



CITY OF CREEDMOOR

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ORDINANCE# 2018-O-07

AN ORDINANCE AMENDING THE CITY OF CREEDMOOR DEVELOPMENT ORDINANCE ARTICLES 5, 7, 8, 8.1, 9, and 10

WHEREAS, the City of Creedmoor Planning Department has initiated text amendments in Article 5 AMENDMENTS TO DEVELOPMENT ORDINANCE & ZONING MAP, Article 7 PERMITS & PROCEDURES, Article 8 ZONING DISTRICTS, Article 8.1 TABLE OF PERMITTED USES, Article 9 BUILDING & LOT TYPE STANDARDS, and Article 10 USES WITH ADDITIONAL STANDARDS AND CONDITIONAL USES in order to create a new zoning district, Traditional Neighborhood Development Conditional District (TND-CD); and

WHEREAS, a public meeting was held by the City of Creedmoor Planning Board on June 14, 2018, to consider this series of text amendments, and the Planning Board unanimously found ZTA-2018-03 consistent with the goals of the City of Creedmoor’s CITY PLAN 2030; and

WHEREAS, the Board of Commissioners held a public hearing on July 17, 2018, to consider said request, and gave the public an opportunity to be heard; and

WHEREAS, the Board of Commissioners concurs with the Planning Board’s consistency findings and has approved, by resolution, a statement of consistency and briefly explained why the board considers the action taken to be reasonable and in the public interest.

NOW, THEREFORE, IT SHALL BE ORDAINED by the Board of Commissioners of the City of Creedmoor:

- Section 1. That the Creedmoor Development Ordinance be amended as reviewed and approved by the Planning Board (see Attachments A - F).
- Section 2. The Clerk is hereby authorized to insert such amendments into the official Creedmoor Development Ordinance kept on file in the Office of the Clerk and with the Planning/Zoning/Subdivision Administrator.
- Section 3. This ordinance amendment shall become effective upon adoption.

BE IT IS SO ORDAINED this the 17th day of July, 2018.

CITY OF CREEDMOOR BOARD OF COMMISSIONERS

Robert V. Wheeler
Robert V. Wheeler, Mayor

Attest:

Kathleen J. McCorkle
Kathleen J. McCorkle, City Clerk



ARTICLE 5

Amendments to Development Ordinance and Zoning Map

[Amended Oct. 19, 2015 per Ord. 2015-O-21, ZTA-2015-03]

[Amended Nov. 21, 2017 per Ord. 2017-O-18, ZTA-2017-03]

[Amended July 17, 2018 per Ord. 2018-O-07, ZTA-2018-03]

5.1 General

Zoning regulations shall be made in accordance with the City's comprehensive land use plan. The Creedmoor City Board of Commissioners may amend, supplement, modify, or repeal any provision of this ordinance or amend the zoning maps according to the procedure established by NCGS§160A-384. Such amendments shall be evaluated for compliance with the City's Land Use Plan and may require a land use plan amendment to ensure compatibility between the plan and the amendment. Amendments and modifications shall be acted upon by the City Board of Commissioners, after written recommendation from the Planning Board.

5.2 Initiation of Amendments

Proposed changes or amendments to the text of this chapter or to the Official Zoning Map may be initiated by the Creedmoor City Board of Commissioners, the Creedmoor Planning Board, the Board of Adjustment, the Planning, Zoning and Subdivision Administrator, any owner of a legal or equitable interest in land located in the City or its extraterritorial jurisdiction, or any resident of the City or its extraterritorial jurisdiction (NCGS§ 160A-385).

5.3 Amendment Process

5.3-1 APPLICABILITY

This amendment process applies to all amendments to the Creedmoor Development Ordinance or the Official Zoning Map, except that different requirements may be imposed on the amendment process for conditional zonings as set forth in section 5.4

5.3-2 INITIAL APPLICATION PROCESS.

- A. **PRE-FILING MEETING.** Before filing a petition for an amendment or a request for a zoning study, an applicant shall meet with the Planning, Zoning and Subdivision Administrator to discuss the proposed amendment or request and to become more familiar with the applicable requirements and approval procedures.
- B. **NEIGHBORHOOD MEETING.** Before filing a petition for an amendment other than single family residential lots, an applicant shall meet with representatives of the neighborhood in which the property for which the map amendment (rezoning) is proposed is located. This meeting shall be held at the pre-application stage to allow the applicant to explain the proposed map amendment (rezoning) and to be informed of the concerns of the neighborhood. The meeting will help the developer address major concerns of the Neighborhood prior to the Public Notification process described in 5.3-4(B) below. The neighborhood meeting should include a presentation of the plan and an opportunity for concerned parties to ask questions and be provided responses to those questions. The Planning, Zoning and Subdivision Administrator should be notified of the time, date, and place of the neighborhood meeting at least five days prior to the meeting.
- C. **FILING.**
 - 1. A petition requesting an amendment or a zoning study shall be filed with the Planning Department on a form provided by the Planning, Zoning and Subdivision Administrator.
 - 2. Applicable fees shall be payable as set forth by the Creedmoor City Board of Commissioners.
 - 3. Petitions must be submitted by 12:00 noon on the third Friday of the month in order for the petition to be heard at the meeting of the Creedmoor Planning Board scheduled at least 30 days later.
- D. **CONTENT OF APPLICATIONS.**
 - 1. Each application shall contain or be accompanied by all information required on the application form provided by the Planning, Zoning and Subdivision Administrator.
 - 2. Every amendment proposing to change the district boundary lines shall be accompanied by a

metes and bounds description, a survey of the area involved, or reference to existing lots, sufficient in the estimation of the Planning, Zoning and Subdivision Administrator to plot or otherwise identify the amendment on the official zoning maps of the City of Creedmoor.

Any person designated by the owner(s) of the property included in the petition to serve as agent for the owner shall submit such authorization in writing with the application.

5.3-3 REVIEW BY THE CREEDMOOR PLANNING BOARD. *[Revised August 27, 2013 per 2013-O-12]*

- A. GENERAL. Upon submission of a request for a Creedmoor Development Ordinance amendment or an Official Zoning Map amendment, the request shall be scheduled for review by the Creedmoor Planning Board. The Creedmoor Planning Board shall hold a meeting to consider the requested amendment(s).
- B. REVIEW – GENERAL. The public meeting shall be conducted in accordance with the rules of procedure of the Creedmoor Planning Board. The Board shall make recommendations to the Creedmoor City Board of Commissioners regarding whether to approve or deny each proposed amendment. When considering an amendment, the Planning Board shall consider the compliance and compatibility of the amendment with the City’s Land Use Plan, Comprehensive Master Plan and other adopted plans for the area affected by the proposed amendment.
- C. NO ACTION BY THE CREEDMOOR PLANNING BOARD. If the Creedmoor Planning Board has made neither a positive nor a negative recommendation on a proposed amendment within 30 days of first considering it, the proposed amendment shall be forwarded to the City Board of Commissioners for consideration. The proposed amendment shall be accompanied by a record of the Creedmoor Planning Board’s comments regarding the amendment and the reasons, if any, for their lack of action.
- D. CONTENT OF RECOMMENDATION AND STATEMENT OF CONSISTENCY. Prior to consideration by the Board of Commissioners of any proposed zoning amendment, the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan adopted by the City. The Planning Board shall provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board. A comment by the Planning Board that a proposed amendment is inconsistent with any comprehensive plan for the area affected shall not preclude consideration or approval of the proposed amendment by the City Board of Commissioners. (NCGS§160A-383)
- E. CONFLICT OF INTEREST. No member of the Planning Board shall vote on a recommendation regarding any zoning map (rezoning) or text amendment where the outcome of the matter being considered is reasonable likely to have a direct, substantial, and readily identifiable financial impact on the member. (NCGS§160A-381(d))

5.3-4 REVIEW BY THE CREEDMOOR CITY BOARD OF COMMISSIONERS.

- A. REVIEW-GENERAL. Following receipt of a recommendation on a proposed amendment, or in the case of no action by the Creedmoor Planning Board as described in section 5.3-3 above, the Creedmoor City Board of Commissioners shall hold a public hearing on the proposed amendment. The public hearing will be scheduled and conducted as provided by the City Board of Commissioners rules of procedure.
- B. NOTIFICATION. The City Clerk shall prepare a public notice as described below that indicates the official receipt of an application for a Creedmoor Development Ordinance amendment or an Official Zoning Map amendment. This notice for publication shall include the following:
 - 1. Brief description of the requested amendment;
 - 2. The time, date, and place at which the request will be considered; and
 - 3. Contact information for staff receiving comments concerning the request.

The notice shall be published in a newspaper of general circulation prior to the date on which the request is to be considered. Publication shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

If the adoption or modification of the ordinance would result in any of the changes listed in this subsection and those changes would be located five miles or less from the perimeter boundary of a military base, the Clerk shall provide written notice of the proposed changes by certified mail, or by any other written means reasonably designed to provide actual notice, to the commander of the military base or the commander's designee not less than 10 days nor more than 25 days before the date fixed for the public hearing. Prior to the date of the public hearing, the military may provide comments or analysis to the City Board of Commissioners regarding the compatibility of the proposed changes with military operations at the base. If the Board does not receive a response within 30 days of notice, the military is deemed to waive the comment period. If the military provides comments or analysis regarding the compatibility of the proposed amendment with military operations at the base, the Board of Commissioners shall take the comments and analysis into consideration before making a final determination on the amendment. The proposed changes requiring notice are:

1. Changes to the Official Zoning Map
2. Changes that affect permitted uses of land.
3. Changes relating to wireless telecommunication towers.
4. Changes to proposed new major subdivision preliminary plats.
5. An increase in the size of an approved subdivision by more than fifty percent (50%) of the subdivision's total land area including developed and undeveloped land. (NCGS§ 160A-364(b))

When a change is proposed in a zoning boundary or classification of a parcel, notice of the public hearing shall be sent by first class mail to the owner of that parcel and the owners, as shown on the appropriate county tax listing, of all parcels abutting that parcel of land at least ten days before the date on which the request is to be considered. This notice also shall be mailed to the owners of any property located within 500 feet of the property in question at least ten days before the date on which the request is to be considered. The person or persons mailing such notices shall certify to the City Board of Commissioners that proper notice has been given.

The first-class mail notice shall not be required if the zoning map amendment directly affects more than 50 properties, owned by a total of at least 50 different property owners, and the City elects to use the expanded published notice provided for in this subsection. In this instance, the City may elect to either make the mailed notice provided for above, or may as an alternative elect to publish notice of the hearing as required by NCGS§ 160A-364, but provided that each advertisement shall not be less than one-half of a newspaper page in size. The advertisement shall only be effective for property owners who reside in the area of general circulation of the newspaper that published the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified by first-class mail according to the provisions above. (NCGS§ 160A-384 (b))

When a zoning map amendment (rezoning) is proposed, the City shall, within the same time period before the scheduled public hearing, prominently post a notice of the public hearing on the property proposed for a zoning map amendment (rezoning) or on an adjacent public street or highway right-of-way. When multiple parcels are included within a proposed zoning map amendment (rezoning), a posting on each individual parcel is not required, but the City shall post sufficient notices to provide reasonable notice to interested persons. (NCGS§ 160A-384 (c))

In addition, the subject property shall be posted in a conspicuous location(s) with the time, date, and notice of public hearing. A sign stating such information shall be posted on the subject property ten (10) days before the date on which the request is to be considered.

C. ACTION.

1. Before acting on any proposed amendment, the Creedmoor City Board of Commissioners may consider any recommendation made by the Creedmoor Planning Board, the recommendation

submitted by the Planning, Zoning and Subdivision Administrator to the Planning Board, the comments made at the public hearing, and any other relevant additional information.

2. When considering a proposed amendment, the Creedmoor City Board of Commissioners shall not evaluate the petition based on any specific proposal for the use or development of the property. The petitioner shall not use any graphic materials or descriptions of the proposed development except for those that would apply to all uses permitted by the requested classification.
 3. Upon reviewing all pertinent information, the Creedmoor City Board of Commissioners shall:
 - a. Adopt the proposed amendment;
 - b. Reject the proposed amendment;
 - c. Continue the consideration of the request to their next regularly scheduled meeting or other agreed upon time;
 - d. Refer the proposed amendment back to the Creedmoor Planning Board for further consideration or edits; or
 - e. Modify the proposed amendment.
- D. STATEMENT OF CONSISTENCY. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt one of the following statements which shall not be subject to judicial review:
1. A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
 2. A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
 3. A statement approving the zoning amendment and containing at least all of the following:
 - a. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.
 - b. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.
 - c. Why the action was reasonable and in the public interest. (NCGS§ 160A-383)
- E. CONFLICT OF INTEREST. A City Board of Commissioners member shall not vote on any zoning map (rezoning) or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. (NCGS§ 160A-381(d); 160A-75)

5.3-5 CITIZEN COMMENTS.

Any resident or property owner in the city may submit a written statement regarding a proposed amendment, modification, or repeal to a zoning ordinance or the Official Zoning Map to the Clerk at least two business days prior to the proposed vote on such change. The Clerk shall deliver such written statements to the Board of Commissioners.

5.3-6 WAITING PERIOD FOR SUBSEQUENT APPLICATIONS.

- A. WAITING PERIOD-GENERAL. When an application for a zoning amendment has been approved or denied by the Creedmoor City Board of Commissioners, no rezoning application covering the same property shall be accepted or considered within 12 months after the date of the approval or denial. This restriction shall apply regardless of whether or not the new application is for a zoning classification different from the original application.
- B. WAITING PERIOD-WAIVER. The waiting period required by this section may be waived by a three-fourths vote of Creedmoor City Board of Commissioners if it determines that there have been substantial changes in conditions or circumstances which may relate to the request. A request for a waiver of the waiting period shall be submitted to the Planning, Zoning and Subdivision Administrator, who shall review and prepare a recommendation regarding action on the request.

Said recommendation shall be considered by the City Board of Commissioners in their review of the request for a waiver. If the request for the waiver is approved, the application shall go through the full review process as set forth above.

5.4 Conditional Zoning District Rezoning

5.4-1 GENERAL

- A. Like general district rezonings, conditional zoning is a legislative process. Unlike general district rezonings, however, a conditional zoning district may be approved with conditions and the approval of a site specific development plan. This process is designed to address unique development scenarios when a development proposal does not fit into a conventional zoning district, but with proper conditions may be desirable and compatible with the surrounding area. Except as otherwise provided in this section, the conditional zoning district rezoning process shall follow the procedures outlined in section 5.3, "Amendment Process." Conditional zoning districts are limited to the following zoning districts:
 - 1. Traditional Neighborhood Development Conditional District ("TND-CD").
- B. Property may be rezoned to a conditional zoning district only in response to a petition submitted by the owners of all of the property to be included in the district.

5.4-2 PLANS AND OTHER INFORMATION TO ACCOMPANY PETITION.

- A. In addition to meeting the requirements of subsection 5.3-2(D), a petition for conditional zoning must include the following:
 - 1. For TND zoning districts, a master plan that meets the requirements subsection 8.4-14, "Traditional Neighborhood Development Conditional District (TND-CD)"; and
 - 2. A list of all conditions proposed by the applicant.
- B. The Board of Commissioners may require more information to be submitted according to the needs of a particular application, but the applicant may rely in the first instance on the recommendations of the Planning, Zoning and Subdivision Administrator as to whether more information than that set forth in subsection 5.3-2(D) should be submitted.
- C. In the course of evaluating the proposed use, the Planning, Zoning and Subdivision Administrator, Planning Board, or the Board of Commissioners may request additional information from the applicant. This information may include, but is not limited to, the following:
 - 1. Proposed number, size, shape, and general location of all structures;
 - 2. Proposed screening, buffers and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
 - 3. Existing and approximate proposed topography, if available, at four-foot contour intervals or less;
 - 4. Scale of proposed buildings relative to abutting property;
 - 5. Height of proposed structures;
 - 6. Elevation renderings of exterior features of proposed development;
 - 7. Proposed number and location of signs; and
 - 8. Any other information needed to mitigate negative impacts and demonstrate compliance with this Ordinance.
- D. The included proposed master plan and any supporting text shall constitute part of the petition for all purposes under this part.

5.4-3 CONDITIONS ON APPROVAL OF PETITION

- A. In approving a petition for a conditional zoning district, the Board of Commissioners may request that reasonable and appropriate conditions be attached to approval of the petition.
- B. Conditions and site-specific standards shall be limited to those that address the conformance of the development and use of the site to city ordinances and all relevant officially adopted plans. Conditions and site-specific standards may also address the impacts reasonably expected to be generated by the development or use of the site. Any such conditions should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space, and other matters that the Board of Commissioners may find appropriate or that the petitioner may propose. Such conditions to approval of the petition may include dedication to the City, County or State, as appropriate, of any rights-of-way or easements for streets, water, sewer, or other public utilities necessary to serve the proposed development. The Creedmoor City Board of

Commissioners may approve conditions that impose higher standards than those that would ordinarily apply;

- C. Conditions may not be used to lower or otherwise reduce the minimum standards of the Ordinance, including those standards that would apply were the property not zoned to a conditional district. Conditions may, however, be used to authorize uses that would otherwise not be allowed, and conditions may impose higher standards than those that would apply to the property were it not zoned to a conditional district. Examples of an impermissible lowering of standards include, but are not limited to, using conditions to reduce required lot size, minimum setbacks, required landscaping, or required parking.
- D. The petitioner shall have a reasonable opportunity to consider and respond to any such conditions prior to final action by the Board of Commissioners. Only those conditions mutually approved by the Board of Commissioners and the petitioner may be incorporated into the petition.

