 500 feet of existing roadway plus 700 additional feet of proposed roadway: (50 acres – 1.65 acres) x 50% = 24 acres minus open space credits

(d) Qualifying open space areas shall be determined and conveyed in accordance with Article 6 Conservation and Open Space Requirements and depicted on an approved Resource Map.

(2) Boundary Treatment:

(a) The scale and setbacks of open space development improvements within 150'of the perimeter of the open space development shall be in harmony with development on adjacent lands.

(b) No non-residential use shall be permitted within 150' of the perimeter of an open space development unless the same or a similar use exists adjacent to the perimeter at the time of the approval of the open space development.

(3) Parking: Off-street parking for each use in an open space development shall be provided and (subject to the exceptions) in accordance with the standards set forth in Article 6 for the same use or uses of similar intensity. The Planning Director may reduce the required number of parking spaces if the master development plan provides convenient pedestrian and/or bicycle access among uses.

(4) Cluster Development Practices: For new developments, the Town encourages the clustering of development and protection of open space though optional Cluster Development Practices. These practices permit buildings to be clustered or grouped on a site, parcel, or property in order to optimize the use of land and resources. By clustering development, projects developed in

accordance with these standards can obtain density bonuses while preserving unique natural features, efficiently providing infrastructure such as water, sewer, and streets, and organizing buildings on a site in a manner that promotes efficient multi-modal transportation. Cluster Development Practices mandate the dedication of additional open space, a variety of lot sizes and housing types, publicly dedicated trails or sidewalks, and best practices for water use, re-use and recharge.

(a) **Applicability:** Cluster Development Practices may be requested for new Open Space Mixed Use development in undeveloped areas of the Town and in already developed areas with low building to land value ratios. The Cluster Development Practices set forth below may only be applied to properties at the time of a request for Open Space district approval, or with the approval of all land owners within the area requested for Cluster Development.

(b) Any site exercising these practices shall have at least one direct access point to an arterial road designed to carry the anticipated additional capacity of the development and shall provide an interconnected network of roadways to integrate the development into the existing transportation network. Private streets may be used to meet access requirements for residential lots in cluster developments provided the development as a whole abuts and has direct access to a publicly maintained street.

(c) **Intent:** Cluster Development Practices permit buildings to be clustered or grouped on a site, parcel, or property in order to:

i. Protect property value by promoting quality design and development that respects surrounding established land use character;

ii. Protect Summerfield's rural character by adequately buffering development from neighboring properties and roadways;

iii. Provide some opportunity to respond to housing market demand that aligns with the policies of the Comprehensive Plan with a variety of lot sizes without compromising the character of the surrounding area;

iv. Promote environmentally sensitive practices in protected areas and areas vulnerable to development such as watersheds and properties with areas of steep slopes, streams and wetlands;

v. Direct greenspace development to areas where soil and water recharge conditions are appropriate for clustering;

vi. Provide for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

vii. Efficiently provide infrastructure such as water, sewer, and streets while promoting efficient multi-modal transportation;

viii. Reduce the inflexibility or uniform design that sometimes results from strict application of zoning and development standards by applying those standards through variations in building design, density, lot sizes and arrangements, and site design; and,

ix. Maximize groundwater recharge through best practices for land cover and site design.

(d) Development Standards: The following development standards shall apply to development exercising Cluster Development Practices, in addition to the standards and conditions approved with the underlying Open Space district:

i. In order to meet the Comprehensive Plan policies for variety and moderately priced housing, the overall maximum density of 0.73 units per acre. This is subject to satisfactory demonstration and approval of cluster development practices.

ii. Permitted building types shall be those allowed in the underlying open space district.

iii. Building placement, parking placement, urban form, access, lot size and lot arrangement shall be controlled by regulating documents approved at the time of approval.

iv. There shall be a minimum separation of 12 feet between all enclosed structures.

v. The development shall include public sidewalk, bicycle, and trails, public greenspaces, and other amenities to benefit the general public along with the residents of the development.

vi. **Community Wells and Sewage Treatment:** Community wells and sewage treatment systems are permitted and encouraged as a means of promoting compact development within surrounding open space. The areas designated for these systems shall be indicated on the sketch plan and master development plan.

vii. **Fire protection:** Any dwelling unit and associated garage constructed within 15 feet of another existing or planned dwelling unit or garage, as measured from the farthest protrusion of each structure, shall be protected through a residential fire protection pump and tank system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

(e) Approval: Cluster Development Practices, if desired, shall be requested at the time of approval of the newly adopted underlying Open Space district. Approval shall be contingent upon the approval of conditions proposed by the applicant and approved by the Town Council with sufficient detail to determine conformity with the policies of the Comprehensive Plan and the intent of this section.

Conditions of approval should include methodologies and best practices mitigating the impact of the development on the area where it is proposed. Examples include methodologies for the provision and protection of water, treatment of wastewater, transportation impacts, Low Impact Development, Light Imprint(trademark), innovative storm water control practices, Complete Streets, practices from The Green Growth Toolbox, and site design.

In addition to the requirements for Open Space districts, requests for Cluster Development Practices shall include plans and documents demonstrating the following:

i. Proposed density;

ii. The development pattern of the proposed development demonstrating building placement, parking placement, urban form, access, lot size, and lot arrangement,

iii. Private and public sidewalk, bicycle, and trail networks;

iv. Open space, greenspace, and amenities available to the general public;

v. Areas vulnerable to development such as steep slopes, with practices for mitigating impact;

vi. Proposed watershed protection, as appropriate, and proposed stormwater control measures;

vii. Proposed methodologies and best practices for serving utilities to the site, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities;

viii. Proposed methodologies and best practices for the impact of the development on roadways;

ix. Additional documentation relevant to demonstrate the appropriateness of the development pattern to the area and compliance with the Comprehensive Plan may be requested at the Administrator's discretion; and,

Zoning districts approved with Cluster Development Practices shall be noted on the zoning map as OSR/CDP or OSM/CDP. Approved details of the CDP shall be included in the approved Sketch Plan and Master Development Plan for the underlying Open Space district.

6. OVERLAY DISTRICTS

(a) **Flood Hazard Area Overlay (FHA):** FHA is intended to set forth regulations which shall prevent the damage done by floods. It also limits development to prevent increases in flood levels and limits or prohibits land uses that pose a threat to water supplies. Building Types allowed in the FHA are the same as those allowed in the underlying base zoning districts, subject to the requirements of *Article 9.H Definitions Related to Environmental Regulations.*

(b) **Watershed Area Overlays (GWA and WCA):** Watershed protection is accomplished by establishing low-density development, limiting the amount of impervious surface, and limiting or prohibiting land uses that pose a threat to surface and groundwater supplies, which is especially critical for Summerfield. These regulations are in accordance with the requirements of the North Carolina Environmental Management Commission, the North Carolina General Statutes, and Best Management Practices. Summerfield has two watershed overlays that are specified in Article 9:

(1) **General Watershed Area Overlay (GWA):** GWA is intended to set forth regulations for the protection of public drinking water supplies and is applicable to all lands which drain toward such supplies and are outside of the WCA.

(2) **Watershed Critical Area Overlay (WCA):** WCA is intended to set forth regulations for the protection of public drinking water supplies and is applicable to all lands adjacent to and which drain toward existing or proposed supply intakes or reservoirs. Building Types allowed in the

GWA and WCA are the same as those allowed in the underlying base zoning districts, subject to the requirements of Article 9.H Definitions Related to Environmental Regulations.

(c) Scenic Corridor Area Overlays (SCA): Scenic Corridor Overlay Areas (SCA) are established to protect the natural features and trees that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the Town. Properties along these entrance roads and gateways contribute significantly to the Comprehensive Plan's policies for Community Character Preservation and Attractive Community Appearance. The goal of these Overlay Areas is to protect the scenic value of the view corridors through development standards for building architecture, building materials, lighting, signage, and site design. These standards shall preserve the character and improve the appearance of the Town by maintaining the sense of a rural corridor in a developed environment; provide an aesthetically appealing experience for those traveling the corridor; increase safety along the corridors by reducing visual clutter and inappropriate site design, and provide safe multi-modal transportation options for motorists, bicyclists, and pedestrians. Regulations governing density use, building type and development standards are set forth herein. The following Scenic Corridor Area Overlay Districts are hereby established:

(1) I-73 Scenic Corridor: This corridor extends for a distance of 1,500 linear feet on either side of the right-of-way of Interstate 73 within the boundaries of the Town limits.

(2) US 220 Scenic Corridor: This corridor extends for a distance of 1,500 linear feet on either side of the right-of-way of US-220 from the northern Town limits to the southern Town limits.

(3) NC 150 Scenic Corridor: This corridor extends for a distance of 1,500 linear feet on either side of the right-of-way of NC-150 from the western Town limits to the eastern Town limits.

(d) General Requirements For all Scenic Corridor Area Overlay Districts: In addition to the development standards of Article 6, the following development standards apply to all Scenic Corridor Area Overlay Districts established after the effective date of this ordinance:

(1) Permitted Uses: All uses permitted in the underlying base district are permitted, except manufactured housing, outdoor storage, outside processing or assembly operations, outdoor advertising and truck parking areas. Recreational activities in the scenic corridor area shall be limited to passive recreation.

(2) Building Materials and Design:

i. Materials such as brick, stone, wood, or other like and similar materials are required on all new construction and additions that are visible from a public right-of-way.

ii. Accessory Structures (Non-Residential and Residential): Prefabricated metal or fiberglass sheds shall not to be visible from the scenic corridor.

iii. This section does not apply to single-family or two-family residential structures.

iv. Buildings in the SCA shall have a positive visual impact with appropriate architecture, size, and compatibility with Community Character and Appearance policies of the Comprehensive Plan.

v. Long, blank walls are not permitted. For every 30' of building frontage, there shall be a change in front building façade, i.e., relief, elevation, design, building material, or other like distinction.

vi. The Administrator or Planning and Zoning Board may approve alternative building designs that meet or exceed the standards established by this Ordinance.

(3) Walls and Fencing: Walls and fencing shall enhance the rural or historic character of the development and community. Materials used for walls and fencing should complement or duplicate materials used in the buildings. Materials such as brick, stone, wood, or other like and similar materials are required for all fencing that can be viewed from the scenic corridor. Business development is required to use berms, walls, fencing, and vegetative materials in concert to produce effective screening.

(4) Parking:

i. Parking shall be located to the side or rear of the development. Side parking shall meet the minimum street yard setback and shall be screened with a combination of landscape berms (minimum 4' high), walls, and fencing;

ii. Large expanses of parking shall not be approved;

iii. Parking that is adjacent to the scenic corridor shall be required to have a street Type B planting yard buffering it from the scenic corridor;

iv. Depending on the approval level for the type of proposed development, the Planning Director or Planning and Zoning Board may approve an alternate plan which meets or exceeds the standards of the Ordinance;

v. Interior parking shall be required to have the following planting rate: one canopy tree per 12 parking spaces, one understory tree per eight parking spaces, and one shrub per three parking spaces.

(5) Landscaping: Except as provided in this section, landscaping shall follow the guidelines established in Article 6.E.4.(e).