5.4-4 EFFECT OF APPROVAL

- A. If a petition for conditional zoning is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Official Zoning Map.
- B. If a petition is approved, the petitioner shall comply with all requirements of the Creedmoor City Code of Ordinances, including but not limited to those for obtaining building permits and certificates of occupancy. Only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property. The location of structures may be changed pursuant to subsection 5.4-5, "Modification of Approval."
- C. Following the approval of the petition for a conditional zoning district, the subject property shall be identified on the Official Zoning Map by the appropriate district designation.
- D. A chronological list of all conditional zoning district rezoning approvals and associated plans and conditions shall be maintained by the Creedmoor Community Development Department.

5.4-5 MODIFICATION OF APPROVAL

Changes to an approved conditional zoning district, including to the conditions attached to the district, shall be treated the same as amendments to the text of this Ordinance or to the official Zoning Map and shall be processed in accordance with the requirements of this article. Notwithstanding the foregoing, the Board of Commissioners may, as part of the conditions imposed on the conditional district, include a list of modifications that may be approved by the Planning, Zoning, and Subdivision Administrator or other appropriate city staff without further review by the Board of Commissioners.

5.4-6 CONDITIONAL ZONING DISTRICTS

The following districts shall be identified as conditional zoning districts and shall be the only districts subject to the procedures detailed in Article 5.4, "Conditional Zoning District Rezoning" of this Creedmoor Development Ordinance:

- A. TRADITIONAL NEIGHBORHOOD DEVELOPMENT CONDITIONAL DISTRICT (TND-CD); See Article 8.4-14.

ARTICLE 7

Permits and Procedures

[Amended Oct. 19, 2015 per Ord. 2015-O-21, ZTA-2015-03]

[Amended June 20, 2017 per Ord. 2017-O-09, ZTA-2017-02]

[Amended Nov. 21, 2017 per Ord. 2017-O-18, ZTA-2017-03]

[Amended July 18, 2018 per Ord. 2018-O-07, ZTA-2018-07]

7.1 Permit and/or Approval Required *[Amended May 2, 2014 per Ord. 2014-O-03]*

7.1-1 APPROVAL REQUIRED. No person shall undertake any activity subject to this Ordinance without first obtaining approval from the City. Upon approval of the activity by the City, a permit shall be issued for the approved activity. Certain permits are issued by agencies other than the City of Creedmoor, as noted below; all other permits are issued by the City.

The permits and/or approvals required are:

- A. ZONING PERMIT (also known as Zoning Compliance Permit).
 - 1. Special Event/Temporary Structures
 - 2. Signage (size, type, location, etc.)
 - 3. Site Development Plan/Preliminary Plat Approval
 - a. Zoning compliance (land use, density, open space, connectivity, tree preservation, parking, flood, watershed, etc.)
 - b. Public works compliance (utilities, street designs, stormwater, etc.)
 - c. Public safety compliance (fire lanes, hydrants, etc.)
 - d. Access compliance (driveway, street intersections, etc.)
 - 4. Construction Plans
 - a. Infrastructure Plans (streets, water & sewer)
 - b. Driveway Permit – NCDOT or City Public Works (based upon responsible maintenance department)
 - c. Stormwater Plans (if project falls within parameters of local program for development under the Falls Lake Nutrient Management Strategy or other applicable State or Federal laws)
 - d. Floodplain Development and Certification Permit
 - e. Grading Permit - Issued by the North Carolina Department of Environmental Quality (a.k.a. “NCDEQ” or “DEQ”) following issuance of Zoning permit by the City of Creedmoor
 - 5. Subdivision Final Plat Approval
- B. BUILDING PERMIT. Granville County Building Inspections Department issues building permits following issuance of zoning permit by the City of Creedmoor.
- C. CERTIFICATE OF OCCUPANCY (a.k.a. “C/O”). Granville County Building Inspections Department issues upon final inspection and approval by the City.
- D. WATER AND WASTEWATER ALLOCATIONS. SGWASA issues water and wastewater allocations in accordance with the SGWASA Allocation Policy and section §7.14 of this ordinance.

7.1-2 FEES. The City Board of Commissioners shall establish a Schedule of Fees, Charges and Expenses, and a collection procedure, for approvals and permits. No approval, permit, certificate, variance, etc. shall be processed and/or issued unless or until such charges have been paid in full.

7.2 Periodic Inspections

The Planning, Zoning and Subdivision Administrator, or his/her designee, shall have the right, upon presentation of proper credentials to enter on any premises within the City's jurisdiction at any reasonable hour for the purposes of inspection, determination of plan compliance or other enforcement action.

7.3 Permit Expiration

- 7.3-1 BUILDING PERMIT EXPIRATION. The Granville County Building Inspections Department shall void a building permit for a project within the City jurisdiction if the authorized work has not begun within 180 days after issuance of the permit, or work was commenced but was discontinued for a period of one year. No work authorized by any permit that has expired shall thereafter be performed until a new permit has been secured. (NCGS§ 160A-418).
- 7.3-2 OTHER PERMIT/APPROVAL EXPIRATION. Permits and approvals other than those identified above shall expire as set forth in the process for each permit and/or approval below.

7.4 Certificates Issued

The Granville County Building Inspections Department issues certificates of occupancy, temporary certificates of occupancy,, and certificates of floor elevation/flood proofing upon completion or partial completion of a project. The City of Creedmoor Director of Public Works issues driveway access permits on city-owned streets.

7.5 Zoning Permits (Zoning Compliance Permit)

- 7.5-1 PURPOSE. A zoning permit shall be required for the construction or development of any new use within the planning and regulation jurisdiction of the City of Creedmoor. In addition to new uses, a zoning permit shall also be required for expansions of existing uses, as well as for changes of use. The procedure set forth below shall be followed to obtain a zoning permit for the construction of single-family and duplex residential development and expansions of uses and changes of use that do not require permits and/or approvals other than a use permit.
- 7.5-2 PRE-APPLICATION PROCEDURE. No pre-application conference is required prior to applying for a zoning permit. Applicants are encouraged to call or visit the Planning Services Department prior to requesting a zoning permit to determine what information is required for the application.
- 7.5-3 PLAN SUBMITTAL.
 - A. FILING OF APPLICATION. An application for a zoning permit may be filed by the owner of the property or by an Officer duly authorized to execute on behalf of the owner, specifically authorized by the owner to file such application. Where an agent files the application, the agent shall provide documentation that the owner of the property has authorized the filing of the application. The application for a zoning permit shall be filed with the Planning, Zoning and Subdivision Administrator on a form provided by the Planning, Zoning and Subdivision Administrator.
 - B. FEES. An application fee, as established by the City of Creedmoor, shall be due and payable when the application is approved.
 - C. INFORMATION REQUIRED. Each application for a zoning permit shall contain the information required on the application form, including a Site Plan showing the dimensions of the proposed use and its location on the property or site. Other information necessary to show that the use or structure complies with the standards set forth in this Ordinance shall also be provided.
- 7.5-4 STAFF REVIEW. The Planning, Zoning and Subdivision Administrator shall review the application and determine whether it is complete within ten working days of its submittal. If the application is found to be incomplete, the Planning, Zoning and Subdivision Administrator shall notify the applicant of any deficiencies. No further steps shall be taken to process the application until the applicant corrects the deficiencies. The Planning, Zoning and Subdivision Administrator shall issue a zoning permit only upon finding that the proposed use or structure satisfies the requirements set forth in this Ordinance.
- 7.5-5 PUBLIC NOTIFICATION. No public notification is required for zoning permit requests.
- 7.5-6 FORMAL REVIEW. No formal review of zoning permit requests is required. Requests shall be reviewed by appropriate City staff to assure compliance with all applicable regulations and requirements.
- 7.5-7 VARIANCES. Requests for variances from the requirements set forth in this Ordinance shall be heard by the Board of Adjustment under the procedures established in Article 6.
- 7.5-8 APPEALS. Appeals of the decisions of the Planning, Zoning and Subdivision Administrator shall be heard by the Board of Adjustment under the procedures established by Article 6.

- 7.5-9 PERMIT VALIDITY. Upon the approval of a zoning permit, the applicant shall have six months to obtain the required building permit(s) from Granville County Building Inspections. Failure to obtain requisite building permit(s) within this time shall render the zoning permit void. The Planning, Zoning and Subdivision Administrator may grant a single extension of this time period of up to six months upon submittal by the applicant of sufficient justification for the extension. Upon issuance of a building permit(s), the zoning permit shall remain valid as long as a valid building permit exists for the project. Any unapproved change, as determined by the Planning, Zoning and Subdivision Administrator in the approved plans shall render the zoning permit invalid.
- 7.5-10 VIOLATIONS. Violations of the requirements and conditions of the zoning permit shall be considered a violation of this Ordinance and shall be subject to the enforcement and penalty provisions set forth in Article 23.

7.6 Temporary Structures Permits

- 7.6-1 PURPOSE. To insure that proposed temporary structures comply with the requirements of this Ordinance, no structure that is classified as a temporary structure and permitted as such in the zoning district in which it is located shall be placed or established on the property without first receiving a temporary structure permit and any permits required under the State Building Code.
- 7.6-2 PRE-APPLICATION PROCEDURE. No pre-application conference is required prior to applying for a temporary structure permit. Applicants are hereby encouraged to call or visit the Planning Services Department prior to requesting a temporary structure permit to determine what information is required for the application.
- 7.6-3 PLAN SUBMITTAL.
- A. FILING OF APPLICATION. An application for a temporary structure permit may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application. Where an agent, files the application, the agent shall provide the Planning, Zoning and Subdivision Administrator with documentation that the owner of the property has authorized the filing of the application. The application for a temporary structure permit shall be filed with the Planning, Zoning and Subdivision Administrator on a form provided.
 - B. FEES. A permit fee, as established by City of Creedmoor, shall be submitted with the application. In addition, a permit shall be obtained from the County Fire Marshal as required by the state fire prevention code.
 - C. INFORMATION REQUIRED. Each application for temporary structure permit shall contain the information required on the application form. The application shall be accompanied by a Sketch Plan showing the boundaries of the property, the use of adjacent properties, the location of the structure on the property, access and parking provisions, restroom facilities, and other information sufficient to show that the structure complies with the standards set forth in Article 15 of this Ordinance. Persons seeking issuance of a temporary structure permit shall file an application with a minimum of five (5) days prior to the construction.
- 7.6-4 STAFF REVIEW. The Planning, Zoning and Subdivision Administrator shall review the application and determine whether it provides the information required. The Planning, Zoning and Subdivision Administrator shall issue a temporary structure permit only upon finding that the proposed temporary structure satisfies the requirements set forth in Article 15 of this Ordinance.
- 7.6-5 PUBLIC NOTIFICATION. No public notification is required for temporary structure permit requests.
- 7.6-6 FORMAL REVIEW. Requests shall be reviewed by appropriate City staff to assure compliance with all applicable regulations and requirements.
- 7.6-7 VARIANCES. Requests for variances from the requirements set forth in this Ordinance shall be heard by the Board of Adjustment under the procedures established in Article 6.
- 7.6-8 APPEALS. Appeals of the decisions of the Planning, Zoning and Subdivision Administrator shall be heard by the Board of Adjustment under the procedures established in Article 6.

- 7.6-9 PERMIT VALIDITY. The temporary structure permit shall be valid only for the time period stated on the permit.
- 7.6-10 VIOLATIONS. Violations of the conditions of the temporary structure permit shall be considered a violation of this Ordinance and shall be subject to the enforcement and penalty provisions set forth in Article 23.
- 7.6-11 PUBLIC EMERGENCIES. In the event of a natural disaster, catastrophic event or public emergency the Planning, Zoning and Subdivision Administrator or her/his designee may waive any temporary structure permit procedures and authorize the placement of temporary structures and other facilities that are deemed necessary or desirable in conjunction with the management of the emergency.

7.7 Site Development Plan Review

7.7-1 LARGE SITE DEVELOPMENT PLAN REVIEW PROCESS.

- A. PURPOSE. The large site development plan review process is required for development projects located within the planning and regulation jurisdiction of the City of Creedmoor and its extraterritorial jurisdiction which, due to their size, could be expected to have a significant impact upon public services and facilities. This review process is established to assure that adequate services and facilities can be provided for these developments and to assure that they do not negatively impact the area in which they are proposed to be located or the City as a whole. Proposed developments involving new construction, additions, renovations, and changes of use which fall into one or more of the following categories are subject to the large site development plan review process.
 - 1. New construction and changes of use.
 - a. Commercial buildings, structures, or developments with a gross floor area of more than 3,000 square feet;
 - b. Office or institutional buildings, structures, or developments with a gross floor area of more than 5,000 square feet;
 - 2. Properties located within 1,500 feet of each other, under the same ownership and/or developed by the same developer over a period of three years or less shall be considered to be one development and reviewed as such.
- B. PRE-APPLICATION PROCEDURE.
 - 1. All applicants for large site development plan review are required to schedule a predevelopment conference with the Planning, Zoning and Subdivision Administrator prior to the preparation of development plans. This conference allows the applicant and Planning, Zoning and Subdivision Administrator an opportunity to discuss the review process, the requirements for completing the review schedule, contact persons for services and permits, and information regarding Site Plans, landscaping, and development requirements.
 - 2. It is highly recommended that the developer meet with representatives of the Neighborhood or area in which the proposed project is to be located. This meeting, which can be held at the pre-application stage, will allow the developer to explain the proposed project and to be informed of the concerns of the Neighborhood or area.
- C. SITE DEVELOPMENT PLAN SUBMITTAL.
 - 1. CONCEPTUAL SITE PLAN REQUIRED. A conceptual site plan shall be required for all large site development plan review requests. The conceptual Site Plan shall contain the following:
 - a. Property boundaries with dimensions;
 - b. PIN for property;
 - c. Location of adjacent streets and utility easements;
 - d. Dimensioned footprint and setbacks of the existing and proposed structures with gross floor area indicated;
 - e. Location and number of parking spaces;

- f. Location and size of buffer and landscape areas;
 - g. Location of existing and proposed driveways and/or streets;
 - h. Location of all flood zones (if applicable to the property);
 - i. A list of adjoining properties, names and mailing address of the owners, and the zoning and use of these properties;
 - j. Number of stories and overall height of all structures (existing and proposed);
 - k. Location of proposed stormwater detention facilities, if required under the Falls Rules;
 - l. Location of existing and proposed dumpster and recycling containers;
 - m. Generalized depiction or description of natural features on and immediately adjoining the site, including streams and other water bodies, steep slopes, areas covered by tree canopy, etc.; and
 - n. Other information determined by the Planning, Zoning and Subdivision Administrator as necessary to evaluate the request.
2. PREPARATION BY PROFESSIONAL. Site Plans for developments requiring large site development plan review shall be prepared by a registered architect, engineer, landscape architect, or land surveyor licensed in the State of North Carolina for the work in which he is trained and licensed to perform.
 3. FEES. Fees as established by the City of Creedmoor shall be due and payable upon approval of the application for large site development plan review.
 4. SUBMITTAL OF APPLICATION. Complete applications for large site development plan review, with the required copies of the conceptual Site Plans, shall be submitted to the Planning, Zoning and Subdivision Administrator at least twenty-five (25) days prior to the Planning Board meeting at which they will be presented.
- D. PUBLIC NOTIFICATION. The Planning, Zoning and Subdivision Administrator shall prepare a public notice as described herein below which indicates the official receipt of an application and conceptual plan for large site development approval. This will serve to encourage public involvement in development projects in Creedmoor. This notice for publication shall include the following:
1. Brief description of the large site development project proposed;
 2. The time, date, and place at which the project will be available for public review; and
 3. Contact information for staff receiving comments concerning the proposed large site development project.
- The notice shall be posted in a conspicuous place at City Hall, on the City's website, or a combination of these two, at least five days prior to the date the complete application will be presented as part of an informational meeting before the Planning Board. This notice also shall be mailed to the owners, as shown on the County tax listing, of abutting property at least five days before the date on which the request is to be considered. The applicant is encouraged to conduct a Neighborhood meeting to inform nearby property owners of their intentions for development. The neighborhood meeting shall include a presentation of the plan and an opportunity for concerned parties to ask questions and be provided responses to those questions. The time, date, and place of the neighborhood meeting shall be provided to the Planning, Zoning & Subdivision Administrator. The mailing list, attendance record and summary of the presentation and comments shall be submitted to the Planning, Zoning & Subdivision Administrator within two business days following the neighborhood meeting.
- E. STAFF REVIEW.
1. PLANNING SERVICES DEPARTMENT STAFF REVIEW. Plans for development requiring large site development plan review shall be reviewed by the Planning, Zoning and Subdivision Administrator for compliance with the requirements of this chapter prior to submittal to the

Planning Board and Board of Commissioners.

2. SUBMITTAL OF PLANS TO THE PLANNING BOARD. The Planning, Zoning and Subdivision Administrator shall present Site Plans for developments requiring large site development plan review to members of the Planning Board for review and comment at their next available regular meeting. The Planning Board shall review the Site Plans for compliance with the requirements of this Ordinance and other applicable Ordinances and laws. This review shall include submitted comments by any other agencies or officials as required.
 3. Comments and recommendations from the Planning Board shall be forwarded to the Board of Commissioners.
- F. FORMAL REVIEW. Applications for large site development plan review are subject to final review and approval by the Board of Commissioners. The Planning, Zoning and Subdivision Administrator shall submit recommendations and comments to the Board prior to their deliberations on approval of large site development plans.
 - G. RESERVED.
 - H. VARIANCES. Variances from the requirements of this Ordinance for developments requiring large site development plan approval shall be considered by the Board of Adjustment in accordance with the procedures set forth in Article 6.
 - I. RESERVED.
 - J. PERMIT VALIDITY. Approval of Site Plans and permits for developments requiring large site development plan review shall be valid for one (1) year from the date of approval. Failure to initiate construction, or otherwise begin the permitted use, within this time shall render the site development plan approval void. The applicant may request a single extension of this time period of up to one year from the City of Creedmoor Board of Commissioners upon submittal by the applicant of sufficient justification for the extension.
 - K. VIOLATIONS. Violations of the approved site development plan shall be considered a violation of this Ordinance and subject to the enforcement and penalty provisions of Article 23 of this Ordinance.

7.7-2 [RESERVED]

7.8 Conditional Use Approvals

7.8-1 PURPOSE. Conditional uses are established to provide for the location of those uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding Neighborhood and the City of Creedmoor as a whole, require individual consideration of their location, design, configuration, and/or operation at the particular location proposed. Such individual consideration may also identify cause(s) for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare. Any use identified in Section 10.2 of this Ordinance as a conditional use in a zoning district shall not be permitted without the approval of the City Board of Commissioners in accordance with the requirements and procedures set forth in this section 7.8.

7.8-2 PRE-APPLICATION PROCEDURE.

- A. CONFERENCE. Every applicant for a conditional use is required to meet with the Planning, Zoning and Subdivision Administrator in a pre-application conference prior to the submittal of a request for approval of a conditional use. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
- B. NEIGHBORHOOD MEETING. It is required that the developer meet with representatives of the Neighborhood in which the proposed conditional use will be located. This meeting, which should be held at the pre-application stage, will allow the developer to explain the proposed use and to be informed of the concerns of the Neighborhood.

7.8-3 PLAN SUBMITTAL.

- A. FILING OF APPLICATION. An application for a conditional use permit may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application. Where an agent files the application, the agent shall provide documentation that the owner of the property has authorized the filing of the application. The application for a conditional use permit shall be filed with the Planning, Zoning and Subdivision Administrator on the form provided.
- B. FEES. A permit fee, as established by the City of Creedmoor Board of Commissioners shall be submitted with the application.
- C. INFORMATION REQUIRED. Each application for a conditional use permit shall contain all information identified as required by this ordinance. The application shall be accompanied by at least four (4) copies of a Site Plan meeting the requirements for Site Plans as established by section 7.7 of this Ordinance. The application and Site Plans must be submitted at least twenty-five (25) days prior to the Planning Board meeting at which it will be reviewed.

7.8-4 STAFF REVIEW.

- A. PLANNING, ZONING AND SUBDIVISION ADMINISTRATOR REVIEW. Following submittal of the application and Site Plans for the conditional use, they shall be reviewed by the Planning, Zoning and Subdivision Administrator for compliance with the requirements of this section 7.8 of this Ordinance. Provided the application and Site Plan are complete, the Planning, Zoning and Subdivision Administrator shall schedule the request for review by the Planning Board.
- B. SUBMITTAL OF PLANS TO THE PLANNING BOARD. The Planning, Zoning and Subdivision Administrator shall present the Site Plans for the conditional use to the Planning Board for review and comment or recommendations at its next regular meeting. The Planning Board shall review the Site Plan for compliance with existing federal, state, and local regulations. Additional comments by any other agencies or officials as determined by the Planning, Zoning and Subdivision Administrator shall be presented to the Planning Board during the meeting as part of a full discussion of the proposed plan.
- C. Comments and recommendations gathered during the course of the Planning Board meeting shall be forwarded to the Board of Commissioners for their review and consideration in deliberating the approval or denial of the proposed conditional use.
- D. FAILURE TO COMMENT. Failure on the part of the Planning Board to make a recommendation within 30 days of their meeting means the complete application will be sent up to the Board of Commissioners without recommendation.

7.8-5 FORMAL REVIEW.

- A. PUBLIC HEARING. The City Clerk, upon receipt of a notice from the Planning, Zoning and Subdivision Administrator that a complete application and Site Plan for a conditional use permit has been submitted shall schedule a public hearing before the City Board of Commissioners. A public hearing shall be conducted for all conditional use permit applications, following review of the application by the Planning Board.
- B. ACTION BY CREEDMOOR PLANNING BOARD
 - 1. REVIEW OF CONDITIONAL USE PERMIT REQUEST. A public meeting on those conditional use applications shall be scheduled by the Creedmoor Planning Board upon receipt of a request for review from the applicant. The Creedmoor Planning Board shall consider the request within 30 days of receiving information regarding the conditional use permit application from the Planning, Zoning and Subdivision Administrator.
 - 2. RECOMMENDATION BY CREEDMOOR PLANNING BOARD. Upon submittal and review of a complete application for a conditional use permit, including any proposed plan for phasing of the development, the Planning Board shall make one of the following recommendations:
 - a. APPROVAL. If the Planning Board recommends approval, the Planning, Zoning and

Subdivision Administrator shall forward the recommendation and the conditional use application to the Creedmoor City Board of Commissioners for review. The Planning Board may elect to recommend the Board of Commissioners place additional conditions on the permit approval based on their review of the submitted application package.

- b. DENIAL. If the Planning Board recommends denial of the conditional use permit, the reasons for their recommendation of denial shall be provided to the applicant following the meeting at which the matter was presented.
- C. ACTION BY THE CREEDMOOR CITY BOARD OF COMMISSIONERS.
1. REVIEW OF CONDITIONAL USE PERMIT REQUEST. A public hearing on those conditional use applications reviewed by the Creedmoor Planning Board shall be scheduled by the Creedmoor City Board of Commissioners following action by the Planning Board. The Creedmoor City Board of Commissioners shall consider the request within 35 days of receiving information regarding the conditional use permit application from the Planning, Zoning and Subdivision Administrator.
 2. DECISION BY CITY BOARD OF COMMISSIONERS. The Creedmoor City Board of Commissioners, after conducting the public hearing, may: (1) deny approval; (2) table the application pending submittal of additional information; or (3) approve the proposed conditional use permit.
- D. FINDINGS AND CONDITIONS. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located, as well as the meet the specific standards set for in this ordinance for that specific use. In addition to determining that the application meets all other requirements of this ordinance, the Board of Commissioners shall find:
1. That the use or development is located, designed, and proposed to be established, operated and maintained so as to not be detrimental to or endanger the public health, safety, and general welfare;
 2. That the use or development complies with all applicable required regulations – state, federal and local; and
 3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or provide substantial evidence that the use or development is a public necessity; and
 4. That the use or development will be in harmony with the area in which it is to be located and conforms to the officially adopted plans and policies for the land use and development of City of Creedmoor and its environs; and
 5. That there is an adequate water and sewer capacity available for the proposed use; and
 6. That the use or development will not cause undue traffic congestion, create a traffic hazard, or generate traffic volumes that exceed volume to capacity design of existing street(s) serving the property.
- There shall be competent, material, and substantial evidence in the record to support these conclusions and the City Board of Commissioners must find that all of the above exist or the application will be denied.
- E. ADDITIONAL CONDITIONS. In granting the conditional use permit, the City Board of Commissioners may designate only those conditions, in addition and in connection therewith, as will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed to be located, with the spirit of this Ordinance and clearly in keeping with the public welfare. All such additional conditions shall be entered into the minutes of the meeting, at which the conditional use permit is granted, on the conditional use permit itself, and on the approved plans. All specific conditions shall run with the land and shall be binding on the original applicants, their heirs, successors, and assigns.

The minutes of the Creedmoor City Board of Commissioners shall state if the proposed conditional use meets or does not meet each of the conditions set forth in section 7.8-5.(D), the standards set forth in Article 10 of this Ordinance for the proposed conditional use, and all other requirements set forth by this Ordinance for the proposed conditional use. The decision on the conditional use application, including any proposed phasing schedule for the project, shall be by a simple majority vote of those members of the Creedmoor City Board of Commissioners present at the meeting at which the action is taken.

- 7.8-6 TRANSFER OF APPROVAL. A conditional use approval is not transferable from one property to another, but may be transferred to a subsequent owner of the property.
- 7.8-7 RESUBMISSION OF DENIED APPLICATIONS. No application for approval of a conditional use shall be filed with our accepted by the Planning, Zoning and Subdivision Administrator that is identical or substantially similar to an application that has been denied by the Creedmoor City Board of Commissioners within one year of the final action by the City Board of Commissioners denying the request. This waiting period may be waived in an individual case, for good cause shown, by the affirmative vote of three-fourths of the members of City Board of Commissioners.
- 7.8-8 PUBLIC NOTIFICATION. Notice of public hearings or public meetings required under this section for conditional use approvals shall be provided in accordance with the requirements established by the North Carolina General Statutes for public meeting notification. In addition, the Planning, Zoning and Subdivision Administrator shall prepare a public notice as described herein below which indicates the official receipt of an application and Site Plan for a conditional use permit approval. This will serve to encourage public involvement in development projects in Creedmoor. This notice for publication shall include the following.
- A. Brief description of the conditional use project proposed;
 - B. The time, date, and place at which the request will be considered; and
 - C. Contact information for staff receiving comments concerning the proposed conditional use.
- The notice shall be posted in a conspicuous place at City Hall, on the City's website, or a combination of these two, at least five days prior to the date on which the application is to be considered.
- 7.8-9 PROJECT PHASING. If a project approved as a conditional use is to be developed in phases, a master plan for the entire development site must be approved by the Creedmoor City Board of Commissioners at the same time and in the same manner the conditional use permit application is considered.
- A. Final plans for phases of the conditional use may be submitted in stages and shall be approved by the Planning, Zoning and Subdivision Administrator provided that the following requirements are met:
 - 1. All stages shall be shown with precise boundaries on the master plan and shall be numbered in the expected order of development.
 - 2. Each phase must be able to exist independently of subsequent phases by meeting all applicable laws and regulations as if the phase were a separate project.
 - 3. All the data required for the project as a whole shall be given for each stage shown on the plan.
 - 4. A proportionate share of the open space, common facilities, amenities, play areas, etc. shall be included in each stage of the development, except that centralized common facilities shall be guaranteed by bond or other irrevocable financial instrument valid for the duration of the project implementation period.
 - 5. The phasing shall be consistent with the traffic circulation, drainage, and utilities plan for the entire master plan for the conditional use.
 - 6. Each phase of the conditional use must comply with any and all conditions attached to the approval of the conditional use permit by the Creedmoor City Board of Commissioners.

- 7.8-10 [RESERVED]
- 7.8-11 APPEALS. An appeal from the decision of the Creedmoor City Board of Commissioners regarding a conditional use application and Site Plan may be made by an aggrieved party and shall be made to the Superior Court of Granville County in the nature of certiorari. Any such petition to the Superior Court shall be filed with the court no later than 30 days after a written copy of the decision of the City Board of Commissioners is received by the applicant.
- 7.8-12 PERMIT VALIDITY. Approvals of a conditional use application and Site Plan shall be valid for two years from the date of approval by the Creedmoor City Board of Commissioners. If the permittee fails to initiate construction, or otherwise begin the permitted use within this time period, a request for a maximum of a one year extension by the Board of Commissioners may be submitted by the permittee. Permits for the phased development of a conditional use project shall remain valid for the time approved by the Creedmoor City Board of Commissioners as part of the conditional use approval of the master plan for the conditional use.
- 7.8-13 FAILURE TO COMPLY WITH PLANS OR CONDITIONS. In the event of failure to comply with the plans approved by the City Board of Commissioners or with any other conditions imposed upon the conditional use permit, the permit shall thereupon immediately become void and of no effect. No building permits for further construction or certificates of occupancy under this conditional use permit shall be issued. If a failure to comply with conditions in a conditional use permit occurs after occupancy, the owner, lessee, or other responsible person shall be notified in writing of the violation. No earlier than five days after the receipt of the written notice, the body issuing the conditional use permit may issue a finding of fact that a violation of the requirements of this Ordinance exists. If such finding of fact is made, it shall be unlawful for any person, firm or corporation to continue the conditional use until the responsible party makes the necessary corrections and the City Board of Commissioners conducts a public hearing and finds that the violation no longer exists.
- 7.8-14 VIOLATIONS. Violations of the conditional use permit or of any of the conditions attached to the approval shall be considered a violation of this Ordinance and subject to the enforcement and penalty provisions of Article 23 of this Ordinance.

7.9 Uses with Additional Standards

- 7.9-1 PURPOSE. Uses with additional standards are uses permitted by right, provided that the additional standards set forth in Section 10.1 of this Ordinance are met. The additional standards are intended to ensure that the uses fit the intent of the zoning districts within which they are permitted, and that the uses are compatible with other development permitted within the zoning districts. Review and approval of these uses are handled by the Planning, Zoning and Subdivision Administrator, who has no discretion to modify the additional standards.
- 7.9-2 PRE-APPLICATION PROCEDURE. A pre-application conference is not required for approval of uses with additional standards. Applicants are encouraged, however, to contact the Planning, Zoning and Subdivision Administrator to discuss the additional standards.
- 7.9-3 PLAN SUBMITTAL.
- A. FILING OF APPLICATION. An application for a permit for a use with additional standards may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application. Where an agent files the application, the agent shall provide documentation that the owner of the property has authorized the filing of the application. The application for a permit for a use with additional standards shall be filed with the Planning, Zoning and Subdivision Administrator on a form provided by the Planning, Zoning and Subdivision Administrator.
- B. FEES. A permit fee, as established by the City of Creedmoor City Board of Commissioners, shall be submitted with the application.
- C. INFORMATION REQUIRED. Each application for a permit for a use with additional standards shall contain all information required by the Planning, Zoning and Subdivision Administrator. The

application shall be accompanied by a Site Plan meeting the requirements for Site Plans as established by section 7.7 of this Ordinance.

- 7.9-4 STAFF REVIEW. Notwithstanding the procedures applicable in section 7.7 of this Ordinance, the Planning, Zoning and Subdivision Administrator shall review the proposed use and determine if the additional standards for that use have been met. If the additional standards have been met, the use shall be approved provided all other applicable standards and procedures have been met. Failure to meet all the additional standards shall result in denial of a permit for the proposed use. The Planning, Zoning and Subdivision Administrator shall approve or deny the proposed use with additional standards or request more information, if needed, within ten (10) working days of submittal. If the application is found to be incomplete, the Planning, Zoning and Subdivision Administrator shall notify the applicant of any deficiencies. No further steps will be taken to process the application until the applicant corrects the deficiencies. The Planning, Zoning and Subdivision Administrator shall approve the use only upon finding that the proposed use satisfies all applicable requirements set forth in this Ordinance.
- 7.9-5 PUBLIC NOTIFICATION. Public notification is not required, unless required by section 7.7 or 7.8 of this Ordinance.
- 7.9-6 FORMAL REVIEW. Formal review of the application by an elected/appointed board or committee is not required, unless required by section 7.7 or 7.8 of this Ordinance.
- 7.9-7 VARIANCES. Variances from the additional standards constitute "use variances" and shall not be permitted.
- 7.9-8 APPEALS. Appeals of decisions of the Planning, Zoning and Subdivision Administrator regarding applications for a use with additional standards shall be heard by the Board of Adjustment under the procedures established in Article 6.
- 7.9-9 PERMIT VALIDITY. The permit for a use with additional standards shall be valid for one year from the date of its issuance. Failure to initiate construction or otherwise begin the permitted use within this time shall render the permit void.
- 7.9-10 VIOLATIONS. Failure to establish or maintain the additional standards is considered a violation of this Ordinance and shall subject the offender to the enforcement and penalty provisions of Article 23 of this Ordinance.

7.10 Sign Permits

- 7.10-1 PURPOSE. In order to regulate the provision of sign standards and sign restrictions within the planning and regulation jurisdiction of the City of Creedmoor, it shall be unlawful to erect or maintain any sign or sign structure without first obtaining a sign permit.
- 7.10-2 PRE-APPLICATION PROCEDURE. There is no pre-application procedure for sign permits.
- 7.10-3 APPLICATION SUBMITTAL.
 - A FILING OF APPLICATION.
 - 1. An application for a sign permit may be filed by the owner of the property or sign or by an agent specifically authorized by the owner to file such application. The application for a sign permit shall be filed with the City of Creedmoor Planning Services Department on a form provided by the Planning, Zoning and Subdivision Administrator.
 - 2. If the proposed sign is subject to a building permit, under the NC Building Code, an application for all applicable building permits shall be submitted to the Granville County Building Inspections office along with the sign permit application.
 - B. FEES. A permit fee as established by the City of Creedmoor shall be submitted with the application. Work performed without a valid permit shall be subject to a penalty. When any permit has been revoked under the terms of this Ordinance, the permit fees shall not be refunded.
 - C. INFORMATION REQUIRED. Each application for a sign permit shall be accompanied by complete

information as required by the Planning, Zoning and Subdivision Administrator and shall include, without being limited to, a Site Plan and elevation drawings of the proposed sign, a drawing of the building facade indicating the proposed location of the sign (if the sign is to be attached to a building), height, dimensions and square footage of the proposed sign and any other data as the Planning, Zoning and Subdivision Administrator may determine to be necessary for review of the application.