(6) Existing examples of Community Character: Mature hardwood trees and other Community Character Resources such as farm fields existing prior to development shall be preserved and incorporated into site designs. Tree removal shall occur only when approved with site plan or subdivision approval. No tree removal within any SCA is permitted prior to the approval of a site plan or subdivision plan.

(e) I-73 Scenic Corridor Area Overlay District Distinguished:

(1) The I-73 corridor is distinguished from other entry roads by its nature as a controlled access interstate with high traffic speeds and potential noise, air, and light pollution. Goals of the I-73 SCA include:

(a) Provide a pleasant environment for motorist representative of Summerfield's Community Character;

(b) Buffer the impacts of the interstate from adjoining properties;

(c) Preserve the capacity of the corridor to accommodate high traffic volumes at high speeds; and

(d) Provide a desirable image to prospective residents and business owners.

(2) Requirements of the I-73 SCA

(a) Any development proposed after the adoption of this UDO within the I-73 SCA shall be screened from visibility by motorists.

(b) All existing trees, vegetation, and other Community Character Resources within 1,500 linear feet adjoining both sides of the right of way prior to the adoption of this UDO shall be preserved in accordance with Article 6 (open space, landscaping and tree preservation).

(c) Existing mature hardwood trees and other Community Character Resources between 500' and the limits of the SCA shall be incorporated into the design of any site developed after the adoption of this UDO.

(f) Town Core District Overlay (TCD):

The Town Core District strives to preserve the small-town character of central Summerfield and is intended to encourage residents to visit the town center. By encouraging old-fashioned neighborhoods where one encounters natural and non-intrusive mixing of commerce, residential, and civic uses, the town shall provide access for the daily needs of its residents. Boundary of the Town Core Overlay District is delineated on the Town of Summerfield Zoning Map.

(1) There are two distinct areas included within TCD, identified for their unique characteristics and natural leanings:

(a) **Town Core District – Residential (TCR):** A residential district that encourages small scale traditional neighborhood development compatible with the existing nature of the residential community.

(b) **Town Core District – Mixed-Use (TCM):** A central mixed-use area adjacent to Summerfield Road including properties currently zoned as a non-residential district. This area is intended for low impact non-residential uses able to co-exist with nearby residences.

(2) Standards for the TCD encourage a village style design that integrates new development with existing properties, establishes a hub for Summerfield's off-road trail and sidewalk network, allows new residential development in keeping with existing neighborhoods; and honors the historic identity of Summerfield's earliest settlement. The standards are set out to ensure that:

(a) Residential development similar in home and lot size to the existing neighborhoods in the area;

(b) Residential and non-residential development are located and designed to allow walkable and bikeable access to daily needs;

(c) Non-residential development is appropriate to its location and compatible in scale with surrounding uses; and,

(d) Such non-residential development is a good neighbor to nearby residential properties, thereby protecting and enhancing property values overall.

(3) **Requirements for all properties in the TCD:** (Standards are specified for new residential development, and new and existing non-residential development.)

(a) **Uses:** Uses permitted in areas of the TCD are designated within the permitted use schedule.

(b) **Pedestrian Movement and Access:** Adjacent uses shall be linked by pedestrian access throughout the TCD. New developments shall include sidewalks or designate sidewalk easements according to the requirements of Article 6---- along all existing and new roads.

(c) **Setbacks:** Setbacks from the street shall be fifteen (15) feet from the front property line, or forty (40) feet from centerline of the road, whichever is greater. Setbacks are reduced to create a more enclosed, pedestrian scale

(d) **Building Materials:** Materials such as brick, stone, wood or other like and similar materials are required on all new construction and additions that are visible from a public right-of-way. The Governing Body may approve other building materials that meet or exceed the standards established by this ordinance.

(e) **Size:** No single building shall be greater than 10,000 square feet of gross floor area, with a building footprint not to exceed 5,000 square feet and a height of no greater than 2 ½ stories at grade, or 35 feet, whichever is greater.

(f) **Architectural Design:** Long blank walls are prohibited. For every thirty (30) feet of building frontage, there shall be a change in front building façade, i.e. relief, elevation, design, building material, or other like distinction. The Planning & Zoning Board may approve alternative building designs that meet or exceed the standards established by this ordinance.

(4) **TCD Residential requirements:** The residential requirements of the TCD employ neighborhood conservation principles with performance standards intended to help preserve the character and value of residential properties located along Summerfield Road. In addition to the standards of the underlying zoning district and the standards of Article 6, the following requirements apply to new single-family construction. TCD Residential requirements do not apply to properties with existing residential uses, including renovations and replacement construction. In the case of a conflict the stricter applies:

(a) **Design Orientation:** Except for flag lots, the designed front building façade of a principal residential structure shall face the road.;

(b) **Foundations:** The principal residence shall be built over a basement or crawl space; homes built on a slab foundation are not allowed.

(c) **Porches:** Porches shall be of functional depth (i.e. no less than 7 feet front to back) and extend across at least one half the front building façade. It is preferred but not required that porches have railings unless required by NC Building Code.

(d) **Garages Detached Appearance:** Garages shall have the appearance of being detached from the principal structure Thus, a garage may be attached to the principal structure by a breezeway, overhead canopy or other similar proportionately smaller connection, so long as the garage presents the appearance and could stand, if detached, as a freestanding structure. This provision is intended to give the property owner flexibility in meeting building setback requirements under various scenarios.

(e) **Garage apartments:** Accessory apartments over garages are permitted and encouraged.

(f) All other Accessory buildings shall be constructed of the same or like materials of residential structures and will shall be appropriate in scale and design.

(g) **Driveway Materials:** Driveways formed of gravel, marl, crush and run, stone and pavers are permitted and preferred over continuous slabs or sheets of concrete or

asphalt provided paved aprons at public roads are provided in accordance with NCDOT specifications Paved wheel tracks no greater than 2 feet in width (each) with a grassed middle section are also permitted.

(h) Fences, Walls and Hedges

i. Chain link fences: Chain link fences are not permitted forward of the rear wall of the principal residence.

ii. Height: No fence, wall or hedge located forward of the front face of the principal residence shall be greater than 4 feet in height. Fences located in the front yard and taller than 2.5 feet shall have openings of at least 50 percent or more in the construction of the fence.

(i) Street (Canopy) Trees

i. Number: There shall be at least one canopy tree in the front yard for every fifty feet of road frontage. The retention of existing canopy trees, (for which tree credit shall be given) is encouraged.

ii. Location: Front yard canopy trees need not be evenly spaced, nor do they need to be a consistent distance from the road.

iii. New residential dwellings will shall be required to plant and maintain a minimum of two canopy trees, as defined in Article 6--- Landscape Requirements.

(5) TCD Non-Residential requirements:

TCD Non-Residential requirements apply to all non-residentially zoned parcels within the area identified as the Town Core District on the official zoning map of the Town, including any future non-residentially zoned parcels within that area. No application for non-residential development on these parcels shall be approved that does not comply with these standards, plus the standards of the underlying base zoning district. For standards that are not specifically identified in this Overlay, provisions of the underlying zoning district for a particular parcel shall apply.

(a) Nonconformities: Existing non-residential properties need not be changed to conform to the standards of the TCD. TCD Non-residential standards apply only to properties that will undergo entirely new construction, or properties with new additions sufficient in magnitude to trigger a non-conforming situation as set forth in Article 8. It is possible that an existing structure or site may become a non-conforming structure or site under this TCD if the use is not in compliance with some aspect of the standards (e.g. is lacking a screening buffer for an adjoining residential use). This will not prevent owners from making changes to their property as long as these changes do not increase the non-conformance

(b) Exemptions: Certain existing institutional uses, such as schools, churches and emergency services, may be exempted from specified requirements of this overlay. *When such exemptions are applicable, it shall be so noted in the text of this ordinance with an asterisk* ***(*).***

(c) Design Requirements:

(1) Building Size: No single building shall be greater than 10,000 square feet of gross floor area, with a building footprint not to exceed 5,000 square feet.(*)

(2) **Building Height:** No building shall be greater than 2.5 stories at grade, or 35 feet, whichever is greater.

(3) **Parking:**

i. **Location:** Parking is discouraged in front of the building(s) closest to the street. Parking in front of a building shall be limited to one single row, with the balance to the side or rear of the structure(s).

ii. **Shared Parking:** Adjoining commercial and institutional development is encouraged to share parking, as set forth in Article 6 of the Summerfield Development Ordinance.

(4) **Drive Thru:** Drive thru sales and services are prohibited.

(5) **Outside Storage, Display and Other Activities:**

i. **Location:** Outside storage and/or display of goods for sale or materials used in the course of business shall not be located forward of the front face of the principal building. In the case of a group of buildings, such materials shall not be placed forward of the building closest to the street.

ii. **Activities:** Activities that would generate noise, vibration, dust, odor, light, visual or other affects beyond the property line of the use generating such impacts are prohibited.

(6) **Permitted Uses Limited By:**

i. **Hours of Operation:** Hours of operation (open to the public) shall be 6:00am to 11:00pm.

ii. **Traffic Volume Generated:** Any land use that has an Average Trip Rate of 100 trips per weekday per 1000 square feet of gross floor area, as documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, is prohibited unless accessed from Hwy 220 or other major thoroughfare. (*)

(7) **Fences, Walls and Hedges:**

i. **Height and Location:** No fence, wall or hedge located forward of the front face of the principal structure shall be greater than 4 feet in height.

ii. **When Located in a Side or Rear Yard:** Fences and walls of up to eight (8) feet in height may be placed in any side or rear yard, provided that when such side or rear yard adjoins or is across the street from a residentially zoned lot, it shall be buffered by screening vegetation in accordance with the landscaping and buffering standards of Article 6 of the Summerfield Development Ordinance.

iii. **Chain Link Fences:** Chain link fences of any height are not permitted forward of the rear wall of the principal structure.

(8) **Front Yard Landscaping:** No less than twenty (20) percent of the lot area between the principal building and the street right of way shall be landscaped in something other than grass.

(9) **Landscape Buffers:** When, within the TCD, a new principal structure is built, or an existing non-conforming building or property is improved to an extent that the provisions of Article 8 Nonconformities are triggered, a screening buffer

shall be provided along all side and rear property lines abutting a residentially zoned property. This requirement shall apply whether the side or rear yard immediately abuts the residential district or is across the street from such district. The type of buffer and its design shall be in accordance with the landscaping and buffering standards of Article 6 of the Summerfield Development Ordinance.

(10) **Stormwater Retention:** When, within the TCD, a new principal structure is built, or an existing non-conforming building or property is improved to an extent that the provisions of Article 8 Nonconformities are triggered, stormwater capture and retention improvements shall be constructed in accordance with the provisions of Article 9.A Stormwater.