- 7.10-4 STAFF REVIEW. Provided the application is complete, the Planning, Zoning and Subdivision Administrator shall review the application and determine whether it is complete within ten (10) working days of its submittal. If the application is incomplete, the Planning, Zoning and Subdivision Administrator shall notify the applicant of any deficiencies. No further steps shall be taken to process the application until the applicant corrects the deficiencies. The Planning, Zoning and Subdivision Administrator shall issue a permit only upon finding that the proposed sign or sign structure satisfies the requirements of Article 17.
- 7.10-5 PUBLIC NOTIFICATION. No public notification is required for sign permit requests.
- 7.10-6 FORMAL REVIEW. No formal review of sign permit requests is required.
- 7.10-7 VARIANCES. Requests for variances from the requirements for signs set forth in this chapter shall be heard by the Board of Adjustment under the procedures established by Article 6.
- 7.10-8 APPEALS. Appeals of the decisions of the Planning, Zoning and Subdivision Administrator shall be heard by the Board of Adjustment under the procedures established by Article 6.
- 7.10-9 PERMIT VALIDITY. Upon issuance of a sign permit, the applicant will have six months to commence work on the approved signage, after which the permit shall automatically become null and void. The Planning, Zoning and Subdivision Administrator may grant a single 60-day extension of time within which operations must be started or resumed. All requests for such extensions and approval thereof shall be in writing.
- 7.10-10 VIOLATIONS. Violations of the conditions of a sign permit shall be considered a violation of this Ordinance and shall be subject to the enforcement and penalty provisions set forth in Article 23 of this Ordinance.

7.11 Subdivision Plat Approval

7.11-1 MAJOR SUBDIVISIONS.

- A. PURPOSE. The Major Subdivision review process is required for those divisions of land as described below. Review and approval of the Preliminary Plat by the Planning Board is required under the Major Subdivision review process, with review and approval of the Final Plat by the Planning, Zoning and Subdivision Administrator.
- B. PRE-APPLICATION PROCEDURE.
 - 1. CONFERENCE. It is required that every applicant for a Major Subdivision meet with the Planning, Zoning and Subdivision Administrator in a conference prior to the submittal of a Subdivision Plat. The purpose of this conference is to provide clarification and assistance in the preparation and submission of Plats for approval.
 - 2. SKETCH PLAN. A Sketch Plan shall be submitted to the Planning, Zoning and Subdivision Administrator prior to or at the pre-application conference. Upon submittal of the Sketch Plan, the Planning, Zoning and Subdivision Administrator shall conduct an initial review to determine whether the proposed Subdivision is a Major Subdivision.
 - 3. NEIGHBORHOOD MEETING. It is highly recommended that the developer meet with representatives of the Neighborhood in which the proposed Subdivision is to be located. This meeting, which should be held at the pre-application stage, will allow the developer to inform nearby property owners of their intentions for development and to be informed of the concerns of the Neighborhood. The meeting will help the developer address major concerns of the Neighborhood prior to the Public Notification process described in 7.11-

1(C)(3) below. The neighborhood meeting should include a presentation of the plan and an opportunity for concerned parties to ask questions and be provided responses to those questions. The Planning, Zoning & Subdivision Administrator should be notified of the time, date, and place of the neighborhood meeting.

C. PRELIMINARY PLAT SUBMITTAL.

1. PRELIMINARY PLAT(S) REQUIRED. A Preliminary Plat(s) for a proposed Major Subdivision shall be prepared by a professional land surveyor, licensed landscape architect, or licensed engineer and shall be prepared in accordance with the standards set forth by the Planning Services Department and applicable state standards.
2. FILING OF APPLICATION. A complete application packet containing all information as required by the City of Creedmoor shall be submitted according to the established schedule prior to the Planning Board meeting at which they are to be reviewed
3. PUBLIC NOTIFICATION. The Planning, Zoning and Subdivision Administrator shall prepare a public notice as described herein below which indicates the official receipt of an application and Preliminary Plat for Major Subdivision approval. This notice for publication shall include the following.
 - a. Brief description of the Major Subdivision proposed;
 - b. The time, date, and place at which the project will be available for public review; and
 - c. Contact information for staff receiving comments concerning the proposed Subdivision.The notice shall be posted in a conspicuous place at City Hall, on the City's website, or a combination of these two, at least ten days prior to the date on which the application is to be reviewed by the Planning Board as described in section 7.11-1(C)(4) below This notice also shall be mailed to the owners of adjacent property at least ten days before the date on which the request is to be considered. A sign stating the above information shall be posted on the subject property ten days before the date on which the application is to be considered by the Planning Board.
4. REVIEW AT PLANNING BOARD MEETING. The Preliminary Plat of a proposed Major Subdivision shall be reviewed by the Planning, Zoning and Subdivision Administrator and other City staff for compliance with these Subdivision regulations. The Planning, Zoning and Subdivision Administrator shall then present the Preliminary Plat of Major Subdivisions to the Planning Board at the next regular meeting of the board following receipt of the Preliminary Plat. The Planning Board shall review the Preliminary Plat for compliance with existing applicable regulations.
5. If the Preliminary Plat is not approved, the Planning Board shall set forth in writing the reasons for denying approval of the Plat. The applicant may revise the Plat and resubmit it. The revised Plat shall be reviewed by the Planning, Zoning and Subdivision Administrator, and if it is revised in accordance with the directions provided by the Planning Board the Preliminary Plat shall be presented at the next regular meeting of the Planning Board. If the Plat is not revised within 60 days to comply, it shall be deemed denied; provided, however, the Planning, Zoning and Subdivision Administrator may extend the time period for compliance upon a showing by the applicant that additional time is needed to comply. Such notice for a request to extend the time period must come to the Planning, Zoning and Subdivision Administrator in writing prior to the 60 day grace period expiring. If 60 days lapses between the time the Planning Board has returned Plats/plans to the applicant or applicant's agent, it shall be deemed denied and the applicant must reapply. Such reapplication shall require the repayment of fees.
6. APPEALS. Actions taken by the Planning Board with respect to Preliminary Plats, or a failure by the Planning Board to take action within 35 days after it has received a Preliminary Plat,

may be appealed to the Board of Adjustment.

7. PERMIT VALIDITY. Approval of the Preliminary Plat for Major Subdivisions shall be valid for two years from the date of approval by the City of Creedmoor Planning Board. The Final Plat for the Major Subdivision shall be presented for approval prior to the end of this two-year period. Phased Subdivisions shall be exempt from this time limit as set forth in section 7.11-1(E)2 below.

D. FINAL PLAT. Plats for Major Subdivisions shall be prepared by a professional land surveyor in accordance with the standards set forth by this ordinance and applicable state standards. All certificates required under Article 16 of this ordinance shall appear on the face of the plat as specified. The Final Plat of a Major Subdivision shall be reviewed by the Planning, Zoning and Subdivision Administrator for compliance with the requirements of this Ordinance and for conformity with the approved Preliminary Plat. Substantial changes from the Preliminary Plat, as determined by the Planning, Zoning and Subdivision Administrator, shall require an additional review by the Planning Board to ensure compliance with existing regulations. No Final Plat shall be approved by the Planning, Zoning and Subdivision Administrator until all improvements are installed or their execution guaranteed as permitted by this Ordinance and all certificates required for final Plats by this Ordinance or approvals by state law have been properly completed and signed. The Final Plat shall be prepared in compliance with the requirements set forth in the checklist for Final Plats provided by the Planning, Zoning and Subdivision Administrator. Provided the Final Plat is complete, and no further review is determined to be required, the Planning, Zoning and Subdivision Administrator shall act on the Final Plat of Major Subdivisions within ten working days of receipt of the Plat. The Planning, Zoning and Subdivision Administrator is authorized to present the Final Plat to the City Board of Commissioners to grant approval for recording.. Following Final Plat approval, the applicant shall record the Plat for a Major Subdivision in accordance with this subsection.

E. SIGNATURES AND RECORDATION.

1. SIGNATURES. Upon approval by the City Board of Commissioners of a Final Plat for Major Subdivisions, the Plat shall be signed in the appropriate place by the Planning, Zoning and Subdivision Administrator and by the owner(s). Additionally, approval shall be shown by a Certificate of Approval for recording.

2. RECORDATION. A Final Plat for Major Subdivisions shall be recorded in the office of the register of deeds for Granville County in compliance with North Carolina General Statutes within 60 days following approval by the City of Creedmoor Board of Commissioners. No Subdivision Plat shall be considered finally approved until the Plat has been recorded. If the Final Plat of all or part of the area shown on an approved Preliminary Plat for a Major Subdivision is not recorded in the office of the register of deeds within two years of the approval by the City of the Preliminary Plat, the Preliminary Plat shall be considered null and void. Final Plats for Subdivisions developed in phases shall be recorded in accordance with the schedule presented by the applicant during the Preliminary Plat approval and approved by the Planning Board as part of the Preliminary Plat approval process.

F. APPEALS. If Final Plat approval for a Major Subdivision is denied, the applicant may appeal the decision to the Board of Adjustment following procedures described in Article 6.2. Such an appeal must be filed within 30 days after denial.

G. FEES. For all categories of Subdivision, fees as established by the City of Creedmoor shall be due and payable when the application is submitted.

7.11-2 MINOR SUBDIVISIONS.

A. PURPOSE. The Minor Subdivision review process is required for those divisions of land involving four or fewer lots fronting on an existing approved public street, not requiring any new public or

private street(s) for access to interior property, not requiring extension of public sewage or water line, and not requiring a waiver, modification, or variance from any requirement of this ordinance. Review and approval of the preliminary and Final Plat by the staff permits a speedy review while ensuring that the proposed Subdivision meets all requirements established by the City of Creedmoor.

- B. PRE-APPLICATION CONFERENCE. Every minor subdivision applicant shall meet with the Planning, Zoning and Subdivision Administrator in a conference prior to the submittal of a Subdivision Plat. The purpose of this conference is to provide clarification and assistance in the preparation and submission of Plats for approval.
- C. PLAT SUBMITTAL.
 - 1. PLAT REQUIRED. Plats for Minor Subdivisions shall be prepared by a professional land surveyor in accordance with the standards set forth by this ordinance and applicable state standards.
 - 2. FILING OF APPLICATION. Plats and a complete application packet containing all information established by the Planning Services Department for Minor Subdivisions shall be submitted to the Planning, Zoning and Subdivision Administrator and may be presented at any time.
- D. STAFF REVIEW. The Plat for a proposed Minor Subdivision shall be reviewed by the Planning, Zoning and Subdivision Administrator for compliance with these Subdivision regulations. The review shall also include compliance by the Plat with other Ordinances and regulations of the City of Creedmoor. The Plat shall be prepared in compliance with the requirements set forth in the checklist for final Plats provided by the Planning, Zoning and Subdivision Administrator. Provided the application is complete, the Planning, Zoning and Subdivision Administrator shall take action on the Plat of the proposed Minor Subdivision within ten (10) working days of its submittal. Following approval, the applicant shall record the Plat for a Minor Subdivision in accordance with this subsection.
- E. PUBLIC NOTIFICATION. No public notification is required for Minor Subdivision review.
- F. FINAL PLATS APPROVAL.
 - 1. RECORDATION AND SIGNATURES.
 - a. SIGNATURES. Upon approval of a Plat for Minor Subdivisions, said Plat shall contain all certificates required under Article 16 of this ordinance. The Final Plat shall be signed in the appropriate place by the Planning, Zoning and Subdivision Administrator and by the owner(s). Additionally, approval shall be shown by a Certificate of Approval for recording.
 - b. RECORDATION. A Plat for Minor Subdivisions shall be recorded by the City of Creedmoor in the office of the Register of Deeds for Granville County within 60 days following approval by the Planning, Zoning and Subdivision Administrator. No Plat shall be considered finally approved until the Plat has been recorded. No lots in a Subdivision shall be sold prior to approval by the Planning, Zoning and Subdivision Administrator and recording of a Plat for the Subdivision.
- G. PERMIT VALIDITY. Minor Subdivision Plats which have been granted approval shall be recorded as set forth in section 7.11-2.(F.) above within 60 days following approval; otherwise the approval becomes invalid.
- H. APPEALS. Decisions of the Planning, Zoning and Subdivision Administrator with regard to Minor Subdivisions may be appealed to the Board of Adjustment. Such an appeal must be made within 30 days of the receipt of the decision by the property owner. The appeal shall be in writing and delivered to the City Clerk.
- I. FEES. For all categories of Subdivision, fees as established by the City of Creedmoor shall be due and payable when the application is submitted.

7.11-3 EXPEDITED MINOR SUBDIVISIONS.

- A. PURPOSE. The Expedited Minor Subdivision review process is allowed for those divisions of land involving a minimum of five acres in single ownership resulting in the creation of a maximum of three lots. The tract or parcel to be divided shall not be exempted under Article 16.1-2(B). No less than ten years shall have passed since the last subdivision of the land via expedited review. Lots resulting from expedited minor subdivision procedures shall meet all applicable zoning regulations and shall conform to all dimensional requirements described in Article 8 of this ordinance. Resulting lots shall have a permanent means of ingress/egress designated on the plat. Review and approval of the Final Plat by the staff permits a speedy review while ensuring that the proposed division of land meets all requirements established by the City of Creedmoor.
- B. PLAT SUBMITTAL.
 - 1. PLAT REQUIRED. Final Plat for Expedited Minor Subdivisions shall be prepared by a professional land surveyor in accordance with the standards set forth by this ordinance and applicable state standards.
 - 2. FILING OF APPLICATION. Final Plat and a complete application packet containing all information established by the Planning Department for Expedited Minor Subdivision shall be submitted to the Planning, Zoning, and Subdivision Administrator and may be presented at any time.
- C. STAFF REVIEW. The Plat for a proposed Expedited Minor Subdivision shall be reviewed by the Planning, Zoning, and Subdivision Administrator for compliance with these Subdivision regulations. The review shall also include compliance by the Plat with other Ordinances and regulations of the City of Creedmoor. The Plat shall be prepared in compliance with the requirements set forth in the checklist for Final Expedited Minor Subdivisions provided by the Planning, Zoning, and Subdivision Administrator. Provided the application is complete, the Planning, Zoning, and Subdivision Administrator shall take action on the Plat of the proposed Expedited Minor Subdivision within ten (10) working days of its submittal. Following approval, the applicant shall record the Plat for Expedited Minor Subdivision in accordance with this subsection.
- D. PUBLIC NOTIFICATION. No public notification is required for Expedited Minor Subdivision review.
- E. FINAL PLATS APPROVAL.
 - 1. RECORDATION AND SIGNATURES.
 - a. SIGNATURES. Upon approval of a Plat for Expedited Minor Subdivisions, said Plat shall contain all certificates required under Article 16 of this ordinance. The Final Plat shall be signed in the appropriate place by the Planning, Zoning, and Subdivision Administrator and by the owner. Additionally, approval shall be shown by a Certificate of Approval for recording.
 - b. RECORDATION. A Plat for Expedited Minor Subdivision shall be recorded in the Office of the Register of Deeds for Granville County within 60 days following approval by the Planning, Zoning, and Subdivision Administrator. No Plat shall be considered finally approved until the Plat has been recorded. No lots in an Expedited Minor Subdivision shall be sold prior to approval by the Planning, Zoning, and Subdivision Administrator and recording of the Plat for the Subdivision.
- F. VALIDITY. Expedited Minor Subdivision Plats which have been granted approval shall be recorded as set forth in Section 7.11-3(F) above within 60 days following approval; otherwise the approval becomes invalid.
- G. APPEALS. Decisions of the Planning, Zoning, and Subdivision Administrator with regard to Expedited Minor Subdivisions may be appealed to the Board of Adjustment. Such an appeal must be filed within 30 days of the receipt of the decision by the property owner. The appeal shall be in writing and delivered to the City Clerk.
- H. FEES. For all categories of Subdivision, fees as established by the City of Creedmoor shall be due and payable when the application is submitted.

7.12 Floodplain Development and Certification Permit *[Amended May 27, 2014 per Ord. 2014-O-03]*

- 7.12-1 PURPOSE. No approval shall be granted for construction in an area designated as a special flood hazard area as shown on the Flood Insurance Rate Maps (FIRM) for the City of Creedmoor, as provided by the Federal Emergency Management Agency, and also adjoining lands, which, because of

their characteristics, the City determines as being susceptible to flooding or determines as being susceptible to flooding or damage by flooding until the requirements of Article 18 of this Ordinance are met. Procedures for assuring compliance with these requirements are set forth below.

7.12-2 PRE-APPLICATION PROCEDURE. Developers are encouraged to meet with the Floodplain Administrator, prior to submitting an application for development in the designated flood hazard area. This will provide developers with the opportunity to obtain information regarding details of the application process and regulations affecting development within special flood hazard areas.

7.12-3 PLAN SUBMITTAL.