(g) **Village District Overlay (VIL):** The residential requirements of the Village District employ neighborhood conservation principles with performance standards intended to help preserve the character and value of nearby residential properties while creating opportunity for new residential traditional neighborhood development. In addition to the standards of the underlying zoning district and the standards of Article 6, the following requirements apply to new single-family construction. VIL requirements do not apply to properties with existing residential uses, including renovations and replacement construction. In the case of a conflict the stricter applies:

(1) **District Limit:** The District buffer is a hard buffer. The development standards of the District apply only to the land area within the 1,200' buffer. A nexus between a lot and the district buffer does not allow the entire tract to be developed to the standards of the Village District Overlay.

(2) **Minimum Lot Size:** Minimum lot size within the VIL may be reduced to one-half acre or 21,780 square feet. However, lot size requirements s must be enough to meet the area requirements for well water and septic system services as determined by Guilford County Environmental Health Department.

(3) **Open Space Requirement:** An open space dedication is not a requirement of the district.

(4) **Prohibited Uses:** Non-residential uses are prohibited within the Village District Overlay.

(5) **Design Orientation:** Except for flag lots, the designed front building façade of a principal residential structure shall face the road.;

(6) **Porches:** Porches shall be of functional depth (i.e. no less than 7 feet front to back) and extend across at least one half the front building façade. It is preferred but not required that porches have railings unless required by NC Building Code.

(7) **Garages Detached Appearance:** Garages shall have the appearance of being detached from the principal structure Thus, a garage may be attached to the principal structure by a breezeway, overhead canopy or other similar proportionately smaller connection, so long as the garage presents the appearance and could stand, if detached, as a freestanding structure. This provision is intended to give the property owner flexibility in meeting building setback requirements under various scenarios.

(8) **Garage apartments:** Accessory apartments over garages are permitted. All other Accessory buildings shall be constructed of the same or like materials of residential structures and will shall be appropriate in scale and design.

(9) **Driveway Materials:** Driveways formed of gravel, marl, crush and run, stone and pavers are permitted and preferred over continuous slabs or sheets of concrete or

asphalt provided paved aprons at public roads are provided in accordance with NCDOT specifications Paved wheel tracks no greater than 2 feet in width (each) with a grassed middle section are also permitted.

(10) Fences, Walls and Hedges

(a) Chain link fences: Chain link fences are not permitted forward of the rear wall of the principal residence.

(b) Height: No fence, wall or hedge located forward of the front face of the principal residence shall be greater than 4 feet in height. Fences located in the front yard and taller than 2.5 feet shall have openings of at least 50 percent or more in the construction of the fence.

(11) Street (Canopy) Trees

(a) Number: There shall be at least one canopy tree in the front yard for every fifty feet of road frontage. The retention of existing canopy trees, (for which tree credit shall be given) is encouraged.

(b) Location: Front yard canopy trees need not be evenly spaced, nor do they need to be a consistent distance from the road.

(c) New residential dwellings will shall be required to plant and maintain a minimum of two canopy trees, as defined in Article 6--- Landscape Requirements.

(h) Voluntary Agricultural District (VAD)

To help promote the preservation of farmland in the Town of Summerfield, any voluntary agricultural district approved by the Guilford County Agricultural District Advisory Board within in or less than ¼ mile of the Town's corporate limits shall be recorded as an overlay on the Town's official zoning map. Provisions of the Guilford County Voluntary Agricultural District Ordinance may apply within the Summerfield town limits in accordance with Guilford County's Code of Ordinances Sec. 15-63. - Certification and qualification of farmland

C. Permitted Uses

For each zoning district, land, buildings, and structures shall only be used and buildings and structures shall only be erected which are intended or designed to be used for uses listed in the Permitted Use Table 4.C.1. A Uses prohibited within the Watershed Critical Area (WCA) are listed in Article 9.H Definitions Related to Environmental Regulations.

Uses have been divided into the following Use Classifications and General Use Categories, explained in detail herein:

1. **AGRICULTURAL**
   - Agriculture
   - Agricultural Crops and Pasture
   - Agricultural Tourism
2. **RESIDENTIAL**
   - Household Living
   - Group Living
3. **PUBLIC AND INSTITUTIONAL**
   - Community Services
   - Day Care
   - Educational Facilities
   - Government Facilities
   - Health Care Facilities
   - Institutions
   - Parks and Open Areas

Public Safety
Transportation
Utilities

4. COMMERCIAL

- Adult Entertainment
- Animal Care
- Conference and Training Centers
- Eating Establishments
- Offices
- Commercial Parking
- Privately Owned Recreation Facilities, Indoor and Outdoor
- Retail Sales and Services
- Self-Service Storage
- Vehicle Sales and Services, Heavy and Light
- Visitor Accommodations

5. INDUSTRIAL

- Extractive Industry
- Industrial Services
- Manufacturing and Production
- Warehouse and Freight Movement
- Waste-related Services
- Wholesale Sales

PERMITTED USE TABLES

Understanding the Permitted Use Tables:
Letters within the appropriate columns of Table ----- have the following meanings:
"P": uses permitted by right
"S": uses requiring a Special Use Permit
"D": uses permitted by right, with the additional development standards of Article 5.
"MP": uses to be permitted in accordance with a unified master plan, and that may have additional development standards from Article 5.
"LUC": the numbers in the LUC (Land Use Classification) are used to identify the type of Planting Yard requirements found in Article 6 Landscaping Requirements.
" " a blank cell indicates that the use type is prohibited in the corresponding zoning district.

TABLE 4.C.1: PERMITTED USE TABLE

AGRICULTURAL USES

	LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL
AG (Agriculture)														
Characteristics: Activities in this category relate to the production, processing, sale or distribution of field crops, fruits, vegetables, ornamental and flowering plants, and the breeding, raising, other animals for food or other marketable products. The category also includes silvicultural activities related to the planting, management, protection, and harvesting of trees for timber or oth raising, keeping, boarding, and training of horses. Accessory uses may include offices, storage areas, barns, stables, irrigation systems, and repair facilities related to agricultural and silvicult (See standards for individual uses for Agriculture as listed in Article 5) Examples: Example use types include farms (arable, dairy, cattle, hog, poultry, sheep), orchards, vineyards, plant nurseries, timber forests, animal feeder/breeder, livestock services and ca wholesale plant nurseries, and farm co-op operations. Exceptions: a. Activities performed on a Bona Fide Farm according to the definition in NCGS---are exempted from the zoning regulations of this ordinance. Non-farm activities located on a Bona Fide Farm are still subject to these zoning regulations. b. Agricultural activities performed on a small scale for private use and consumption such as the raising of chickens are considered Customary Accessory Uses.														
AGCP (Agricultural Crops and Pasture)														
Characteristics: Activities in this category relate to crops and pasture for the production, processing, sale or distribution of field crops, fruits, vegetables, ornamental and flowering plants, and the breeding, raising, or keeping of livestock, horses, poultry, swine, and other animals for private or other marketable products. The category also includes silvicultural activities related to the planting, management, protection, and harvesting of trees for timber or other forest products, as well as the breeding, raising, keeping, boarding, and training of horses. Accessory uses may include offices, storage areas, barns, stables, and irrigation systems, and repair facilities related to agricultural and silvicultural activities, and migrant tenant housing. AGCP is distinguished from AG with the intent to permit agricultural uses in harmony with other uses throughout a wider variety of zoning districts by providing alternatives to farming uses that are not suited adjacent to neighborhoods. The district is established for the following purposes: Building Types allowed in the AGCP District are Farm Buildings and Accessory Structures. Examples: Example use types include farms livestock pasture (arable, dairy, cattle, hog, poultry, sheep), orchards, vineyards, plant nurseries, and timber forests, animal feeder/breeder, livestock services and care, agricultural processing for on-site uses, wholesale plant nurseries, and farm co-op operations. Exceptions: Activities performed on a Bona Fide Farm according to the definition in NCGS---are exempted from the zoning regulations of this ordinance. Non-farm activities located on a Bona Fide Farm are still subject to these zoning regulations.														
AGCT (Agricultural Tourism)														
Characteristics: Use types in this category provide support and services, available to the general public, to agricultural activities whether located on or off the site where the agricultural activities take place. (See standards for individual uses for Agriculture in Article 5). Accessory uses may include storage areas, barns, stables, retail sales, classrooms, event venues, and irrigation systems. (See standards for individual uses for Agriculture as listed in Article 5). AGT is intended to keep small family farms viable and to support the use of larger farms through commercial opportunities to accommodate a mix of farming and farm related activities subject to development standards that protect the character and value of adjacent properties. Examples: Example use types include horseback riding activities open to the public, small produce stands for produce grown on site, corn mazes, hay-rides, farm-oriented children's camps and education facilities, farmers markets, retail plant nurseries, and wineries. Exceptions: Activities performed on a Bona Fide Farm according to the definition in NCGS---are exempted from the zoning regulations of this ordinance. Non-farm activities located on a Bona Fide Farm are still subject to these zoning regulations. Produce Stands on private property are considered Customary Accessory Uses subject to development Standards in Article 5.														

	RESIDENTIAL USES													
	LUC		AG	RR	RS	OSM	OSM	NB	BN	OI	IND	TCR	TCD-M	VILL
Household Living Characteristics: Use types in this category provide for the residential occupancy of a dwelling unit by a household. Occupancy is typically on a long-term basis. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles. Home occupations are accessory uses that are subject to additional regulations (See Home Occupation as listed in Article 5). Examples: Example use types include residential, group homes meeting the definition of NCGS----, manufactured homes parks, and other structures with self-contained dwelling units, and may include the dwelling portion of a live/work dwelling.														
Group Living Characteristics: Use types in this category provide for the residential occupancy of a structure by a group of people who do not meet the definition of "household." The size of the group may be larger than the average size of a household. Occupancy is typically arranged on a monthly or longer basis. Generally, group living structures have a common eating area for residents. The residents may receive care, training, or treatment. Common accessory uses include recreational facilities, dining facilities, and parking of vehicles for occupants and staff. Examples: Example use types include boarding or rooming houses, therapeutic homes, group homes, halfway houses, and rooming or boarding houses. Exceptions a. Uses that involve provision of residential care for the elderly or disabled are classified as Institutions. b. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents and participants in a (need descriptor here) program, are considered Institutions. c. Multi-family uses such as apartments and condominiums are classified as household living. d. Uses that provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy without shared accommodations, are considered Visitor Accommodations.														