- A. APPLICATION REQUIRED. Application for a floodplain development permit shall be made to the Floodplain Administrator prior to performing grading, development, or construction on lands designated as special flood hazard areas. Applications shall be made on forms furnished by the City of Creedmoor, shall provide all requested information, and shall be accompanied by a Site Plan. The application, with all requested information, and Site Plan shall be provided to the Floodplain Administrator.
- B. PLAN REQUIRED. A Site Plan drawn to scale shall be provided with the application for a floodplain development permit. The Site Plan shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
1. The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 2. The boundary of the special flood hazard area as delineated on the FIRM or other flood map as determined in this section, or a statement that the entire lot is within the special flood hazard area;
 3. Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in Section 18.2-4(B)
 4. The boundary of the floodway(s) or non-encroachment area(s) as determined in Section 18.2-4(B);
 5. The base flood elevation (BFE) where provided as set forth in Sections 18.2-4(B) or 18.6
 6. The old and new location of any watercourse that will be altered or relocated as a result of proposed development;
 7. Certification of the plot plan by a registered land surveyor or professional engineer.
 8. Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area including but not limited to:
 - a. Elevation in relation to mean sea level of the proposed reference level (including basement) of all structures;
 - b. Elevation in relation to mean sea level to which any non-residential structure in Zone AE or A will be flood-proofed; and
 - c. Elevation in relation to mean sea level to which any proposed utility systems will be elevated or flood-proofed;
 9. If flood-proofing, a Flood-proofing Certificate (FEMA Form 81-65) with supporting data and an operational plan that includes, but is not limited to, installation, exercise, and maintenance of flood-proofing measures.
- C. A Foundation Plan, drawn to scale, shall be submitted with the application. The foundation plan shall include details of the proposed foundation system to ensure all provisions of this Ordinance are met. These details include but are not limited to:
1. The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls);
 2. Openings to facilitate equalization of hydrostatic flood forces on walls in accordance with

Section 18.4-2(A)(4)(b), when solid foundation perimeter walls are used in Zones A and AE;

- D. Usage details of any enclosed areas below the regulatory flood protection elevation.
 - E. Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage;
 - F. Copies of all other Local, State and Federal permits required prior to floodplain development permit issuance (Wetlands, Endangered Species, Erosion and Sedimentation Control, Riparian Buffers, Mining, etc.)
 - G. Documentation for placement of Recreational Vehicles and/or Temporary Structures, when applicable, to ensure Section 18.5-1(B)(6) of this Ordinance are met.
 - H. A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.
- 7.12-4 PREPARATION BY PROFESSIONAL. Plats, plans, designs, calculations, working drawings, and specifications for work shall be prepared by an authorized professional properly registered and licensed in North Carolina for the work in which they are engaged.
- 7.12-5 FEES. Fees, as established by City of Creedmoor, shall be due and payable when the zoning compliance permit is issued.
- 7.12-6 SUBMITTAL OF PLANS. Applications for floodplain development and certification permits, with all required information, shall be submitted to the Floodplain Administrator. All review(s) shall be coordinated by the Floodplain Administrator.
- 7.12-7 STAFF REVIEW. Following submittal of the application and accompanying data, the information shall be reviewed by the Floodplain Administrator for compliance with the requirements of this Ordinance.
- 7.12-8 [RESERVED]
- 7.12-9 [RESERVED]
- 7.12-10 MAJOR VARIANCES. Major Variances from the requirements of this section shall be heard by the State Environmental Management Commission.
- 7.12-11 APPEALS. Appeals from decisions of the Floodplain Administrator shall be heard by the Board of Adjustment. An appeal shall be filed, in writing, within 30 days of the date action is taken by the Floodplain Administrator.
- Decisions of the Board of Adjustment may be appealed to the Superior Court of Granville County.
- 7.12-12 PERMIT REQUIREMENTS. The Floodplain Development and Certification Permit shall include, but not be limited to:
- A. A description of the development to be permitted under the floodplain development permit.
 - B. The Special Flood Hazard Area determination for the proposed development per available data specified in Section 18.2-4(B).
 - C. The regulatory flood protection elevation required for the reference level and all attendant utilities.
 - D. The regulatory flood protection elevation required for the protection of all public utilities.
 - E. All certification submittal requirements with timelines.
 - F. A statement that no fill material or other development shall encroach into the floodway or non-encroachment area of any watercourse, as applicable.
 - G. The flood openings requirements, if in Zones A and AE.
 - H. Limitations of below BFE enclosure uses (if applicable). (i.e., Parking, Building Access and Limited Storage only).
- 7.12-13 CERTIFICATION OF FLOOR ELEVATION/FLOOD-PROOFING. When a property is located in a flood hazard area or when a structure is flood proofed, a certificate shall be provided in accordance with

the following standards.

A. ELEVATION CERTIFICATES.

1. An Elevation Certificate (FEMA Form 81-31) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to mean sea level. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
2. An Elevation Certificate (FEMA Form 81-31) is required after the reference level is established. Within seven (7) calendar days of establishment of the reference level elevation, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to mean sea level.
3. A final as-built Elevation Certificate (FEMA Form 81-31) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

B. FLOOD-PROOFING CERTIFICATE. If non-residential flood-proofing is used to meet the regulatory flood protection elevation requirements, a Flood-proofing Certificate (FEMA Form 81-65), with supporting data and an operational plan, is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the flood-proofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Flood-proofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data and plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

7.12-14 PERMIT VALIDITY. Permits for construction activity in designated flood hazard areas shall be valid for one year. Failure to initiate construction, or otherwise begin the permitted use, within this time shall render the permit void.

7.12-15 VIOLATIONS. Violations of the requirements for construction and development activity in designated flood hazard areas shall be considered a violation of this Ordinance and shall be subject to the enforcement and penalty provisions set forth in Article 23 of this Ordinance.

7.13 Stormwater Discharge Permits

7.13-1 PURPOSE. To insure that development undertaken in the City does not result in increased stormwater runoff which adversely impacts adjacent property, no development to which this Ordinance applies, pursuant to the standards set forth in Article 19, shall be commenced without the issuance of a stormwater discharge permit by the Stormwater Administrator.

7.13-2 PRE-APPLICATION PROCEDURE. Although a pre-application conference is not required, applicants are encouraged to contact 1) the City's Stormwater Administrator and 2) the City's Professional Engineer

prior to submitting their application to discuss the project.

7.13-3 PLAN SUBMITTAL.

- A. APPLICATION REQUIRED. An application for a stormwater discharge permit shall be made by, or on behalf of, the owner(s) or developer(s) of the site for which a permit is sought. The application shall be filed with the Stormwater Administrator on a form supplied by the Stormwater Administrator, and signed by the owner of the property or by an agent specifically authorized by the owner to file such application. Where an agent files the application, the agent shall provide documentation that the owner of the property has authorized the filing of the application.
- B. SUBMITTAL OF PLAN. A minimum of three (3) paper copies of a complete and detailed stormwater management plan, including detailed design plans and construction specifications, for stormwater management facilities as well as electronic submission of a complete and detailed stormwater plan and the required Falls/Jordan Accounting Tool spreadsheet; the exact location of any stormwater management facility; and the proposed location of the access easement(s) required under the Falls Lake Nutrient Management Strategy (a.k.a. "The Falls Rules") shall be submitted to the Stormwater Administrator. The stormwater management plan shall be prepared by a registered professional engineer, architect, or landscape architect registered, licensed, or certified pursuant to the North Carolina General Statutes and authorized by law to prepare the analysis, plans, and specifications, and provide the certifications required by the various provisions of this subsection.
- C. FEES. The appropriate stormwater discharge permit application fee, as established by the City of Creedmoor, shall be due and payable when the application is submitted.

7.13-4 STAFF REVIEW BY STORMWATER ADMINISTRATOR.

- A. STORMWATER ADMINISTRATOR REVIEW. Upon receipt of the stormwater discharge permit application and stormwater management plan, the Stormwater Administrator shall conduct a review of the application and plan to insure that they meet the requirements of this Ordinance. Review of the Stormwater Nutrient Accounting Tool (SNAP) spreadsheet, construction drawings, and all engineering calculations submitted as part of the initial application shall be forwarded to the City's Professional Engineer for review and comment.
- B. REVIEW PERIOD. The Stormwater Administrator shall have 45 working days after receipt of a stormwater discharge permit application and stormwater management plan to review the application and plan and notify the applicant of the status of the review. The City's Professional Engineer shall have the option to review the construction drawings, engineering calculations and associated components of the submitted application for the period of time deemed necessary to determine compliance with the Falls Lake Nutrient Management Strategy and any other applicable state, federal, or local regulations relating to stormwater management and discharge within the City of Creedmoor's corporate and extraterritorial jurisdiction.
- C. ISSUANCE OF STORMWATER PERMIT. Stormwater discharge permits shall be issued in the name of the applicant(s) and no permit shall be transferred or assigned without the written consent of the City.

7.13-5 PUBLIC NOTIFICATION. No public notification is required for stormwater discharge permit requests and stormwater management plan review.

7.13-6 FORMAL REVIEW. Formal review of stormwater discharge permit is performed by the Stormwater Administrator acting in consultation with the City's Professional Engineer.

7.13-7 VARIANCES. No variances shall be granted from the requirements that a stormwater discharge permit be obtained and a stormwater management plan be approved prior to initiating any development activity subject to the stormwater management regulations set forth in Article 19 of this Ordinance.

7.13-8 APPEALS. Appeals from the decisions of the City staff regarding stormwater discharge permits shall

be made to the Creedmoor City Board of Adjustment following appeals procedures established in Article 6 of this ordinance.

7.13-9 PERMIT VALIDITY. When a stormwater discharge permit is issued in association with a project requiring a building permit, the stormwater discharge permit shall expire upon the expiration or revocation of the building permit.

7.13-10 VIOLATIONS. Violations of the stormwater management regulations and of any conditions attached to a stormwater discharge permit shall be subject to the enforcement and penalty provisions set forth in Article 23 of this Ordinance.

7.14 Water and Wastewater Allocations

7-14.1 Allocations in General.

- A. SGWASA has established an Allocation Policy (the "Allocation Policy") that makes available 100,000 gallons of water capacity and 100,000 gallons of wastewater capacity to the City. Water and/or wastewater allocations are only required for projects proposing to establish new water and/or wastewater connections or to increase the volume of existing water and/or wastewater connections.
- B. The grant of a water and/or wastewater allocation does not create a property right in the allocation. Once granted, an allocation is not transferrable to any other person or entity without the express consent of the SGWASA Board, provided, however, that once a project is completed no allocations shall be forfeited solely on account of a change in ownership in a project or part thereof, except as otherwise provided in the Allocation Policy.
- C. Water and wastewater allocations shall be issued on a first-come-first-served basis.
- D. The City shall concur in each allocation request prior to approval by SGWASA if,
 - 1. A complete Allocation Request Form has been submitted along with all other required documents, and all applicable fees have been paid;
 - 2. The requested development complies with all applicable City ordinances; and
 - 3. The SGWASA system continues to have sufficient capacity to adequately provide the requested service(s);

7-14.2 Allocation Process.

- A. An applicant for a water and/or wastewater allocation shall submit an allocation Sketch Plan and a completed SGWASA Allocation Request Form to the Planning, Zoning and Subdivision Administrator at the same time the applicant submits a Sketch Plan, Site Plan, Preliminary Plat, or Plat, as appropriate, for development permit approval by the City. The allocation Sketch Plan must be sufficiently definite as to allow the applicant and SGWASA staff to determine how much water and/or wastewater capacity the proposed development will require. If a Sketch Plan, Site Plan, Preliminary Plat, or Plat submitted for development approval is sufficiently definite to allow the staff to determine how much water and/or wastewater capacity will be needed, then a separate allocation Sketch Plan will not be required.
- B. Upon receipt of a complete allocation application and upon determining that the criteria in section 7-14.1(D) have been met, the Planning, Zoning and Subdivision Administrator shall sign the Allocation Request Form on behalf of the City. The applicant shall then transmit the application to SGWASA.
- C. If a development does not require a development approval from the City, then the City shall not require that the applicant receive a water or wastewater allocation before beginning construction.

7-14.3 Development in Phases. For phased projects, the City will concur in an allocation request only for the phase currently proposed for construction. Future proposed phases, even if included in an approved preliminary plat, are not guaranteed a water or wastewater allocation until all allocation fees for the previous phase have been paid and SGWASA has credited that amount back to the City's available capacity.

7.15 [Reserved]

7.16 Notices and Public Hearings

7.16-1 GENERAL NOTICE REQUIREMENTS.

- A. All notices which this chapter requires for public hearings or public meetings shall identify the date, time and place of the public hearing/public meeting and the nature and character of the proposed action. Where the action being taken concerns a particular property or properties, the notice shall also identify the location of the subject property.
- B. Where specific notice requirements are set forth in the North Carolina General Statutes for a particular type of public hearing, the requirements set forth in the North Carolina General Statutes shall be followed. Where these requirements conflict with procedures as stipulated in this subsection or elsewhere in this chapter, the requirements contained in the North Carolina General Statutes will control.

7.16-2 NOTICE PROCEDURE. The following guidelines detail the notification procedure to be followed for public hearings or public meetings required by this chapter unless otherwise set forth in this chapter. Failure to follow procedures set forth in this section, other than those required by the North Carolina General Statutes, shall not affect the validity of any action taken at a public hearing or public meeting.

- A. PUBLISHED NOTICE. Notice for public meetings or public hearings required by this chapter shall be published in a newspaper of general circulation no later than ten days prior to the date on which the application is to be considered.
- B. MAILED NOTICE. First class mailed notice for public meetings or public hearings required by this chapter shall be provided to owners of all properties located within 500 feet of the subject property as said owners are shown on the County tax listings. Such notice shall be mailed no later than ten days before the scheduled date of the hearing.
- C. POSTED NOTICE. A sign (or signs) providing information concerning a public hearing or public meeting required by this chapter will be posted on property which is the subject of said hearing/meeting no later than ten days before the date on which the hearing or meeting is to occur. The sign(s) shall be prominently placed on the subject parcel or on an adjacent public street or highway right-of-way. When multiple parcels are involved, a posting on each individual parcel is not required, but the City shall post sufficient notices to provide reasonable notice to interested persons.

7.16-3 SPECIAL NOTICE REQUIREMENTS FOR TELECOMMUNICATIONS TOWERS/STRUCTURES. For any public hearing for conditional use applications for telecommunication towers and concealed telecommunication support structures, as required by section 10.2-14 hereinafter, additional notice and public hearing requirements shall be provided as set forth in section 10.2-14 of this chapter.

ARTICLE 8

Zoning Districts

[Amended Oct. 19, 2015 per Ord 2015-O-21, ZTA-2015-03]

[Amended Nov. 21, 2017 per Ord 2017-O-18, ZTA-2017-03]

[Amended July 17, 2018 per Ord 2018-O-07, ZTA-2017-03]

8.1 PURPOSE

In order to provide for the orderly development of Creedmoor, preserve existing development patterns that contribute to the character and sense of place of the community, and to allow for creativity in the planning for future development, the City hereby establishes zoning districts and their associated development standards.

8.2 ZONING DISTRICTS CREATED

The following primary general use zoning districts are created; this listing is in order of intensity of development permitted within the district, from least intense to most intense:

1. Agriculture (AG)
2. Single Family Residential (SFR)
3. Residential/Main Street Transitional (R/MST)
4. Main Street Periphery (MSP)
5. Main Street (MS)
6. Civic (CIV)
7. NC 56 Commercial (C 56)
8. US 15 Commercial (C 15)
9. Industrial (IND)
10. Open Space Preservation (OSP) *[Amended December 6, 2016 per Ord. 2016-O-22]*
11. Traditional Neighborhood Development-Conditional District (TND-CD)

In addition to the primary general use zoning districts, the following overlay districts are created to provide for more creativity in the development of land.

1. Mini Farm Overlay (MFO)
2. Scenic Corridor Overlay (SCO)
3. Hazardous Industry Overlay (HIO)

8.3 DESCRIPTION OF ZONING DISTRICTS

The zoning districts created by this ordinance are described as follows:

- ❖ The **AGRICULTURE DISTRICT (AG)** is established to protect lands used for agricultural production, agricultural based businesses and related activities. Farm land is a defining element of Creedmoor's identity and the protection of these lands aids in preserving the character of the City. Permitted uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential development. The Agriculture District can also be used to protect open spaces.
- ❖ The **SINGLE FAMILY RESIDENTIAL DISTRICT (SFR)** provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods in a pattern that encourages the wise use of land. Allowed building/lot types in the Single Family District are Detached House and Civic Building. Permitted uses are restricted to single family homes and their accessory uses, a limited number of related uses that serve the residential neighborhoods, and civic uses. Neighborhoods in this district are the dominant land use in Creedmoor and are a major element in defining the character of the community. The Single Family Residential District permits the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the City of Creedmoor prior to the effective date of these regulations.
- ❖ The **RESIDENTIAL /MAIN STREET TRANSITIONAL DISTRICT (R/MST)** provides for the completion of existing residential neighborhoods in the residential area(s) surrounding the Main Street and Main

Street Periphery District through in-fill development. The intent of this district is to recognize that most of the area surrounding the core of the downtown developed prior to the adoption of standards such as zoning and subdivision regulations. The gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the City. Higher density residential development allows a greater number of households to walk or bike, thus reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, Multi-family Building, and Civic Building. Streets in the Residential/Main Street Transitional District should be interconnected, with streets and sidewalks providing a connection from Creedmoor's downtown to the Single Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged.

- ❖ The **MAIN STREET PERIPHERY DISTRICT (MSP)** provides for the development and maintenance of a range of uses in areas adjacent to Creedmoor's core downtown area. Allowed building/lot types in these districts are Multi-Family, Detached House, Attached House for both residential and/or non-residential permitted uses, and Civic Building. In this district, the development pattern integrates limited service, limited retail, office, civic, educational, religious, and residential uses in an environment that is pedestrian friendly while acknowledging the role of the automobile as a means of transportation. Street and sidewalk networks providing multi-modal transportation options connect the Periphery District to the downtown and to surrounding neighborhoods. The Periphery District provides an area for the expansion of the Main Street District.
- ❖ The **MAIN STREET DISTRICT (MS)** provides for new development, revitalization, reuse, and infill development in Creedmoor's core downtown. A broad array of uses is permitted to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, attached House, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, work places, civic, educational, and religious facilities, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.
- ❖ The **CIVIC DISTRICT (CIV)** provides a location for large educational, medical, and public uses in a campus like environment. Large developments in the Civic District are encouraged to provide a master plan to the City. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses.
- ❖ The **NC 56 COMMERCIAL DISTRICT (C 56)** is established to provide opportunities for compatible and sustainable development where the dominant mode of transportation is the automobile. The auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments. Allowed building/lot types are Highway Commercial, and Civic Building. Dominant uses in this district are retail and office. The NC 56 Commercial District is expected to serve Creedmoor residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to ensure safety for the motoring public. Development standards in the NC 56 Commercial District ensure the creation of a pleasant auto-oriented environment while enabling a compatible transition to uses in adjacent districts.
- ❖ The **US 15 COMMERCIAL DISTRICT (C 15)** is established to provide opportunities for compatible and sustainable development along the US 15 corridor where future Creedmoor neighborhoods will interconnect with this Bypass type roadway corridor without negatively dissecting the community. Development standards in the US 15 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US 15 Commercial

District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; ensuring the safety of motorists and pedestrians; and preserving the capacity of the Bypass to accommodate high traffic volumes at higher speeds. Uses in this district include services, employment, residential and industrial. Allowed building/lot types include Urban Workplace, Shop-front Commercial, and Civic Building.

- ❖ The **INDUSTRIAL DISTRICT (IND)** is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. Small scale manufacturing and storage that is compatible with less intensive uses can and should be located in other non-residential or mixed use districts. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities. Allowed building and lot types are Highway Commercial and Civic Building.
- ❖ The **TRADITIONAL NEIGHBORHOOD DEVELOPMENT CONDITIONAL DISTRICT (TND-CD)** provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian oriented streets and other public spaces. A TND-CD provides a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A TND-CD has a recognizable center and clearly defined edges. TND-CD development master plans should have a significant portion of land dedicated to open spaces, both improved for residents' use and forested areas designed to protect environmentally sensitive land features. A TND-CD shall be developed with a mandated mixture of commercial and residential uses, and in a manner that guarantees that the full commercial development acreage area infrastructure is completed prior to or concurrent with the completion of all other portions of the development. TND-CD districts are limited to areas inside Creedmoor's corporate limits along NC Highway 56 (east or west) or US Highway 15.
- ❖ The **MINI FARM OVERLAY DISTRICT (MFO)** permits buildings to be grouped on a site, parcel, or property in order to optimize the use of land and resources for both residential and agricultural purposes. By clustering development at a density no greater than one unit per developed acre, projects developed in accordance with these standards while preserving unique natural features for agricultural use. The Mini Farm Overlay District mandates the dedication of both agricultural land and open space. It is the intent of this district to be used for new development in undeveloped outlying areas of the City and its extraterritorial jurisdiction. Allowed building/lot type is Detached House.
- ❖ The **SCENIC CORRIDOR OVERLAY DISTRICT (SCO)** is established to protect the pastoral scenes and open spaces that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the City. The pastoral scenes and undeveloped property along the entrance roads and gateways contribute significantly to Creedmoor's community character and sense of place. The Scenic Corridor Overlay District provides development options for the owners of the property abutting the entrance roads and gateways. The goal of this district is to protect the scenic value of the corridors through a mix of incentives and development standards. These standards will preserve the rural character of the City by maintaining the sense of a rural corridor in an urban environment; provide an aesthetically appealing experience for those traveling the corridor; provide multi-modal transportation options for travel; and ensure a safe transportation corridor for motorists, bicyclists, and pedestrians. The Detached House lot/building type is allowed in this district.
- ❖ The **HAZARDOUS INDUSTRY OVERLAY DISTRICT (HIO)** is established to protect all environments from the negative impacts of certain activities and types of development. It is the intent of this section to provide and permit certain public and private heavy industrial uses and facilities that incorporate hazardous materials and/or scientific technology, including: wholesale, distribution, storage, processing, manufacturing and production. However, it is required that industries in this district take all necessary actions including but not limited to installation of apparatus and technological equipment available to prevent negative impacts on the environment and the community from the emissions of

smoke, dust, fumes, noise and vibrations and other activities and/or products resulting from such hazardous industrial activities in accordance with federal, state and local regulations.

- ❖ The **OPEN SPACE PRESERVATION DISTRICT (OSP)** is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands, undisturbed buffers, slopes in excess of 10%), or properties already under public or private ownership otherwise restricted by conservation easements. District is reserved for publicly held lands under permanent conservation easements or for privately held lands owned by one or more land trust(s) where recorded conservation easements restrict development potential. *[Amended December 6, 2016 per Ord. 2016-O-22]*

8.4 ZONING DISTRICT DEVELOPMENT STANDARDS

The following development standards are established for each of the following primary general use zoning districts to ensure the orderly development of the City of Creedmoor.

8.4-1 AGRICULTURE DISTRICT (AG)

- A. **INTENT.** The AGRICULTURE DISTRICT (AG) is established to protect lands used for agricultural production, agricultural based businesses and related activities. Farm land is a defining element of Creedmoor’s identity and the protection of these lands aids in preserving the character of the City. Permitted uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands. The Agriculture District can also be used to protect open spaces.
- B. **PERMITTED USES**
 - Uses permitted by right. See Table of Uses (Table 8.1)
 - Uses permitted with additional standards. See Table of Uses (Table 8.1)
 - Uses permitted with conditions. See Table of Uses (Table 8.1)
- C. **PERMITTED BUILDING AND LOT TYPES**
 - Detached house
 - Civic Building
- D. **PERMITTED ACCESSORY USES**
 - Accessory Dwelling Units (subject to additional standards, see section 10.1)
 - Accessory Structures
 - Fences (see Article 2, section 2.13-2)
 - Home Occupations (subject to additional standards, see section 10.1)
- E. **PERMITTED DENSITY**
 - Residential Density: 0.20 units/acre.
- F. **GENERAL REQUIREMENTS**
 - 1. Building placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building type permitted in the Agriculture District.
 - 2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the Agriculture District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
5 acres	85’	60’	25’	25’	50’

- G. **OPEN SPACE.** The provision and design of open space shall comply with the requirements set forth in Article 21.
- H. **PARKING AND LANDSCAPING.** Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-2 SINGLE FAMILY RESIDENTIAL DISTRICT (SFR)

- A. INTENT. The SINGLE FAMILY RESIDENTIAL DISTRICT (SFR) provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods in a pattern that encourages the wise use of land. Allowed building/lot types in the Single Family District are Detached House and Civic Building. Permitted uses are restricted to single family homes and their accessory uses, a limited number of related uses that serve the residential neighborhoods, and civic uses. Neighborhoods in this district are the dominant land use in Creedmoor and are a major element in defining the character of the community. The Single Family Residential District permits the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the City of Creedmoor prior to the effective date of these regulations.
- B. PERMITTED USES
 - Uses permitted by right. See Table of Uses (Table 8.1)
 - Uses permitted with additional standards. See Table of Uses (Table 8.1)
 - Uses permitted with conditions. See Table of Uses (Table 8.1)
- C. PERMITTED BUILDING AND LOT TYPES
 - Detached house
 - Civic Building
- D. PERMITTED ACCESSORY USES
 - Accessory Dwelling Units (subject to additional standards, see section 10.1)
 - Accessory Structures
 - Fences (see Article 2, section 2.13-2)
 - Home Occupations (subject to additional standards, see section 10.1)
- E. PERMITTED DENSITY
 - Residential Density: 4 units/acre
- F. GENERAL REQUIREMENTS
 1. Building placement, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Single Family Residential District.
 2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the Single Family Residential District.

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
11,600 SF	72'	26'	10'	10'	18' or as required by buffering standards and/or building type

- G. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.
- H. PARKING AND LANDSCAPING. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-3 RESIDENTIAL/MAIN STREET TRANSITIONAL DISTRICT (R/MST)

- A. INTENT. The RESIDENTIAL/MAIN STREET TRANSITIONAL DISTRICT (R/MST) provides for the completion of existing residential neighborhoods in the residential area(s) surrounding the Main Street and Main Street Periphery District through in-fill development. The intent of this district is to recognize that most of the area surrounding the core of the downtown developed prior to the adoption of standards such as zoning and subdivision regulations. The gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the City. Allowed building/lot types in these districts are the Detached House, Attached House, Multi-family Building, and Civic Building. Streets in the Residential/Main Street

Transitional District should be interconnected, with streets and sidewalks providing a connection from Creedmoor’s downtown to the Single Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged.

B. PERMITTED USES

Uses permitted by right. See Table of Uses (Table 8.1)

Uses permitted with additional standards. See Table of Uses (Table 8.1)

Uses permitted with conditions. See Table of Uses (Table 8.1)

C. PERMITTED BUILDING AND LOT TYPES

Attached House

Multifamily Building

Detached House

Civic Building

D. PERMITTED ACCESSORY USES

Accessory Dwelling Units (subject to additional standards, see section 10.1)

Accessory Structures

Fences (see Article 2, section 2.13-2)

Home Occupations (subject to additional standards, see section 10.1)

E. PERMITTED DENSITY

1. Residential Density: 8 units/acre

2. Multifamily Density: See 10.1-24 (B)(2)

F. GENERAL REQUIREMENTS

1. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Residential/Main Street Transitional District.

2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the Residential/Main Street Transitional District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
5000 SF	60'	18'	6'	6'	12' or as required by buffering standards and/or building type

G. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.

H. PARKING AND LANDSCAPING. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-4 [RESERVED]

8.4-5 MAIN STREET PERIPHERY DISTRICT (MSP)

A. INTENT. The MAIN STREET PERIPHERY DISTRICT (MSP) provides for the development and maintenance of a range of uses in areas adjacent to Creedmoor’s core downtown area. Allowed building/lot types in these districts are Multi-Family, Detached House, Attached House for both residential and/or non-residential permitted uses, and Civic Building. In this district, the development pattern integrates limited service, limited retail, office, civic, educational, religious, and residential uses in an environment that is pedestrian friendly while acknowledging the role of the automobile as a means of transportation. Street and sidewalk networks providing multi-modal transportation options connect the Periphery District to the downtown and to surrounding neighborhoods. The Periphery District provides an area for the expansion of the Main Street District.

- B. PERMITTED USES
 - Uses permitted by right. See Table of Uses (Table 8.1)
 - Uses permitted with additional standards. See Table of Uses (Table 8.1)
 - Uses permitted with conditions. See Table of Uses (Table 8.1)
- C. PERMITTED BUILDING AND LOT TYPES *[Amended Jan. 19, 2016 per Ord. 2016-O-01, ZTA-2015-05]*
 - Multifamily Building
 - Urban Work-front
 - Shop Front
 - Attached House
 - Detached House
 - Civic Building
- D. PERMITTED ACCESSORY USES
 - Accessory Dwelling Units (subject to additional standards, see section 10.1)
 - Accessory Structures
 - Fences (see Article 2, section 2.13-2)
 - Home Occupations (subject to additional standards, see section 10.1)
- E. RESERVED.
- F. RESIDENTIAL DENSITY: 8 units/acre.
- G. GENERAL REQUIREMENTS
 1. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Main Street Periphery District.
 2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the Main Street Periphery District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
4000 SF	50'	12' off back of curb	6'	6'	12' off back of curb

- H. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.
- I. PARKING AND LANDSCAPING. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-6 [RESERVED]

8.4-7 MAIN STREET DISTRICT (MS)

- A. INTENT. The MAIN STREET DISTRICT (MS) provides for new development, revitalization, reuse, and infill development in Creedmoor’s core downtown. A broad array of uses is permitted to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, Multi-family Building, Attached House, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, work places, civic, educational, and religious facilities, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.
- B. PERMITTED USES
 - Uses permitted by right. See Table of Uses (Table 8.1)

Uses permitted with additional standards. See Table of Uses (Table 8.1)

Uses permitted with conditions. See Table of Uses (Table 8.1)

C. PERMITTED BUILDING AND LOT TYPES

Urban Workplace

Shop-front

Multi-family Building

Attached House

Detached House

Civic Building

D. PERMITTED ACCESSORY USES

Accessory Dwelling Units (subject to additional standards, see section 10.1)

Accessory Structures

Fences (see Article 2, section 2.13-2)

Home Occupations (subject to additional standards, see section 10.1)

E. PERMITTED DENSITY

Residential Density: 8 units/acre

F. GENERAL REQUIREMENTS

1. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Main Street District.

2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the Main Street District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
0 SF	0'	8' off back of curb	8'	0'	12' off back of curb

G. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.

H. PARKING AND LANDSCAPING. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-8 [RESERVED]

8.4-9 CIVIC DISTRICT (CIV)

A. INTENT: The CIVIC DISTRICT (CIV) provides a location for large educational, medical, and public uses in a campus like environment. Large developments in the Civic District are encouraged to provide a master plan to the City. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses.

B. PERMITTED USES

Uses permitted by right. See Table of Uses (Table 8.1)

Uses permitted with additional standards. See Table of Uses (Table 8.1)

Uses permitted with conditions. See Table of Uses (Table 8.1)

C. PERMITTED BUILDING AND LOT TYPES

Urban Workplace

Detached House

Civic Building

D. PERMITTED ACCESSORY USES

Accessory Structures
Fences (see Article 2, section 2.13-2)

E. PERMITTED DENSITY

Residential Density: 1 unit/acre
(Unlimited as Dormitories permitted as part of approved master plan)

F. GENERAL REQUIREMENTS

1. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Civic District.
2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the Civic District.

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Side Yard Setback, Corner Lot
40,000 SF	100'	15'	15' or as required by buffering standards and/or building type	5' or as required by buffering standards and/or building type	10' or as required by buffering standards and/or building type

G. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.

H. PARKING, LANDSCAPING AND BUFFERS. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.4-10 NC 56 COMMERCIAL DISTRICT (C 56)

A. INTENT: The NC 56 COMMERCIAL DISTRICT (C 56) is established to provide opportunities for compatible and sustainable development where the dominant mode of transportation is the automobile. The auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments. Allowed building/lot types are Highway Commercial, and Civic Building. Dominant uses in this district are retail and office. The NC 56 Commercial District is expected to serve Creedmoor residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to ensure safety for the motoring public. Development standards in the NC 56 Commercial District ensure the creation of a pleasant auto-oriented environment while enabling a compatible transition to uses in adjacent districts.

B. PERMITTED USES

Uses permitted by right. See Table of Uses (Table 8.1)
Uses permitted with additional requirements. See Table of Uses (Table 8.1)
Uses permitted with conditions. See Table of Uses (Table 8.1)

C. PERMITTED BUILDING AND LOT TYPES

Highway Commercial
Civic Building

D. PERMITTED ACCESSORY USES

Fences (see Article 2, section 2.13-2)

E. PERMITTED DENSITY

Residential Density: None

F. GENERAL REQUIREMENTS

1. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the NC 56 Commercial District.
2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the NC 56 Commercial District:

Minimum Lot Size	Minimum Lot Width	Minimum Setback from Highway	Build-to Line from any street other than the Highway	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Side Yard Setback, Corner Lot
24,000 SF	360' on Highway, or 125' on any street other than the Highway	27'	12' or as required by buffering standards and/or building type	12' or as required by buffering standards and/or building type	0' or as required by buffering standards and/or building type	12' or as required by buffering standards and/or building type

- G. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.
- H. PARKING, LANDSCAPING AND BUFFERS. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.4-11 US 15 COMMERCIAL DISTRICT (C 15)

- A. INTENT: The US 15 COMMERCIAL DISTRICT (C 15) is established to provide opportunities for compatible and sustainable development along the US 15 corridor where future Creedmoor neighborhoods will interconnect with this Bypass type roadway corridor without negatively dissecting the community. Development standards in the US 15 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US 15 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; ensuring the safety of motorists and pedestrians; and preserving the capacity of the Bypass to accommodate high traffic volumes at higher speeds. Uses in this district include services, employment, and industrial. Allowed building/lot types include Urban Workplace, Shop-front Commercial, and Civic Building.
- B. PERMITTED USES
 - Uses permitted by right. See Table of Uses (Table 8.1)
 - Uses permitted with additional standards. See Table of Uses (Table 8.1)
 - Uses permitted with conditions. See Table of Uses (Table 8.1)
- C. PERMITTED BUILDING AND LOT TYPES
 - Urban Workplace
 - Shop-front Commercial
 - Civic Building
- D. PERMITTED ACCESSORY USES
 - Accessory Structures
 - Fences (see Article 2, section 2.13-2)
- E. PERMITTED DENSITY
 - Residential Density: None.