	CIVIC AND INSTITUTIONAL USES													
	AG	AGCP	AGT	RR	RS-4	OSM	OSM	NB	BN	OI	IND	TCR	TCD-M	VILL
Community Services Characteristics: Use types in this category are of a public, nonprofit, or charitable nature that provide a local or service to the community. Generally, such uses provide ongoing service on-site have employees at the site on a regular basis. Community centers or facilities that have membership provisions that are open to the general public (for instance, any senior citizen could join a senior center) are included in the Community Services Use Category. The use type may provide special counseling, education, or training of a public, nonprofit, or charitable nature. Accessory uses may include offices, meeting, food preparation, parking, health, and therapy areas; and athletic facilities. Examples: Example use types include community centers, cultural facilities, libraries, museums, senior centers, and youth club facilities. Exceptions: Parks are classified as Parks and Open Space.														
Day Care Characteristics: Use types in this category provide care, protection, and supervision for children or adults on a regular basis away from their primary residence, and typically for less than 24 hours per day. Care can be provided during daytime or nighttime hours. Accessory uses include offices, food preparation, recreation areas, and parking. Examples: Example use types include adult day care centers and child care centers. Exceptions: This category does not include incidental child care within a primary residence, drop-in or short-term day care provided in connection with employment or shopping center, recreational facility, religious institution, hotel, or other principal use, where children are temporarily cared for while parents or guardians are employed part-time or temporarily occupied on the premises or in the immediate vicinity.														
Educational Facilities Characteristics: Use types in this category include public and private schools at the elementary, middle, or high school level that provide state-mandated basic education. This category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools. Accessory uses at schools include offices, play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities include offices, dormitories, fraternity or sorority houses, food service, laboratories, health and sports facilities, theaters, meeting areas, athletic fields, parking, maintenance facilites, and supporting commercial. Examples: Example use types include public and private kindergarten schools, elementary schools, middle or junior high schools, and senior high schools, as well as colleges or universities, and vocational or trade schools.														
Government Facilities Characteristics: Use types in this category provide for the general operations and functions of local, state, or federal governments. Accessory uses include maintenance, storage (indoor and outdoor), fueling facilities, satellite offices, and parking areas. Examples: Example use types include post offices, government offices, and government maintenance, storage, and distribution facilities. Exceptions a. Fire, police, and EMS facilities are classified as Public Safety.														

b. Passenger terminals for airports and surface transportation are classified as Transportation.
c. Town, County, and State parks are classified as Parks and Open Space.
d. Water, wastewater, gas, electric, and other infrastructure services, whether public or private, are classified as Utilities.

Health Care Facilities

Characteristics: Use types in this category provide for medical or surgical care and treatment to patients as well as laboratory services. Hospitals and medical treatment facilities offer overnight care, as well as outpatient care. Accessory uses include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members.
Examples: Example use types include hospitals, medical and dental clinics, outpatient facilities, medical and dental labs, medical treatment facilities, drug and alcohol treatment facilities, and blood/tissue collection facilities.
Exceptions
a. Uses that involve provision of residential care for the elderly or disabled are classified Institutions.
b. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents and participants in a program, are considered Institutions.

Institutions

Characteristics: Use types in this category are varied and include buildings that provide meeting areas for religious activities, civic or fraternal club activities, auditoriums, housing and care for the elderly or disabled, and housing related to treatment programs. Accessory uses include school facilities, limited medical treatment facilities, kitchens/cafeterias, recreation areas, offices, meeting rooms, parking, and staff residences.
Examples: Example use types include auditoriums and convention centers, places of worship or religious institutions (adjoining cemeteries as accessory), private clubs or lodges, nursing homes, assisted living facilities, halfway houses, and psychiatric treatment facilities.
Exceptions: Adult care homes where individual units meet the definition of dwelling unit in Article 11: Definitions, family care homes, and group homes are classified as Group Living.

CIVIC AND INSTITUTIONAL USES (con't)

	LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL
Parks and Open Areas														

Characteristics: Use types in this category focus on open space areas largely devoted to vegetative landscaping or outdoor recreation and that tend to have few structures. Accessory uses may include club houses, recreational structures, statuary, fountains, maintenance facilities, concessions, parking, and cemeteries (not on the same property or adjoining an affiliated religious institution).
Examples: Example use types include arboretums or botanical gardens, greenways, parks, public squares or plazas, community gardens, public golf courses, and cemeteries.
Exceptions: Privately owned golf courses are classified as Outdoor Recreation/Entertainment.

Public Safety/Emergency Services

Characteristics: Use types in this category provide public safety services to the general public.
Examples: Example use types include fire and EMS facilities, ambulance services, police stations, substations for fire and police, and fire training facilities, police firing ranges. Accessory uses include offices, teaching facilities, meeting areas, lunchrooms and cafeterias, sleeping quarters, storage, parking, and maintenance facilities

Transportation

Characteristics: Use types in this category provide for the landing and takeoff of airplanes and helicopters, including loading and unloading areas. This use category also includes passenger terminals for surface transportation. Accessory uses include freight handling areas, concessions, offices, parking, maintenance, and fueling facilities.

Examples: Example use types include airports, helicopter landing facilities, and passenger terminals for ground transportation (train, bus).
Exceptions: Transit route facilities such as bus stops, bus shelters, and park-and-ride facilities are classified as Utilities.

Utilities

Characteristics: Use types in this category include both major utilities, which are infrastructure services that provide regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near the neighborhood or area where the service is provided. Wireless telecommunications towers also are a type of utility. Services may be publicly or privately provided. Accessory uses may include parking and control, offices, monitoring, storage areas, or data transmission equipment.
Examples:
a. Examples of major utilities include wastewater treatment plants, potable water treatment plants, and electrical substations.
b. Examples of minor utilities include water towers, water and sewage pump stations, stormwater retention and detention facilities, telephone exchanges, ground-based electrical/telephone/cable vaults, and transit route facilities such as bus stops, bus shelters, and park-and-ride facilities.
c. Examples of wireless telecommunications towers (free-standing, collocated, and roof-mounted) include facilities for transmitting wireless phones and pager services, and television and radio broadcasting equipment.
Exceptions: Landfills, recycling and salvage centers, and waste com

COMMERCIAL USES, RETAIL SALES AND SERVICES

The following uses are permitted for various zoning districts by characteristic subgroups.

Characteristics of all subgroups: Use types in this category are involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, and parking. Use types within this use category have been categorized based on their intensity, scale, and function. The uses in this category are divided into subgroups for the purposes of classifying various uses into zoning districts.

Exceptions

a. Laundry and dry-cleaning plants are considered Industrial Services.
b. Building trade contractors with on-site storage that sell primarily to contractors and do not have a retail orientation are classified as Warehouse and Freight Movement.
c. Repair and service of automobiles, motorcycles, and light and medium trucks is classified as Vehicle Sales and Service, except that light repair and service is an allowable accessory to vehicle sales uses.
d. Bakeries, dinner theaters, or entertainment establishments primarily engaged in the sale of food for on-site consumption are considered Eating Establishments.
e. Cinemas, theaters, concert halls, and stages are considered Indoor Recreation/Entertainment.
f. Uses providing financial, professional, or business services by appointment or with only limited contact with the general public are classified as Offices.
g. Uses that involve the sales, distribution, or presentation of materials or activities emphasizing sexually explicit content are classified as Adult Entertainment Use types in this category include both major utilities, which are infrastructure services that provide regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near the neighborhood or area where the service is provided. Wireless telecommunications towers also are a type of utility. Services may be publicly or privately provided. Accessory uses may include parking and control, offices, monitoring, storage areas, or data transmission equipment.

Examples: Example Use Types are described in subgroups below

	LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL
Nightclubs and Similar Establishments														
Establishments primarily devoted to the sale of alcoholic beverages for on-site consumption, along with dancing or other forms of entertainment (including live performances), and in which the sale of food is incidental.														
Entertainment Establishments														
Indoor continuous entertainment activities normally housed in relatively smaller spaces (i.e. compared to Recreation or Entertainment, Facilities) Examples include coin operated amusements and pool halls.														
Gasoline Sales														
Uses engaged in the retail sale of gasoline and similar vehicular fuels (gas station or service station) that may or may not provide the range of goods or services associated with a convenience store.														
Uses primarily engaged in providing repair services for TVs, bicycles, clocks and watches, shoes, guns, canvas products, appliances, and office equipment, and including tailors, locksmiths, and upholsterers.														
Personal Services Establishments														
Establishments meeting frequent or recurrent service needs of a personal nature, including financial institutions like check cashing establishments or payroll lenders, laundromats, laundry and dry-cleaning drop-off establishments, photographic studios, mailing or packaging services, photocopy and blueprint services, hair salons and barber/beauty shops, tanning and nail salons, tattoo parlors and body piercing establishments, massage therapy and day spas, dance or music instruction, martial arts classes, taxidermists, funeral homes and psychics or mediums.														
Retail Establishments														
Stores selling, leasing, or renting consumer, home, and business goods, whether new or used, including art and art supply stores, audio/video stores, bicycle sales, book stores, clothing stores, convenience stores, department stores, dry good sales, electronic equipment stores, fabric shops, furniture stores, florists, garden supply centers, gift shops, grocery stores, hardware stores, home improvement centers, household products, jewelry stores, office supply stores, pet and pet supply stores, pharmacies, plant stores, and stationery shops.														

COMMERCIAL USES, NON RETAIL

	LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL
Adult Oriented Businesses														
Characteristics: Use types in this category sell, distribute, or present material or feature performances or other activities that empha size the depiction o r display of specified sexual anatomical areas as defined by the North Carolina General Statutes.														
Examples: Example Adult Entertainment Use Types include adult book stores, adult video stores, adult arcades, and adult motion picture theaters (al ldistinguished by be ing largely devoted to selling, renting, or presenting media emphasizing sexually explicit content), as well as adult motels/hotels (motels/hotels largely devoted to providi ng room occupants f ilms or other visual														

representations emphasizing sexually explicit content), and adult cabarets or night clubs (featuring live performances or services emphasizing the display of specified sexual activities or specified anatomical areas).

Animal Care

Characteristics: Use types in this category provide medical services, general care, and boarding services for domestic animals.
Examples: Example use types include animal shelters, animal grooming, kennels (outdoor and indoor), and veterinary clinics for domestic animals.
Exceptions: Animal care for livestock such as horses, cows, pigs, etc. is considered an Agriculturally Related Support Service.

Conference and Training Centers

Characteristics: Use types in this category include facilities used for business or professional conferences, seminars, and training programs.
Examples: Example use types include conference centers, meeting facilities, and corporate retreat facilities.

Eating Establishments

Characteristics: Use types in this category prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.
Examples: Examples include restaurants with indoor and outdoor seating, restaurants with or without drive-through service, specialty eating establishments (ice cream parlors, bakery shops, dessert shops, juice or coffee houses), and dinner theaters.
Exceptions: Bars, night clubs, or cocktail lounges are classified as Retail Sales and Services.

Offices

Characteristics: Use types in this category provide for office activities that generally focus on business, professional, or financial services. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, supporting commercial, or other amenities primarily for the use of employees in the business or building.
Examples: Example use types include business services, professional services (such as lawyers, accountants, engineers, or architects), financial services (such as lenders, banks, brokerage houses, tax preparers), and sales offices (including real estate agents).
Exceptions

a. Offices that are part of and located with a principal use in another use category are considered accessory to the establishment's primary activity. Headquarter offices that are located in conjunction with or adjacent to a principal use in another use category are considered part of the other use category.
b. Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site.
c. Government offices are classified as Government Facilities.
d. Medical and dental clinics, medical or dental labs, and blood collection facilities are classified as Health Care Facilities.
e. Financial institutions offering drive-through or walk-up service to patrons (branch banks or credit unions) are classified as Retail Sales and Services.