F. GENERAL REQUIREMENTS

1. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the US 15 Commercial District.
2. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the US 15 Commercial District:

Minimum Lot Size	Minimum Lot Width	Minimum Setback from Highway	Build-to Line from any street other than the Highway	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Side Yard Setback, Corner Lot
10,000 SF	360' on Highway, or 125' on any street other than the Highway	35'	10' or as required by buffering standards and/or building type	5' or as required by buffering standards and/or building type	5' or as required by buffering standards and/or building type	10' or as required by buffering standards and/or building type

- G. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.
- H. PARKING, LANDSCAPING AND BUFFERS. Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and the Highway/Bypass. However, parking shall not be in the required setback between a building and the Highway/Bypass. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.
- I. When a building is in between a secondary street and the Highway/Bypass, that building shall front the secondary street.

8.4-12 INDUSTRIAL DISTRICT (IND)

- A. INTENT: The INDUSTRIAL DISTRICT (IND) is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. Small scale manufacturing and storage that is compatible with less intensive uses can and should be located in other non-residential or mixed use districts. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities. Allowed building and lot types are Highway Commercial and Civic Building.
- B. PERMITTED USES
 - Uses permitted by right. See Table of Uses (Table 8.1)
 - Uses permitted with additional standards. See Table of Uses (Table 8.1)
 - Uses permitted with conditions. See Table of Uses (Table 8.1)
- C. PERMITTED BUILDING AND LOT TYPES
 - Highway Commercial
 - Civic Building
- D. PERMITTED ACCESSORY USES
 - Accessory Structures
 - Fences (see Article 2, section 2.13-2)
- E. PERMITTED RESIDENTIAL DENSITY
 - None

F. GENERAL REQUIREMENTS

1. Development shall not exceed twenty-four percent (24%) built-upon area on a project by project basis. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) built-upon area on a project by project basis.
2. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Industrial District.
3. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the Industrial District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
32,400 SF	180'	80'	16'	16'	80'

- G. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21.
- H. PARKING, LANDSCAPING AND BUFFERS. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.4-13 OPEN SPACE PRESERVATION (OSP) *[Amended December 6, 2016 per Ord. 2016-O-22]*

- A. INTENT: The Open Space Preservation (OSP) district is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands, undisturbed buffers, slopes in excess of 10%), or properties already under public or private ownership otherwise restricted by conservation easements.
- B. PERMITTED USES
 - Uses permitted by right. See Table of Uses (Table 8.1)
 - Uses permitted with additional standards. See Table of Uses (Table 8.1)
 - Uses permitted with conditions. See Table of Uses (Table 8.1)
- C. PERMITTED BUILDING AND LOT TYPES
 - None
- D. PERMITTED ACCESSORY USES
 - None
- E. PERMITTED RESIDENTIAL DENSITY
 - None
- F. MINIMUM LOT SIZE
 - 435,600 SF (10 acres)

8.4-14 TRADITIONAL NEIGHBORHOOD DEVELOPMENT CONDITIONAL DISTRICT (TND-CD)

- A. INTENT: The TRADITIONAL NEIGHBORHOOD DEVELOPMENT CONDITIONAL DISTRICT (TND-CD) provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. TND-CD districts are limited to parcels of land located inside Creedmoor’s corporate limits along NC Highway 56 (east or west) or US Highway 15. TND-CD neighborhoods are structured upon a fine network of interconnecting pedestrian oriented streets and other public spaces. A TND-CD provides a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A TND-CD has a recognizable center and clearly defined edges. TND-CD development master plans should have a significant portion of land dedicated to open spaces, both improved for residents’ use and forested areas designed to protect environmentally sensitive land features. A TND-CD master plan shall be designed in such a manner that the public infrastructure (buried utilities, stormwater devices, lighting, sidewalks, landscaping, etc.) and other site improvements for the total identified commercial

development area is completed prior to or concurrent with the completion of all other portions of the development.

B. PERMITTED USES

Uses permitted by right. See Table of Uses (Table 8.1)

Uses permitted with additional standards. See Table of Uses (Table 8.1)

Uses permitted with conditions. See Table of Uses (Table 8.1)

C. PERMITTED BUILDING AND LOT TYPES

Urban Workplace

Shop-front Commercial

Multi-family Building

Detached House

Attached House

Civic Building

D. PERMITTED ACCESSORY USES

Accessory Structures

Fences (see Article 2, section 2.13-2)

E. PERMITTED DENSITY

Single Family Residential Density: 7 units/acre

Multifamily Density: See Article 10.24-1

F. GENERAL REQUIREMENTS

1. This district is a “conditional zoning district” and is subject to the approval of the Board of Commissioners according to the procedures outlined in CDO Section 5.4.
2. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Traditional Neighborhood Development District and by the standards set forth in section 8.5-1.(G) below.
3. Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
 - a. New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
 - b. New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume.
4. On new streets, allowable building and lot types will establish the development pattern.
5. A master plan in compliance with TND-CD standards shall be provided with the zoning map amendment, noting that this district is a “conditional zoning district” and is subject to the approval procedures outlined in CDO Article 5, Section 5.4. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans, a master sign program, an outline of any additional regulatory intentions, phasing, and any other information, including building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges. A subdivision preliminary plat, prepared in accordance with applicable articles of the Creedmoor Development Ordinance, for residential portions of the proposed master plan may be submitted by the applicant for staff review concurrently with the request for rezoning and overall master plan approval.
6. Minimum Development Size: 20 acres.
7. Maximum Development Size: 150 acres.
8. Tracts larger than 150 acres shall be developed as multiple TND-CD projects, each individually subject to all provisions
9. Percentage of Gross Land Area Required by Use:

Residential (Single Family, Townhouse, or Multifamily) – 40% minimum

Commercial, Institutional, or Office – for sites 20 – 50 acres, a minimum of 10% of the site; sites 50 - 150 acres, 5 acre minimum

10. TND-CD shall be located in areas with frontage along NC Highway 56 (east or west) or US Highway 15.

G. TND-CD DESIGN PROVISION

1. NEIGHBORHOOD FORM

- a. The descriptions of Traditional Neighborhood Building and Lot types in Article 9 will determine the general arrangement and distribution of elements in a TND-CD master plan.
- b. The area of the TND-CD shall be divided into blocks, streets, lots, and open space.
- c. Similar land uses shall generally front across each street. Dissimilar categories shall generally abut at rear lot lines. Corner lots which front on streets of dissimilar use shall generally observe the setback established on each fronting street.

2. STREETS, ALLEYS AND BLOCKS

- a. Public streets shall provide access to all tracts and lots via connection of proposed streets to either NC Highway 56 or US Highway 15. Rights of way for connection of proposed city streets to NC Highway 56 or US Highway 15 may be required to exceed 60' feet in width where additional travel lanes are dictated by use and site design layout. The impact of traffic created and trips generated by the proposed development shall be taken into consideration when travel lane widths, sight triangles, turning lanes, etc., are being proposed.
- b. Streets and alleys shall, wherever practicable, terminate at other streets within the neighborhood and connect to existing and projected streets outside the development. Cul-de-sacs shall not exceed 250 feet in length, must be accessed from a street providing internal or external connectivity, shall be permanently terminated by a vehicular turnaround, and are permitted only where topography makes a street connection impracticable. Vehicular turnarounds of various configurations are acceptable so long as emergency access is adequately provided. Pedestrian connections should be provided as extensions of terminating streets where not precluded by topography or other physical constraints.
- c. The average perimeter of all blocks within the TND-CD shall not exceed 1,350 linear feet. No block face should have a length greater than 500 feet without a dedicated alley or pathway providing through access.
- d. Rear alleys shall provide vehicular access (including parking) to all lots 50 feet or less in width.
- e. Utilities may run along alleys provided that a permanent access and utility easement is recorded for the full length of alley being used for utilities or public services such as garbage collection.
- f. TND-CD streets shall be organized according to a hierarchy based on function, size, capacity, and design speed; streets and rights-of-way are therefore expected to differ in dimension. The proposed hierarchy of streets shall be indicated on the submitted site plan. Each street type in a TND-CD shall be separately detailed. Street types as described in the City of Creedmoor Standards and Specifications Manual identify the street types permitted in a TND-CD. An array of elements that are combined to meet the purposes of TND neighborhood streets: building placement line, optional utility allocation, sidewalk, planting strip, curb and gutter, optional parallel parking, and travel lane(s). Alternative methods of assembling the required street elements will be considered to allow neighborhood street designs that are most appropriate to setting and use.
- g. To prevent the buildup of vehicular speed, disperse traffic flow, and create a sense of

visual enclosure, long uninterrupted segments of straight streets should be avoided. Methods to achieve this interruption include: (1) a street can be interrupted by intersections designed to calm the speed and disperse the flow of traffic (see City of Creedmoor Technical Standards and Specifications Manual) and terminate vistas with a significant feature (building, park, natural feature); (2) a street can be terminated with a public monument, specifically designed building facade, or a gateway to the ensuing space; (3) perceived street length can be reduced by a noticeable street curve where the outside edge of the curve is bounded by a building or other vertical elements that hug the curve and deflect the view; (4) other traffic calming configurations are acceptable so long as emergency access is adequately provided.

3. BUILDINGS AND LOTS

- a. All lots shall share a frontage line with a street or square; lots fronting a square shall be provided rear alley access.
- b. Consistent build-to lines shall be established along all streets and public space frontages; build-to lines determine the width and ratio of enclosure for each public street or space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.
- c. Building and lot types shall comply with the descriptions provided in Article 9.
- d. Large-scale, single use facilities (conference spaces, theaters, athletic facilities, etc.) shall generally occur behind or above smaller scale uses of pedestrian orientation. Such facilities may exceed maximum first floor area standards if so sited.
- e. In addition to the requirements established by the lot type standards and building type standards, the following shall apply in the TND-CD:

Use	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
Townhouse	3,000 sf	Zero lot line	n/a	n/a	n/a	n/a
Small-Lot Single Family Detached	6,000 sf	60'	18'	10'	10'	10'
Multifamily Attached	3 acres	60'	18'	10'	10'	10'

- 4. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21. A neighborhood park with community building and active recreation opportunities designed for use by residents of the master planned development is required in this district. Multi-use greenways/bikeways required as a feature of the proposed street design.
- 5. PARKING AND LANDSCAPING. Parking spaces inside garages count toward individual parking per housing unit. Spillover parking for visitors shall be addressed in a separate parking lot created for visitors, or by means of additional spaces included alongside resident parking. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11; a Type C Buffer between Commercial and Residential portions of the master plan is required.

8.5 OVERLAY DISTRICTS *[Amended May 27, 2014 per Ord. 2014-O-03]*

The following Overlay Districts supersede the underlying primary general use zoning districts where permitted uses and/or requirements and/or standards and/or conditions are established by the Overlay District. All other provisions shall apply where no superseding provisions are established.

8.5-1 RESERVED.

8.5-2 MINI FARM OVERLAY (MFO)

- A. INTENT. The MINI FARM OVERLAY DISTRICT (MFO) permits buildings to be clustered or grouped on a site, parcel, or property in order to optimize the use of land and resources for both residential and agricultural purposes. The Mini Farm Overlay District mandates the dedication of both agricultural land and open space. It is the intent of this district to be used for new development in undeveloped areas of the City. Allowed building/lot type is Detached House.
- B. APPLICABILITY. The provisions set forth below may be applied, upon designation of the property as a Mini Farm Overlay District, to properties with a minimum size of 66 acres in the Agricultural zoning district. The provisions of this section shall not be applicable in platted and recorded residential subdivisions.
- C. PERMITTED USES
 - Uses permitted by right. See Table of Uses (Table 8.1)
 - Uses permitted with additional standards. See Table of Uses (Table 8.1)
 - Uses permitted with conditions. See Table of Uses (Table 8.1)
- D. PERMITTED BUILDING AND LOT TYPES
 - Detached House
- E. PERMITTED ACCESSORY USES
 - Accessory Dwelling Units (subject to additional standards, see section 10.1)
 - Accessory Structures
 - Agricultural Based Business(s)
 - Fences (see Article 2, section 2.13-2)
 - Home Occupations (subject to additional standards, see section 10.1)
- F. DEVELOPMENT STANDARDS. The following development standards shall apply to developments approved in accordance with the provisions of this section:
 - 1. The maximum residential density is established by the underlying general use zoning districts as defined in Section 8.4.
 - 2. There shall be a minimum separation of 12 feet between all enclosed structures.
 - 3. Parking shall comply with the requirements set forth in Article 12.
- G. RESERVED
- H. RESERVED
- I. AGRICULTURAL AND OPEN SPACE. Not less than 60% of the site shall be conveyed as Common Agricultural and Open Space. The provision and design of agricultural and open space shall comply with the requirements set forth below.
 - 1. Common agricultural and open space provided by a development shall be conveyed as follows:
 - a. To the City of Creedmoor and accepted by it for park, open space, agricultural, or other specified use or uses, provided that the conveyance is approved by the City Council; or
 - b. To a nonprofit organization whose principal purpose is the conservation of open space, to a corporation or trust owned or to be owned by the owners of lots or dwelling units within the development, or to owners of shares within a cooperative development. If such a corporation or trust is used, ownership shall pass with the conveyances of the lots or dwelling units. Such corporation or trust shall maintain the property in use for agricultural purposes and/or as open space.

2. Where the common agricultural and open space in a development is conveyed pursuant to subparagraph 1.b above, a deed restriction enforceable by the City of Creedmoor shall be recorded that provides that the common agricultural and open space shall:
 - a. be maintained in the authorized conditions(s); and
 - b. not be developed for principal uses, accessory uses (e.g., parking), or roadways, with the exception that gazebos, tool sheds, barns, shelters, or similar accessory uses and structures may be constructed within the agricultural and common open space upon approval of the Planning, Zoning and Subdivision Administrator.

J. General Standards.

1. The following shall apply in the Mini Farm Overlay District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
50,000 S.F.	85'	60'	25'	25'	50'

8.5-3 SCENIC CORRIDOR OVERLAY (SCO)

- A. INTENT. The SCENIC CORRIDOR OVERLAY DISTRICT (SCO) is established to protect the pastoral scenes and open spaces that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the City. The pastoral scenes and undeveloped property along the entrance roads and gateways contribute significantly to Creedmoor’s community character and sense of place. The Scenic Corridor Overlay District provides development options for the owners of the property abutting the entrance roads and gateways. The goal of this district is to protect the scenic value of the corridors through development standards. These standards will preserve the rural character of the City by maintaining the sense of a rural corridor in an urban environment; provide an aesthetically appealing experience for those traveling the corridor; provide multi-modal transportation options for travel; and ensure a safe transportation corridor for motorists, bicyclists, and pedestrians. The Detached House lot/building type is allowed in this district.
- B. TYPES. Three (3) types of scenic corridors are hereby created:
 1. RURAL SCENIC CORRIDOR. A corridor along which development is limited, consisting largely of fields, pastures, and scattered residential uses. The rural scenic corridor evokes a sense of traveling through an undeveloped area, with pastoral scenes and a sense of being removed from the urban environment.
 2. GATEWAY SCENIC CORRIDOR. A corridor that serves as an entrance way to a place that is unique and different from other communities in the area. The gateway corridor provides a sense of arrival to a place that is special and different from the typical places. The gateway scenic corridor may be more developed than the rural scenic corridor, but the character of the development is such that those using the corridor are aware they are in a special place.
 3. BYPASS SCENIC CORRIDOR. A corridor providing for buffering of the bypass to protect the traffic carrying capacity of the road and to provide for a pleasant experience for motorists using the bypass. The bypass scenic corridor requires an undeveloped setback from the bypass, ensuring that the bypass through Creedmoor is unique and portrays the character of the community while enhancing the safety of motorists using the road.
- C. GENERAL REQUIREMENTS
 1. DEVELOPMENT PATTERN. Building placement, parking placement, building type, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types permitted in the Scenic Corridor Overlay District.
 2. ACTIVITIES PERMITTED IN THE SCENIC CORRIDOR. In order to preserve the aesthetic quality of the scenic corridors, uses and activities within the designated scenic corridors shall be limited

to the following:

- a. The scenic corridor easement may be used for passive recreation, agricultural uses, and equestrian uses. No other use shall be permitted within the scenic corridor easement.
 - b. No building construction, parking, land disturbing activity, signs, tree removal, lighting (other than street lighting provided by the City of Creedmoor and driveway or private road lighting provided that said lighting is provided by full cutoff fixtures), or other development activity shall occur within the scenic corridor easement except as follows:
 - i. A bikeway, greenway, and/or other pedestrian/bicycle facility may be located within the scenic corridor easement.
 - ii. Underground utilities and easements for underground utilities may be located within the scenic easement, provided that no above ground transmission or other equipment is located within the scenic easement.
 - iii. Buildings used primarily for agricultural and/or equestrian related activities may be built in the scenic corridor easement upon approval by the City Board of Commissioners as a Conditional Use. Parking shall be located behind the building, shall not be located within the scenic easement, and shall be buffered from the scenic corridor. The City Board of Commissioners shall consider the following items in making the decision to allow aforesaid buildings in the scenic easement:
 1. The building's visual impact on the scenic corridor;
 2. The building's size;
 3. The compatibility of the building's architecture with community character and the purposes of the scenic corridor overlay district.
3. SCENIC CORRIDOR DIMENSIONS. The designated scenic corridors shall meet the following dimensional standards:
- a. The width of the scenic easement within the rural scenic corridor shall be 10% of the lot depth but no more than 100 feet from the edge of the public right-of-way.
 - b. The width of the scenic easement within the gateway scenic corridor shall be 10% of the lot depth but no more than 50 feet from the edge of the highway right-of-way.
 - c. The width of the scenic easement within the bypass scenic corridor shall be 10% of the lot depth but no more than 75 feet from the edge of the public right-of-way.
4. SCENIC CORRIDOR PROVISIONS. The following provisions shall govern development within a designated scenic corridor:
- a. The area within the scenic easement may be dedicated to the City as a conservation easement, provided it meets the standards for such an easement as established by applicable state and federal standards.
 - b. The maximum residential density is established by the underlying general use zoning districts as defined in Section 8.4.
 - c. Development may be clustered on the portion of the property located outside the scenic easement.
5. CURB CUTS. There shall be a minimum separation of 500' between curb cuts in the rural scenic corridors. This separation requirement may be waived by the *Planning, Zoning and Subdivision Administrator* if the width of the property frontage would preclude a second curb cut meeting this spacing requirement.
6. LOT REQUIREMENTS. The lot type standards and building type standard permitted in the underlying district, as set forth in section 8.4 and further described in Article 9, shall apply in the Scenic Corridor Overlay District.
- D. OPEN SPACE. The provision and design of open space shall comply with the requirements set forth in Article 21. Land within the scenic easement may count for up to 100% of the open space required by Article 21 of this Ordinance.
- E. PARKING AND LANDSCAPING. Parking shall comply with the requirements set forth in Article 12.