COMMERCIAL USES, NON RETAIL (con't)

	LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL
Parking, Commercial														

Characteristics: Use types in this category provide free-standing parking lots and structures that are not accessory to a specific principal use. A fee may or may not be charged. A parking facility that provides both accessory parking for a specific principal use and regular fee parking for people not connected to the principal use is also classified as Commercial Parking. Accessory uses may include small shelters for parking attendants.
Examples: Example use types include surface parking lots and parking structures (parking decks or garages).
Exceptions

a. Parking facilities that are accessory to a principal use but charge the public to park for occasional events nearby, are not considered Commercial Parking.
b. Parking facilities that are accessory to a principal use, even if the principal use leases the facility or those parking in the facility are charged a fee, are not considered Commercial Parking.
c. Park-and-ride facilities are classified as Utilities.

Recreation Facility, Indoor, Private Owned

Characteristics: Use types in this category include privately owned facilities housing indoor recreation activities requiring a relatively large enclosed structure or structures. Accessory uses may include offices, concessions, snack bars, parking, and maintenance facilities.
Examples: Example use types include country clubs open to the public, indoor commercial recreation uses (including fitness centers, bowling alleys, shooting ranges, dancehalls, skating rinks, indoor swimming pools, racquetball and squash courts, and indoor tennis club facilities), and theaters (including cinemas, screening rooms, and stages).
Exceptions

a. Banquet halls that are part of hotels (classified as Visitor Accommodation) or restaurants (classified as Eating Establishments) are accessory to those uses.

b. Private clubs or lodges are classified as Institutions.
c. Recreational facilities that are reserved for use by residents of particular residential developments and their guests are accessory to those residential use types.

Recreation Facility, Outdoor, Private Owned

Characteristics: Use types in this category are large, generally commercial, and provide continuous recreation or entertainment-oriented activities that primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting. Accessory uses may include concessions, parking, and maintenance facilities.

Examples: Example use types include privately-owned arenas, amphitheaters, or stadiums, and outdoor commercial recreation uses (including private golf driving ranges and privately-owned miniature golf facilities; go-cart racing, race-track, or dirt-track facilities; drive-in movie theaters; privately-owned outdoor commercial tourist attractions, water parks, and amusement parks; campgrounds; and privately-owned active sports facilities such as ball fields, courts, and archery ranges), private golf courses, and outdoor swimming pools (private or non-profit).

Exceptions: Publicly owned golf courses, tennis courts, swimming pools, basketball courts, ball fields, amphitheaters, and other similar outdoor recreational or entertainment-oriented facilities are classified as Parks and Open Space.

Warehouse, Self–Service Storage

Characteristics: Use types in this category provide individual, self-contained units or areas leased to individuals, organizations, or businesses for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing or removing personal property. Accessory uses include leasing offices, outdoor storage of boats and campers, and living quarters for a resident manager or security guard. Use of the storage areas for sales, service, repair, or manufacturing operations is not considered accessory to Service–Service Storage. The rental of trucks or equipment is also not considered accessory to the use.

Examples: Example use types include self–service storage establishments, also called "mini-warehouses.

Vehicle Sales and Services, Heavy

Characteristics: Use types in this category provide for the direct sales and servicing of medium trucks, boats, and other consumer motor vehicles intended to transport persons or goods over land or water or through the air, whether for recreation, commerce, or personal transport. Accessory uses include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.

Examples: Example use types include vehicle sales or rentals; significant automotive repair and servicing; automotive painting/bodywork; boat and marine sales or rental; aircraft parts, sales, and maintenance; transmission shops; and automotive wrecker services.

Exceptions

a. Refueling facilities for vehicles belonging to a specific principal use (fleet vehicles) are considered accessory uses if located on the site of the principal use.
b. Storage of inoperable vehicles or parts is considered a Waste-Related Service.
c. Sales of automobiles, oil change service, tire sales and service, and muffler shops are considered Light Vehicles Sales and services.

Vehicle Sales and Services, Light

Characteristics: Use types in this category provide for the direct sales and servicing of automobiles, motorcycles, light trucks. Accessory uses include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.

Examples: Example use types include automotive sales or rentals (including the sales and rental of automobiles, motorcycles, and light trucks); light automotive repair and servicing such as oil changes, state vehicle inspections, and muffler shops; automotive parts sales and maintenance; car wash and auto detailing; and tire sales and mounting; services.

Exceptions

a. Refueling facilities for vehicles belonging to a specific principal use (fleet vehicles) are considered accessory uses if located on the site of the principal use.
b. Storage of inoperable vehicles or parts is considered a Waste-Related Service.
c. Sales of major recreational equipment, bodywork, painting, transmission work, or substantial engine repair are classified as Vehicle Sales and Service, Heavy.

COMMERCIAL USES, NON-RETAIL (cont'd)	LUC		AG	RR	RS-40	OSR	OSM	NB	BN	OI	IND	TCR	TCD-M	VILL

Visitor Accommodations

Characteristics: Use types in this category provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.

Examples: Example Use Types include hotels or motels, bed and breakfast inns, and tourist homes.

Exceptions: Rooming houses are classified as Group Living.

INDUSTRIAL USES	LUC		AG	RR	RS-40	OSR	OSM	NB	BN	OI	IND	TCR	TCD-M	VILL

Extractive Industry

Characteristics: Use types in this category involve the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources. Such uses include quarrying, well operation, mining, or other procedures typically done at an extraction site. Accessory uses include offices, limited wholesale sales, security or caretakers' quarters, out door storage, and maintenance facilities.

Examples: Example use types include quarries, borrow pits, sand and gravel operations.

Industrial Services														

Characteristics: Use types in this category provide for the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage.

Examples: Example use types include machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; heavy equipment sales, rental, or storage; heavy equipment servicing and repair; building, heating, plumbing, or electrical contractors; fuel oil or bottled gas distributors; research and development facilities; laundry, dry cleaning, and carpet cleaning plants; and general industrial service uses.

Exceptions: Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site.

Manufacturing and Production														

Characteristics: Use types in this category provide for the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. The use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretaker's quarters.

a. Heavy Manufacturing

Heavy Manufacturing is the manufacture or compounding process of raw materials. These activities may involve outdoor operations as part of their manufacturing process.

Examples: Example use types of heavy manufacturing include but are not limited to: the manufacture or assembly of textiles, machinery, equipment, instruments, vehicles, and appliances; rendering; concrete production; asphalt plants; glass and plastic production; cardboard fabrication; and petroleum refining.

b. Light Manufacturing

Light Manufacturing is the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.

Examples

Example use types of light manufacturing include: production or repair of small machines or electronic parts and equipment; sewing or assembly of textiles into consumer products; woodworking and cabinet building; publishing and lithography; computer design and development; communications equipment, precision items and other electrical items; research, development, and testing facilities and laboratories; sign making, assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, cosmetics, and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item.

Exceptions

a. Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services if the manufacturing area does not exceed 35 percent of the development's gross floor area.
b. Manufacturing and production of goods from salvage material is classified as Waste-Related Services.
c. Manufacturing and production of goods from composting material is classified as Waste-Related Services.

INDUSTRIAL USES (con't)

	LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL
Warehouse and Freight Movement														

Characteristics

Use types in this category involve the storage or movement of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas.

Examples

Example use types include separate storage warehouses (used for storage by retail stores such as furniture and appliance stores); distribution warehouses (used for distribution by trucking companies; cold storage plants, including frozen food lockers; outdoor storage (as a principal use); and parcel services.

Exceptions

a. Contractor's offices that do not include storage yards are classified as Offices.
b. Use Types that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related Services.

Waste-Related Services														

Characteristics

Use types in this category receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. This category also includes use types that receive hazardous wastes from others. Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products.

Examples
Example use types include recycling and salvage centers, land application of wastes, sanitary landfills, land clearing and construction debris landfills, tire disposal or recycling, waste composting, incinerators, energy recovery plants, salvage yards and junkyards, hazardous waste collection sites; and recycling drop-off centers.
Exceptions
Wastewater treatment plants and potable water treatment plants are classified as Utilities.

Wholesale Sales														

Characteristics
Use types in this category involve the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. Such uses emphasize on-site sales or taking of orders and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, and repackaging of goods.
Example
Example use types include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesalers of food, clothing, plants and landscaping materials, auto parts, and building hardware.
Exceptions
a. Firms that engage primarily in sales to the general public or on a membership basis are classified as Retail Sales and Services.
b. Firms that are primarily storing goods with little on-site business activity are classified as Warehouse and Freight Movement.

ACCESSORY USES AND STRUCTURES	LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL
Accessory dwelling unit Attached														
Accessory dwelling unit Detached														
Accessory uses and structures, customary														
On-site daycare														
Emergency shelter														
Home occupation														
Migrant labor housing														
Rural family occupation														
Satellite dish														
Solar energy systems														
Swimming pool														

D. Permitted Building Types

Building types, differentiated by shape, configuration, and placement on a site are used as a regulatory mechanism in this ordinance. The names of the building types are not intended to limit uses within a building. Not all building types are permitted in all zoning districts and are permitted in accordance with Table -----All building types are subject to additional design and development standards in Article 6 Building Standards as applicable.

The maximum height for any building type within the Town of Summerfield is 50 feet, which may include a maximum of 3 partial stories above grade or 2 full stories above grade.

There are hereby established the following building types:

1. FARM BUILDING

Farm Buildings are (use statute)

2. DETACHED HOUSE (SINGLE FAMILY)

Detached Single Family houses are the most predominant residential building type in Summerfield and are appropriate on a wide variety of lot sizes depending on the zoning district. Detached houses include modular homes, accessory carriage houses but do not include manufactured homes, mobile homes, or recreational or motor vehicles.

3. TOWNHOUSE

Townhouses are residential buildings with three or more dwelling units that share a common wall. Each unit has its own entrance. Units are typically aligned close to the public sidewalk, although sometimes there are small variations in setback to provide landscaping or diversity in the streetscape.

4. ATTACHED HOUSE (DUPLEX, TRIPLEX, QUADPLEX)

Attached houses have the outward appearance of detached houses but accommodate two to four separate dwelling units within one building. They are appropriate on a wide variety of lot sizes.

5. MULTI-FAMILY (RESIDENTIAL CARE FACILITIES)

Multi-family buildings incorporate more than four dwelling units in a vertical arrangement within one building. Common entrances and interior corridors serve multiple units. These buildings are a minimum of two stories with parking typically located behind the buildings or underground.

6. MANUFACTURED HOME

Manufactured Homes provide alternatives to modular homes or buildings that are stick built on site and typically offer lower cost alternatives for the home buyer. These building types are often used as accessory dwellings.

7. LIVE/WORK

Live/work buildings are designed to combine commercial and residential uses within a single building of two or more stories. They are similar to a townhouse, with a storefront on the ground floor and a residential unit above. Storefront space may be a home-based business or may be leased independently; however, different NC State Building Code regulations apply in each case.

8. COMMERCIAL CENTER

Commercial Centers are designed to combine a grouping of commercial uses, designed as attached businesses (such as in a strip center) or detached businesses clustered around shared parking.

9. INSTITUTIONAL

Institutional buildings are used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Their uses may include churches, libraries, post offices, and schools.

Institutional buildings serve as landmarks and places of assembly. They have a sense of prominence within their respective neighborhoods.

10. WORKPLACE

The workplace building is designed to accommodate either single or multiple uses or tenants with a wide range of internal activities in a single building.

11. RURAL WORKPLACE

The rural workplace building is designed to accommodate single tenants with a range of agricultural activities or rural family occupations in a single building.

12. STOREFRONT

A storefront building is designed to accommodate either single or multiple uses or tenants in a single building. A group of storefront buildings can be combined to form a mixed-use center. For example, individual storefront buildings can provide commercial uses with residential or office uses on the upper floors. They are a minimum of two stories, typically are aligned adjacent to the public sidewalk and include a high percentage of transparency in the ground level façade to encourage pedestrian activity.

13. ACCESSORY STRUCTURE

An accessory structure is an above-ground structure that is clearly and customarily subordinate to a principal use or principal structure. An accessory structure is smaller in size, extent, or purpose to the principal use or principal structure served.

Understanding Building Types: The building type allowances in the Building Type Table shall be interpreted as:

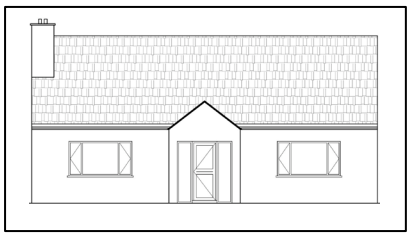
P = Permitted R = Required DR = Permitted with approval of the Planning and Zoning Board

The examples in this table are examples for illustration purposes only and are not intended to regulate lot/building styles, patterns, or forms. Building types not listed in the Building Type Table are presumed to be prohibited. The maximum height for any building type within the Town of Summerfield is 50 feet, which may include a maximum of 3 partial stories above grade or 2 full stories above grade.

TABLE 4.D.1: PERMITTED BUILDING TYPES

Detached House Building Type

LUC		AG	RR	RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL



1. Detached houses shall face a street or pedestrian way and have a walkway connecting the front of the house to a pedestrian way or the street.
2. Where home designs are repeated in new development, lot sizes and dimensions shall be varied to distinguish between houses.
3. Attached garage requirements. For requirements for detached garages see Section 4.5.8, Accessory Structures.
   a. In all zoning districts, attached garages with street-facing doors shall have a maximum width of 25 feet with individual widths no wider than 10 feet each.*
   b. In all zoning districts, except as stated below, the front setback of a street-facing, attached garage or carport shall be recessed a minimum of 10 feet behind the front façade of the house; except if the house has a porch with a depth of at least six feet extending along a minimum of 60 percent of the front façade (excluding garage width), the attached garage shall be a minimum of 10 feet behind the front of the porch, but not in front of the front facade. In all cases the front setback of a street facing garage or carport shall be a minimum of 20 feet behind the back of sidewalk.
   c. In all zoning districts, if the street-side elevation of the garage is side-loaded, i.e. oriented at least 90 degrees to the street, the attached garage may be flush with, but shall not project in front of, the front façade of the house. If the front property line is at least 75 feet wide and the front façade has a covered porch that covers at least 60 percent of the front façade, then a side loaded garage, i.e. oriented at least 90 degrees to the front façade, may be flush with the front plane of the covered porch but shall not project in front of this plane.
   d. In the Agricultural and Rural Residential zoning districts, attached garages may be placed flush with, or project in front of, the street-facing façade if the following criteria are met:
      (1) The lot is a minimum of two acres in size; and
      (2) The lot is not part of an approved master plan; and
      (3) The garage is at least 150 feet from the street; and
      (4) The garage is not visible from the street because of topography or screened in accordance with Article 6.
4. For Detached House types that include non-residential activities:
   a. The entire building must be built to commercial code, which requires Individual Building submittal and Design Review Board approval.
   b. The ground floor of the building must be used as commercial or retail use.
   c. Roofs: Roof forms shall not be flat.
   d. Transparency: A minimum of 45% of the ground floor facade between 2'-0" and 10'- 0" above grade facing the primary streets must be transparent. At least 30% of the upper floor's facades between 3'-0" and 50'-0" above finished floor must be transparent.
   e. Porches: Wrap-around porches shall be installed on at least two building sides, including all facades with primary street frontage. A minimum porch depth of ten feet is required.
   f. Building and site design shall meet the requirements of Article 6.

Attached House Building Type	AG	RR RS	OSR	OSM	NB	BN	OI	IND	TCR	TCM	VILL

1. Attached houses have the outward appearance of detached houses but accommodate two to four completely separate dwelling units within one building. Duplexes, triplexes and quad-plexes are examples of attached houses. Duplexes, triplexes, and quadplexes may be located on a single lot of record or subdivided for individual sale.
2. Attached houses shall face a street or pedestrian way and have a walkway connecting the front of the house to a pedestrian way or the street.
3. Where home designs are repeated in new development, lot sizes and dimensions should be varied to distinguish between all houses. Materials, color, and detailing should be varied to distinguish between tri-plex and quad-plex houses.
4. Attached housing types should be integrated with detached housing in terms of scale, proportion, form, architectural detailing and material use.
5. Complexes with multiple attached houses shall arrange the buildings to front the streets or to frame common open space and amenities.
6. Roofs for tri-plex and quad-plexes shall be simple forms such as hip, flat, shed, or gable and shall avoid excessive articulation. *
7. The following requirements apply to attached house building types with attached garages. For requirements for detached garages see Section 4.5.8, Accessory Structures.
    1. In all zoning districts, attached garages with street-facing doors shall have a maximum width of 25 feet with individual doors no wider than 10 feet each. *
    2. In all zoning districts, except as stated below, the front setback of a street-facing, attached garage or carport shall be recessed a minimum of 10 feet behind the front façade of the house; except if the house has a porch with a depth of at least six feet extending along a minimum of 60 percent of the front façade (excluding garage width), the attached garage shall be a minimum of 10 feet behind the front of the porch, but not in front of the front facade. In all cases the front setback of a street facing garage or carport shall be a minimum of 20 feet behind the back of sidewalk.
    3. In all zoning districts, if the street-side elevation of the garage is side-loaded, i.e. oriented at least 90 degrees to the street, the attached garage may be flush with, but shall not project in front of, the front façade of the house. If the front property line is at least 75 feet wide and the front façade has a covered porch that covers at least 60 percent of the front façade, then a side loaded garage, i.e. oriented at least 90 degrees to the front façade, may be flush with the front plane of the covered porch but shall not project in front of this plane.
    4. In the Agricultural and Rural Residential zoning districts, attached garages may be placed flush with, or project in front of, the street-facing façade if the following criteria are met:
        - The lot is a minimum of two acres in size; and
        - The lot is not part of an approved master plan; and
        - The garage is at least 150 feet from the street; and
        - The garage is not visible from the street because of topography or screened according to Article 6.

Townhouse Building Type

AG	RR	RS-40	OSR	OSM	NB	BN	OI	IND	TCR	TCD-	VILL

1. A townhouse building type consists of a structure that contains two or more dwelling units placed side by side sharing a party wall. Each unit has its own exterior entrances. Units are typically aligned close to the public sidewalk, although sometimes there are variations in setback to provide landscaping or variety in the streetscape. A small rear yard or courtyard is provided for each unit as private open space.
2. Live/work units combine commercial and residential uses within a single dwelling unit of two or more stories. All units must be constructed to meet the commercial building code standards. At least 50 percent of the heated floor area must contain the residential dwelling unit(s).

3. The following standards apply to townhouses and live/work units:
   A. Each unit shall have a separate exterior entrance that includes a porch, stoop, courtyard or similar element which provides a transition from the public sidewalk to the private space within the building or unit.
   B. Complexes with multiple townhomes or live/work units shall arrange the buildings to front the streets or to frame common open space and amenities.
   C. The ground floor shall be taller than upper floors.
   D. Townhouses and live/work units shall not have front-loaded garages.
   E. For Live/Work buildings located in the Neighborhood Business and OSM District:
      1. Roofs. Roof forms shall not be flat.
      2. Building and site design shall meet the requirements of Article 6.

Multi-Family Building Type

AG	RR	RS-40	OSR	OSM	NB	BN	OI	IND	TCR	TCD-	VILL

Re-word to address concern with apartment complexes in OI district and OSM. Examples of 2-story limit where good design could be

1. Multi-family buildings incorporate more than four dwelling units within one building. Common entrances and interior corridors serve multiple units. These buildings shall be two stories with parking typically located behind the buildings or underground. Examples of multi-family buildings include continuing care retirement facilities and nursing homes.

2. Multi-family building shall comply with the following
   a. The ground floor shall be taller than the upper floors.
   b. Building and outdoor unit entrances on the ground floor shall face the street and include a porch, stoop, courtyard or similar element which provides a transition from the public sidewalk to the private space within the building or unit. Units above the ground floor may be accessed from a common stairwell. Common stairwells shall also have access from the fronting street. Exterior corridors fronting the street are not allowed.
   c. Complexes with multiple buildings should arrange the buildings to front the street or to frame common open space and amenities.
   d. Entrances should be differentiated architecturally to create a sense of human scale.

3. Multifamily buildings are not permitted to be constructed in pods of several buildings.....

Storefront Building Type

AG	RR	RS-40	OSR	OS	M	NB	BN	OI	IND	TCR

1. Storefront buildings may accommodate either single or multiple uses or tenants in a single bui storefront buildings may be combined to form a mixed-use neighborhood center. Individual sto accommodate commercial/retail uses on the ground floor, though office o uses are permitted abo are appropriate for office or residential use. They are two stories, typically are aligned adjacent to a public sidew and include a high percentage of

   a. The ground floor facing the primary streets shall be designed to accommodate retail uses.
   b. At least 65% of the ground floor facade between 2'-0" and 10'-0" above grade facing th At least 30% of the upper floor's facades between 3'-0" and 120'-0 floor must be transparent.
   c. The ground floor shall be taller than upper floors and lower floors should be differentiated in the ground level facade to encourage pedestrian activity.
   d. Buildings elements shall have a dominant vertical proportion.
   e. All buildings shall provide street level, pedestrian-oriented, active uses on principal street
   f. Large buildings fronting multiple streets should provide entrances from each street.
   g. Major building entrances that provide access to the primary use of the building or a centra the entrances used for secondary uses.
   h. The principal entrance to a building, and any ground-floor tenant space entrance, both front the primary public street or a public open space such as a square, or sidewalk.
   i. Secondary uses and entrances may be located off a rear parking area.
   j. For Storefront buildings located in the Neighborhood Business zoning district:
      1. The maximum allowable gross floor area (GFA) shall be 30,000 SF for a single dev building.
      2. Roofs: Roof forms shall not be entirely flat.
      3. Transparency: At least 50% of the ground floor facade between 2'-0" and 10'-0" ab must be transparent. At least 30% of the upper floor's facades b 37'-0" above finished floor must transparent
      4. Building and site design shall meet the requirements of Article 6.

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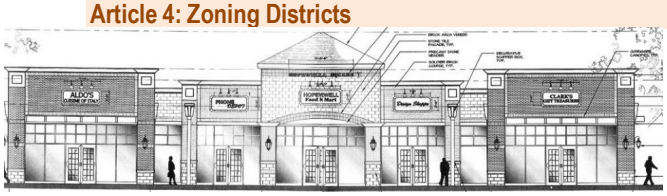
ALDO'S
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Workplace Building Type

AG	RR	RS-40	OSR	OSM	NB	BN	OI	IND	TCR	TCD-	VILL

1. The workplace building type may have either single or multiple uses or tenants. Office, industrial, and commercial tenants are typical. Mill villages provide examples of how these buildings can reasonably coexist with other businesses and homes. Workplace buildings are crucial to the town as employment centers and commercial service locations. They provide space for industry and offices. All workplace buildings are subject to the Individual Building process and Design Review Board approval. Multiple-story buildings with office, industrial, or commercial uses on all floors are typical workplace buildings. Residential tenants on upper floors are permitted.
2. At least 65% of the ground floor facade between 2'-0" and 10'-0" above grade facing the primary streets must be transparent. At least 30% of the upper floor's facades between 3'-0" and 120'-0" above finished floor must be transparent.
3. Off-street parking areas are located behind the building or underground.
4. The ground floor shall be taller than upper floors and lower floors should be differentiated architecturally to create a sense of human scale.
5. Main entrances shall be distinguished architecturally from the remainder of the building.
6. Major building entrances that provide access to the primary use of the building shall be distinguished from the entrances used for secondary uses.
7. The principal entrance to a building, and any ground floor tenant space entrance shall front the primary public street or a public open space such as a square, plaza, courtyard, or pedestrian way.
8. Secondary uses and entrances may be located off a rear parking area.
9. Large buildings fronting multiple streets shall provide entrances from each street.

Accessory Structure Building Type

AG	RR	RS-40	OSR	OSM	NB	BN	OI	IND	TCR	TCD-	VILL

1. An accessory structure is an above-ground structure that is clearly and customarily subordinate to a principal use or principal structure located on the same lot. An accessory structure is smaller in area, extent, or purpose than the principal use or principal structure.
2. Accessory structures are permitted as established in the respective zoning districts for customary accessory buildings and structures in Article 4- (permitted use) provided they meet the specific standards set forth in this section.
3. Other accessory buildings and structures containing specific accessory uses listed in Table G.3.3: Accessory Uses and Structures may have additional development requirements found in Article 5 Use-Specific Standards.
4. Accessory structures shall not be allowed until a principal structure has been constructed or placed on the property except when approval is given by the Administrator conditioned upon a C.O. of the principal building.
5. Lots within the Agricultural and Rural Residential zoning districts that are part of an approved master plan are subject to all applicable ordinance requirements and are not eligible for the exceptions granted to individually-developed lots located within those zoning districts.

6. For the purposes of this ordinance, the establishment or construction of an accessory structure on an existing lot shall be considered an expansion of an existing use and/or structure and shall be subject to the approval procedures found in Article 3.
7. Number of Accessory Structures
   1. In the Agricultural and Rural Residential zoning districts, on lots over two acres where the proposed accessory structure is located more than 150 feet from the right-of-way or is not otherwise visible from the right-of-way, the number of accessory structures is not limited for Agriculturally zoned districts.
   2. In all other situations, the number of accessory structures on a lot may include a detached garage (if there is not an existing attached garage) and one other accessory structure. If the primary structure includes an attached garage, only one accessory structure is allowed.
8. Size of Accessory Structure
   a. The height (elevation above mean sea level) of an accessory structure shall not exceed the height (elevation above mean sea level) of the principal structure or may not exceed two stories, whichever is less.
   b. A non-residential accessory use shall not exceed 25% of any of the following measures: gross sales, building volume, floor area, land area, or any other appropriate measure of usage.
9. Location of Accessory Structure
   a. No accessory structure or building shall be erected in an easement.
   b. A minimum of ten feet shall be maintained between the proposed accessory structure and the following: 1) The principal structure; and, 2), any other accessory structure(s).
   c. Accessory structures shall be located behind the front building line except for the following:
      (1) for lots that are 120,000 square feet or greater accessory buildings may be located in the front of the front building line of the principal structure with the approval of the Administrator to ensure the development of the property is in keeping with the surrounding area.
      (2) for residential zoning districts: Clubhouses, rental or administrative offices, and mailbox kiosks or shelters may be located in front of the front building line or the principal building but shall follow the same street setbacks as the principal building. All other accessory buildings and structures shall be located behind the front building line of the principal building.
      (3) for Non-Residential Zoning Districts: Accessory structures and buildings may be in front of the front building line of the principal structure but must follow the same street setback as the principal building.
10. Accessory structures shall not be served by a driveway separate from that serving the principal structure. A driveway serving a principal use may be extended to the accessory structure.
11. If the gross floor area (GFA) of the accessory building or structure is greater than 600 ft^2, it must meet the principal building(s) setback requirements. If the GFA of the accessory structure or building is less than or equal to 600 ft^2, the structure or building may be located 10' from a side or rear line.
12. Exceptions or minor variations to the accessory structure location regulations may be permitted with the approval of the Administrator. Such provision shall only be for extraordinary site conditions.
13. Pools must be located in the rear yard only. Pools must also be at least 5 feet from the property line. All pools must meet Guilford County's rules governing swimming pools.
14. Detached garages.
    1. For the purpose of this ordinance, a detached garage is an accessory structure and shall meet all applicable standards of accessory structures, except as listed below.
    2. If a garage has a minimum of 15 feet of wall in common with the main body of the house, it shall be considered an attached garage. See also detached and attached house building type descriptions for standards of attached garages.
    3. An alley-loaded, detached garage may have a minimum zero side yard setback and may connect to and have a common wall with, another alley-loaded, detached garage if accessed from the same alley.
    4. A detached garage whose doors are located on an alley may have a 16-18 foot-wide garage door.

E. Dimensional Requirements and Zone Lot Standards

1. General:

(a) The dimensional requirements in each district shall apply to all property within that district. (See Table 4.E.1 Dimensional Requirements for Zoning Districts)

(b) Where property is located within a Water Supply Watershed or Flood Damage Prevention overlay area subject to the requirements of Article 9, the most restrictive requirements for size, coverage, or dimensional regulation shall apply and prevail.

(c) All minimum lot sizes are subject to a larger minimum where required by the Guilford County Health Department.

(d) The Administrator and Guilford County Department of Public Health may, in concert and only in full agreement to whatever increment is judged appropriate, reduce the minimum lot size, where evidence is submitted to show, through use of soil testing by a certified soils scientist and/or other supportable data, that the minimum lot size is in excess of the size required for adequate sewage disposal and where no proposed or existing well site would not be jeopardized. No request for a reduction of lot size will shall be considered unless submitted with appropriate evidence. Under no circumstances shall any lot be reduced unless sufficient space is provided for all required improvements, all required regulations, size, setbacks, dimensional regulations, and where impervious surface coverage requirements are met.

(e) The maximum number of allowable residential lots/dwelling units for any district shall be determined as follows:

(1) Calculate the gross acreage of the tract, less any existing street right-of-way;

(2) Multiply the remaining acreage by 0.73, then round up if resulting number has a fraction greater than 0.5.

Example: For a 50 AC tract with 500 linear feet (1.24 acres) in existing roadway, (50 - 0.69) x .73 = 35.9 means that the maximum allowable density would be 36 lots or dwelling units. This would equate to 36 single family lots, or 36 two-family attached homes on 18 lots.

The following Table includes the dimensional requirements for all Base Districts.

TABLE 4.E.1 .... DIMENSIONAL REQUIREMENTS FOR ZONING DISTRICTS

RESIDENTIAL DISTRICTS

	Allowable Density Max (dwelling units per acre)	Open Space Min	Lot Size Min	Lot Width Min (feet)	Street Frontage Min (feet)	Street Setback Min (feet)				Side Setback Min (feet)	Rear Setback Min (feet)	Impervious Area Max (% of lot)
						local/ sub-collector/ collector	local/ sub-collector/ collector side	minor thoroughfare	major thoroughfare			
AG	0.36	-	3 AC	150	50	40	40	45	50	15	30	30%
RR	0.21	-	60,000 SF	150		50	50	50	60	15		
RS	0.73	10-25%	40,000 SF	150		40	40	45	50	15		
OSR	.73	50%	15,000 SF	60/75	40	20	20	40	50	10	20	-
OSM	.73	50%	9,000 SF	60/75	40	20	20	40	60	0-20	0-20	-

NON-RESIDENTIAL AND MIXED-USE DISTRICTS

	Allowable	Open	Lot Size Min/	Lot	Street	Street Setback Min (feet)	Side	Rear	Impervio

	Intensity Max (gross floor area per building)	Space Min	Development Size Max	Width Min (feet)	Frontage Min (feet)	local/ sub-collector/ collector	local/ sub-collector/ collector side	minor thoroughfare	major thoroughfare	Setback Min (feet)	Setback Min (feet)	us Area Max (% of lot)
OSM	6,000 SF	50%	9,000SF/ 100* AC	60/75	40	20	20	40	60	0-20	0-20	-
OI	-	-	40,000 SF/ N/A AC	150	50	40	40	45	50	0-20	0-20	45
NB	6,000 SF	-	9,000 SF/ 3 AC	60	40	20	20	30	30	0/5	5	-
BN	-	-	60,000 SF/ N/A AC	150	50	40	40	45	50	0/5	15	-
SC	-	-	N/A SF/ 5 AC	250	150	50	50	50	60	20	20	-
IND	-	-	60,000 SF/ 5 AC	150	50	40	40	45	50	20	20	-

Notes:

- *A corner lot has two street setbacks. The side yard setback shall be determined by the street of lower category, or by the orientation of the house when both street categories are the same.*
- *Side and rear setbacks expressed as 0/5 are 5' is setback is provided.*
- *Side and rear setbacks expressed as ranges (Open Space Districts (OSR and OSM) only) will be determined by the regulating plans approved with the zoning district*
- *Required landscaping buffers may exceed setback requirements.*
- *Open space requirements are determined by Article 6.*
- *Nonconforming lots in the LB, GB, and HB Districts meeting the provisions of (legal nonconforming) must meet the minimum frontage and setback requirements of the BN zoning district. **

*see intent descriptions

2. Supplemental Dimensional Requirements:

(a) Structures Permitted Above Height Limits: The height limitations of this Ordinance shall not apply to public buildings, church spires, belfries, cupolas, and domes not intended for residential purposes or to monuments, water towers, observation towers, power transmission towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, and flag poles, provided such structures meet required NC State Building Codes. Radio, television, and communication towers, masts, aerials, and similar structures shall meet the special development standards for such uses as set forth in Article 5. See especially Article 5: Use-Specific Standards for Radio, Television, and Communication Tower, and Wireless Communications Facility.

(b) Prevailing Street Setback: Where 50% or more of the lots on the same side of the block as the lot in question are developed with less than the required street setbacks, the average setback of the two principal buildings nearest that lot shall be observed as the required minimum setback.

(c) Encroachments into Required Setbacks: The following are permitted in required setbacks provided there is no interference with any sight area:

(1) Landscaping features, including but not limited to, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths;

(2) Pet shelters, at-grade patios, play equipment or outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, address posts, mailboxes, public utility wires and poles, pumps or wells, and fences or retaining walls subject to the requirements of this Ordinance;

(3) Handicapped ramps; and,

(4) Gatehouses/guardhouses and bus shelters.

(d) Easement Encroachments:

(1) **Utility Easements:** In addition to the lines, boxes, structures, and substation buildings for which utility easements are intended, fences without foundations may be located within utility easements. (Note: The property owner should contact proper utility location providers prior to fence construction.)

(2) **Water Quality Conservation Easements:** Water-related improvements, such as soil erosion and sedimentation control structures, may be placed or constructed within water quality conservation easements.

3. Zone Lot Requirements:

(a) Principal Buildings Per Lot: Every building hereafter erected or moved shall be located on a zone lot and in no case shall there be more than one principal residential building and its accessory buildings on a zone lot except as provided below:

(1) **Non-Residential Group Development:** Two or more principal non-residential buildings are permitted on a zone lot pursuant to a site plan approved by the Administrator, provided that an access driveway is maintained to each building in passable condition for service and emergency vehicle.

(2) **Residential Group Development:** Two or more principal buildings are permitted in a multi-family development pursuant to a site plan approved by the Administrator, provided that an access driveway is maintained to each building in passable condition for service and emergency vehicle.

(3) **Development in the AG District:** Two or more principal buildings or uses are permitted in the Agricultural District on the same zone lot pursuant to site plan approval provided that the lot contains at least 80,000 ft2 per permitted principal use and that no more than one of the buildings is proposed for residential use. An access driveway shall be maintained to each building in a passable condition for service and emergency vehicles.

(b) Street Access Requirements

(1) **Access to Public Street Required:** Every zone lot shall abut and have direct access to a publicly-maintained street or other public right-of-way legally dedicated, except as provided in this section. No building or structure shall be constructed, erected, or placed on a zone lot that does not abut and have direct access to a publicly-maintained street or other public right-of-way legally dedicated, except as provided in this section. The zone lot shall have an open and passable access from the street where the legally-assigned address is located to the principal building or structure. For corner lots, the access may be from the side street if the access is clearly visible from the street where the address is assigned.

(2) **Dead-End Streets:** For purposes of this section the terminus of a dead-end street does not provide the required access to a publicly-maintained street unless that terminus is a turnaround approved and constructed in conformance with Article 6.A: Street Standards and approved for adequate emergency access.

(3) **Private Lanes:** Certain subdivision lots may abut and have access to private lanes platted in accordance with Article 6.A.6: Standards for Private Lanes and Alleys.

(4) **Exceptions:** Special-purpose lots may provide access via easement in accordance with Article 4.N: Special-Purpose Lots, and lots served by exclusive access easements in accordance with Article 4.N.2.

(5) **Access Through Incompatible Districts Prohibited:** Vehicular access from a higher intensity development (such as a business, office/institutional, or industrial zoning district)

shall be prohibited through a lower intensity development (such as a lower intensity non-residential district, or residential district), Non-vehicular access from a business, office/institutional, or industrial zoning district shall be permitted through a residential district with the approval of the Administrator.

(6) **Access Through Compatible Districts Permitted:** Any use located in a zoning district which is also a permitted use in a neighboring zoning district may have vehicular and non-vehicular access through the neighboring zoning district without additional requirements.

(c) Unified Development:

(1) **Street Access:** Individual parcels, whether leased or sold, in a unified development shall have shared rights of access along private streets and/or along private drives at least 24' in width leading to a publicly-maintained street. Private alleys may be permitted with at least 18' in width leading to a publicly- or privately-maintained street. Alley widths are required to include adequate stabilized compacted surface for access for emergency and service providers.

(2) **Parking and Landscaping:** A unified development shall be treated as a single zone lot for purposes of providing required off-street parking and required planting yards, even if out parcels for sale are included within the development.

(a) If the entire development meets the total off-street parking requirement, it is not required that each parcel provide all the required parking for the use thereon. Shared parking is encouraged.

(b) If required planting yards are provided along the development perimeter, including street frontages, and requirements for parking lot planting are met, planting yards are not required along property lines and lease lines between two parcels within the planned area unified development.

(3) **Plat and Notice Requirements:** If the owner of a development elects to organize it in a unified development, a plat shall be recorded displaying a prominent note identifying it as such and explaining that the property must be developed with common driveways and off-street parking and be subject to a common signage plan and a common landscaping.

(4) **Common Areas and Improvements Maintenance:** Maintenance of all common areas and improvements shall be a mandatory responsibility, running with the land, exercised by a single entity which shall be composed on one landowner, an Owner's Association, or all owners acting collectively pursuant to a binding agreement.

4. Lot Size Reduction Prohibitions:

(a) Single Lot: No lot shall be reduced in size so that noncompliance with respect to any frontage, building coverage, area, built-upon area, width, setback, parking, planting yard, or signage requirement of this Ordinance is created, nor shall any existing nonconformity or violation be increased.

(b) Zone Lot: Where two or more contiguous lots in one ownership collectively form a zone lot, that zone lot shall not be reduced in size so that noncompliance with respect to any frontage, building coverage, area, built-upon area, width, setback, parking, planting yard, or signage requirement of this Ordinance is created, nor shall any existing nonconformity or violation be increased.

(c) Exemption: These prohibitions shall not apply to Town, County, or State acquisition of land

5. Special-Purpose Lots

Requirements of this Article with respect to street frontage, minimum lot area, and minimum lot dimensions shall not apply to lots for family or church cemeteries, sewer lift stations, radio, television, and communication towers, and similar utility uses. Such lots shall comply with the following requirements:

(a) **Minimum Size:** The special-purpose lot shall be permitted only after the Administrator has determined that the proposed lot has sufficient dimensions to accommodate the intended use and, where required by this Ordinance, planting yards.

(b) **Access:** Lots established for the purpose of sewage treatment shall have a minimum of 20' of direct access or platted easement to a public or private street/lane Direct access or easements that provide access for the supply lines only from the lot it serves to the special-purpose lot may be a minimum of 10'. All easements shall be labeled "easement for ingress, egress, and regress for…."

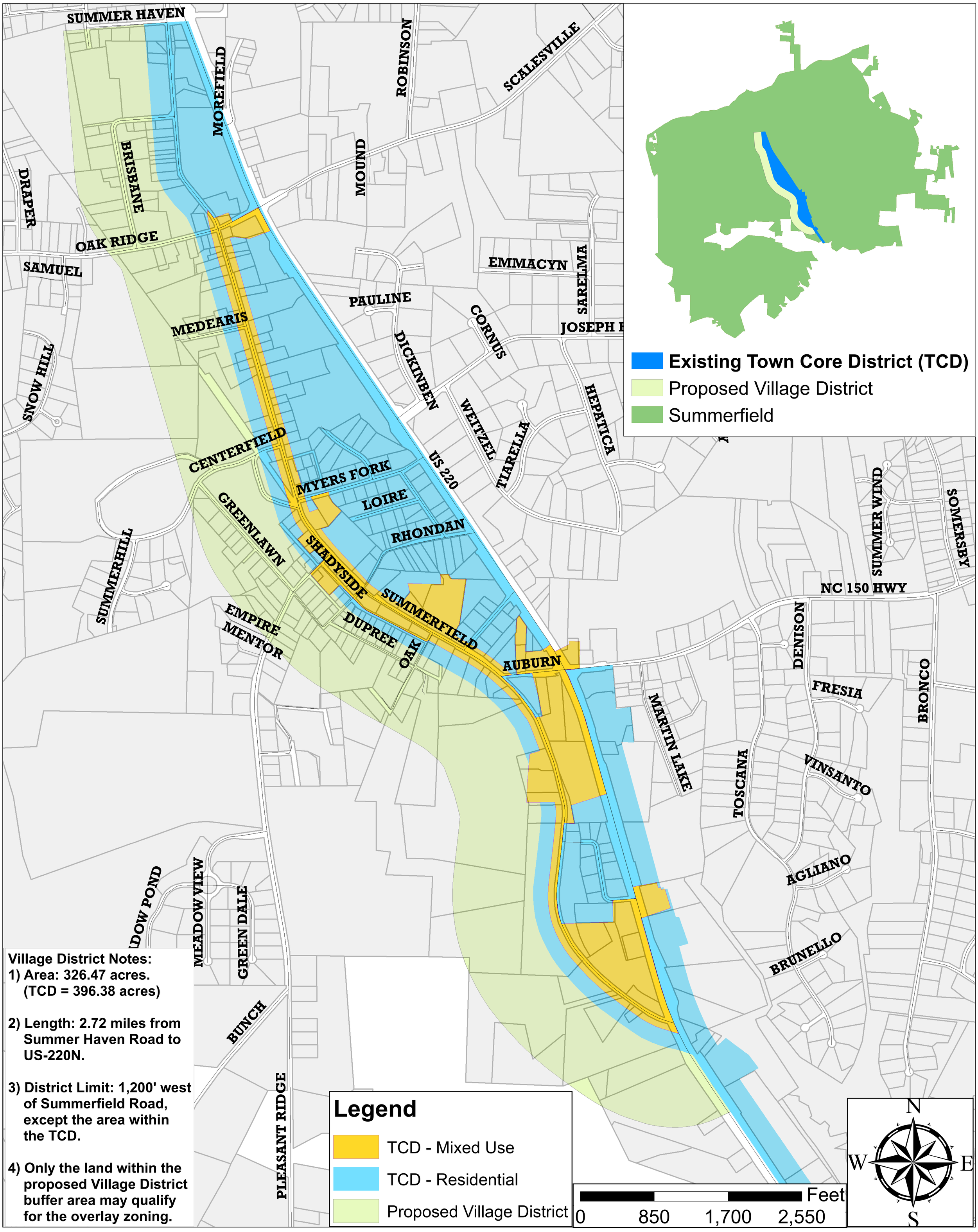
(c) **Platting:** The subdivision to create the lot shall be approved in accordance with Article 7: Subdivision Standards. The final plat shall label the lot as a "special-purpose lot for use as…." A lot created for an individual septic system shall carry the number of the lot or lots it serves and the letter "A."

(d) **Conveyance:** A special-purpose lot for an individual off-site septic system shall be conveyed with the lot for which sewage treatment is provided.

(e) Special Purpose Lots for (improved such as cell towers) shall not have direct access to any public roadway or thoroughfare.

Village Overlay District Map

Prepared by the Summerfield Planning Department / October 9, 2019 / Source: Guilford County GIS Data



Village District Notes:

1) Area: 326.47 acres.
   (TCD = 396.38 acres)

2) Length: 2.72 miles from Summer Haven Road to US-220N.

3) District Limit: 1,200' west of Summerfield Road, except the area within the TCD.

4) Only the land within the proposed Village District buffer area may qualify for the overlay zoning.

Legend

- TCD - Mixed Use
- TCD - Residential
- Proposed Village District

0 850 1,700 2,550 Feet

N W E S