Landscaping shall comply with the requirements set forth in Article 11.

8.5-4 HAZARDOUS INDUSTRY OVERLAY (HIO)

- A. INTENT. The HAZARDOUS INDUSTRY OVERLAY (HIO) DISTRICT is established in accordance with NCGS Reference: 130A-293 *Local ordinances prohibiting hazardous waste facilities* to protect all environments from the negative impacts of certain activities and types of development. It is the intent of this section to restrict and regulate certain public and private heavy industrial uses and facilities that incorporate hazardous materials and/or scientific technology, including: wholesale, distribution, storage, processing, manufacturing and production which could impact public health, safety, and welfare. However, it is required that industries in this overlay district take all necessary actions including but not limited to installation of apparatus and technological equipment available to prevent negative impacts on the environment and the community from the emissions of smoke, dust, fumes, noise and vibrations and other activities and/or products resulting from such hazardous industrial activities in accordance with federal, state and local regulations. It is further intended that this section will:
1. Provide standards that will ensure that such development will be designed, arranged and constructed to protect the Lake Rogers and Falls Lake reservoirs and the lands of the City of Creedmoor and it's extraterritorial jurisdiction;
 2. Provide standards that will ensure that such development will have a minimum impact on the public schools within the City's jurisdiction and public health safety, and welfare; and
 3. Through the zoning map amendment process provide for careful consideration in the location of such uses that, because of their inherent nature, extent, and external effects, require special care in control of their design and methods of operation in order to ensure protection of the public safety and welfare.
- B. Property shall be within an Industrial (IND) Zoning District to be eligible for consideration for the Hazardous Industry Overlay (HIO) District.
- C. EXEMPT USES. For the purpose of this section, the following uses are exempt from the provisions of this section:
Medical Clinics having no-certificate-of need for in-patient care;
Medical Facilities having no-certificate-of need for in-patient care;
Doctor's Offices;
Medical Labs;
Dental Offices;
Outpatient Facilities having no certificate-of-need for in-patient care; and
Healthcare Facilities having no certificate-of-need for in-patient care.
- D. Conditional Use Permits for All Hazardous Industries Required. The following uses may be established only after issuance of a Conditional Use Permit in accord with the procedures and conditions specified in Section 7.8:
Hazardous Industry
Foundries producing iron and steel products
Industrial equipment machinery repair and servicing
Meat-packing plants
Oil, Natural Gas and Fuel distributors
Textile manufacturing processes including weaving, dyeing and finishing
Wholesale storage of gasoline or bulk terminal plants for any highly explosive or inflammable gases or liquids, with exception of expansion of facilities already located, which is a permitted use
Auto wrecking yards, building material salvage yards, general salvage yards, and scrap metal processing yards
- E. MINIMUM LOT DIMENSIONS. The minimum lot size shall be of sufficient size to facilitate a hazardous industry facility which meets all requirements of this section, the Creedmoor Technical

Standards and Specifications Manual, and all buffer requirements for new development.

- F. MINIMUM BUILDING/PARKING LOT/STORAGE AREA SETBACKS. The minimum building/parking/storage area setbacks shall be as follows:
1. From any arterial or collector street right-of-way – 500 feet
 2. From any local street right-of-way – 500 feet
 3. From an interior lot line adjacent to a non-residential zoning district – 250 feet
 4. From an interior lot line adjacent to a school or day care facility – 500 feet
 5. From an interior lot line adjacent to a residential zoning district – 500 feet
- G. BUILDING HEIGHT REQUIREMENTS
1. The maximum building height for a structure adjacent to a residential or commercial zoning district shall be no greater than 40 feet.
 2. The maximum building height for a structure adjacent to an industrial zoning district – no height restrictions.
- H. USE REQUIREMENTS
1. Any such hazardous industry facility shall be located consistent with the Future Land Use Patterns as set out in the *City Plan 2030 – Land Use & Comprehensive Master Plan* as may be amended from time to time.
 2. Any such hazardous industry facility shall be located on an arterial highway as defined in the Creedmoor Technical Standards and Specifications Manual.
 3. Any such hazardous industry facility shall be serviced by a public water and wastewater system.
 4. Any such hazardous industry facility shall be enclosed with a security fence of adequate height and structure that would reasonable prohibit access to the site by the general public. All security gates and/or gate houses shall be set back a minimum of 50 feet from the public right-of-way line.
 5. All structures housing the storage of bulk liquid and/or hazardous or toxic materials shall be set back from any property line a minimum of 550 feet.
 6. There shall be no industry created noise in excess of 50 decibels as measured at the property line and no objectionable noise due to extreme frequency, beat frequency, intermittence or shrillness.
 7. There shall be no industry created ground vibration measurable at any lot line of an industrial unit.
 8. There shall be no industry created air pollution including:
 - a. No noxious odors; no noxious, toxic or corrosive gases or fumes.
 - b. No smoke of a density in excess of #1 on the Ringelmann Chart. In cases of smoke other than black in color, and approved density scale equivalent to the Ringelmann Chart shall be used.
 - c. No dust or other particulate matter emitted in excess of 0.85 pounds per 1,000 pounds of gases adjusted to 12% carbon dioxide.
 - d. There shall be no surface or subsurface discharge or disposal of any wastes, either liquid or in any form without prior approval of the Board of Commissioners.
 - e. There shall be no unusual fire or explosion hazards. Based on the National Board of fire insurance rates which classifies industrial units as Class I, Class II, and Class III, the following shall apply:
 - i. No special controls on a manufacturing unit determined to be Class I other than under [3] below.
 - ii. Class II and Class III manufacturing units shall be contained in a building designed and constructed in accordance with its class and according to provisions of the building code published by the Building Officials and Code Administrators, International [BOCA], 1313 East 60th Street, Chicago, Illinois, 60637.

- iii. Machinery or equipment shall be treated as necessary to eliminate hazards.
- iv. Uses which are customarily incidental and accessory to the principal use shall be permitted including, but not limited to: dwelling quarters for watchmen and caretakers employed on the premises, recreation areas and facilities for persons employed by industries within the same district's boundaries, restaurants, warehouses and commercial uses that are permitted in the NC 56 and/or US 15 Commercial District.
- f. Businesses that produce, store or use hazardous materials, as defined by the Environmental Protection Agency's (EPA) Hazardous Substances or Prior Pollutants lists shall be allowed only when the items listed in Section 154.111 are met.
- g. Miscellaneous Prohibitions:
 - i. Any interference with any other process, equipment, appliance or devices and any mechanical, electrical or other equipment which could create such interference shall have all necessary shielding or other protection.
 - ii. In any industrial unit or accessory all operations and storage, other than for passenger vehicles of visitors and employees, trucks and over the road vehicles, shall be within an entirely enclosed building or structure. Exemption: Outside storage of bulk or large raw materials which are fireproof if enclosed by a security fence with provisions for visual inspection and where screened from public view in its entirety from adjacent properties and public streets/roadways.
- I. Conformance with *Creedmoor Technical Standards and Specifications Manual*. All development shall comply with the requirements of the *Creedmoor Technical Standards and Specifications Manual*.
- J. Operations and Closure Plans Required. An emergency operations plan shall be developed and be on file at the City of Creedmoor and Granville County Emergency Management Offices.
 - 1. An operations plan shall be submitted to include:
 - a. The date of commencement of operations and their expected duration;
 - b. Proposed hours and days of operation;
 - c. A complete description of operation, including source of materials, method of compaction, type of sealing proposed to be used, types and number of equipment to be used;
 - d. Any phasing schedule of operations and relationship among phases;
 - e. Operating practices to be followed to ensure compliance with regulations of this ordinance, and;
 - f. Complete assessment by the Creedmoor Fire Department in conjunction with local emergency management agencies that all necessary equipment, training, and personnel are available at the emergency response level to adequately handle all emergency scenarios.
 - 2. A closure plan shall be prepared and submitted in accordance with United States Environmental Protection Agency (USEPA) guidelines as part of the application for a zoning map amendment to establish the HIO district.
- K. Hazardous Chemical Notification and Inventory Reporting. EPCRA Section 311-312 applies to any facility at which a hazardous chemical, as defined by the Occupational Safety and Health Act, is present in an amount exceeding a specified threshold. These facilities must submit -- to the SERC, LEPC, and local fire department -- material safety data sheets (MSDSs) or lists of MSDSs and hazardous chemical inventory forms (also known as Tier I and II forms). This information helps the local government respond in the event of a spill or release of the chemical.
- L. Emergency Notification and Agriculture. EPCRA requires businesses that store threshold amounts of chemicals that are subject to OSHA's Hazardous Communication Standard to submit information -- including facility point of contact and the Material Safety Data Sheets (or a list

of those chemicals) -- to state and local authorities in order to facilitate emergency planning and response. Annual reporting to state and local authorities is required for all covered facilities that have those chemicals in amounts above threshold. Hazardous chemicals used in routine agricultural operations and fertilizers held for resale by retailers is excluded.

- M. Toxic Chemical Release Inventory Reporting. EPCRA Section 313 requires manufacturing facilities included in SIC codes 20 through 39 to submit an annual toxic chemical release report if they have 10 or more employees and if they manufacture, process, or use specified chemicals in amounts greater than threshold quantities. This report, commonly known as Form R, covers releases and transfers of toxic chemicals to various facilities and environmental media, and allows EPA to compile the national Toxic Release Inventory (TRI) database.

ARTICLE 9

Building and Lot Type Standards

[Amended November 16, 2015 per Ord. 2015-O-22, ZTA-2015-04]

[Amended July 17, 2018 per Ord. 2018-O-07, ZTA-2018-03]

9.1 Purpose

The purpose of this Article is to establish standards for the buildings and lots permitted in each of the zoning districts established in Article 8. The standards set forth below are established to ensure that new development and construction is compatible with the character of the City of Creedmoor, that it accomplishes the purposes of this Ordinance, and that it achieves the goals identified in the *City Plan 2030 – Land Use and Comprehensive Master Plan* and other adopted and or approved plans.

9.2 Detached House Lot and Building Type

9.2-1 DESCRIPTION. The detached, single family house is the most prevalent building type in Creedmoor. The detached house building type is generally found in residential neighborhoods, although it may coexist with other, similarly scaled buildings in commercial or mixed-use areas. Within the limits described below and unless the zoning district standards require greater measures, these regulations shall apply to all houses built on public streets.



This photograph of a detached single-family house is an example for illustration purposes only and is not intended to regulate lot/building styles, patterns, or forms.

9.2-2 DETACHED HOUSE LOT TYPE.

Building Placement/Parking/Vehicle Access

- A. Along new streets:
 - 1. The front setback shall be measured behind street ROW;
 - 2. The rear setback shall be measured from the rear property line;
 - 3. The side setbacks on interior lots shall be measured from the side property line;
 - 4. The side setback on corner lots for the side of the building that faces the street shall be measured from the street ROW on a corner lot.
- B. In the Residential/Main Street Transitional District, where the average setback of existing buildings within 400' exceeds 35', the setback of any new building may be up to 20' closer to street ROW from the setback of an adjacent building, existing or proposed, in order to negotiate a gradual transition to a more urban development pattern.
- C. Building placement may be further defined by zoning districts.
- D. Accessory structures, including detached garages, shall be located in accordance with the NC Building Code.
- E. The maximum impervious surface coverage shall be 36% of the lot area along streets without

curb and gutter; 24% where curb and gutter exists or is proposed.

- F. Garages may be detached (entered from front or rear), or attached to the main dwelling, with or without habitable rooms above.

Encroachment/Pedestrian Access/Commercial Use Standards

- A. Balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8’.
- B. Mechanical equipment exceeding 16 square feet shall not encroach into any required setback.
- C. Commercial Use in a Detached House in the Main Street, Main Street Periphery, and TND-CD shall comply with the following:
 - 1. Parking shall be located in the side or rear yards only. If provided in the side yards, the parking area shall not exceed 25% of the frontage line and shall not be in the yards adjacent to a street.
 - 2. Parking areas on adjacent mixed use lots shall be connected whenever practical.
 - 3. Trash containers shall be located in the rear yard. If adjacent to existing single-family residential uses, trash containers shall be limited to residential rollout containers only, dumpsters are prohibited.
 - 4. Mechanical equipment at ground level shall be placed on the parking lot side of the building away from buildings on adjacent sites and shall be screened from view by an opaque screen.
 - 5. Hedges, garden walls, or knee walls may be built on property lines or as the continuation of building walls.
 - 6. Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale.

9.2-3 DETACHED HOUSE BUILDING TYPE.



Permitted Height/Uses/Encroachments

- A. Building heights shall be measured as the vertical distance from the mean elevation of the finished grade to a point representing the midpoint of the peak and eave heights.
- B. Building height to the ridge may vary depending on the roof pitch.
- C. Permitted uses are controlled by zoning district standards.
- D. Balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 4’.
- E. Mechanical equipment exceeding 16 square feet shall not encroach into any required setback.

Architectural Standards

- A. Principles for maintaining the character of the City:
 - 1. Manufactured homes shall not be permitted as part of any multi-unit residential development.
 - 2. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration to maintain compatibility with existing structures within the City.

9.3 Attached House Lot Type and Building Type Standards

9.3-1 DESCRIPTION. The attached house is a row-house, a townhouse, or a duplex constructed in compliance with the NC Building Code – Residential Code. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Within the limits described below and unless the zoning district standards require greater measures, these regulations shall apply to all attached houses built on public streets.



This photograph of single-family attached houses is an example for illustration purposes only and is not intended to regulate lot/building styles, patterns, or forms.

9.3-2 ATTACHED HOUSE LOT TYPE STANDARDS.

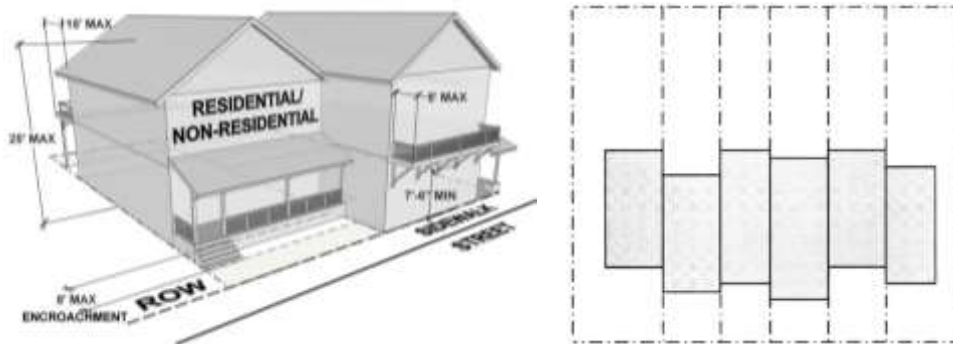
Building Placement/Parking/Vehicle Access

- A. The separation between units that are not attached will be determined by the NC Building Code.
- B. Accessory structures shall be located in accordance with the NC Building Code and shall have the same side and rear setbacks as the main structure.
- C. Garages for duplex housing structures may be detached (entered from front or rear), or attached to the main dwelling, with or without habitable rooms above. All townhouse or row house garages shall be entered from the rear of the property.

Encroachment/Pedestrian Access

For buildings set up to the sidewalk, balconies and bay windows at an upper level and their supports at ground level are permitted within the sidewalk as shown by the shaded area. Encroachments affixed to the building and horizontally protruding more than 6" from the face of the building must have a minimum 7'6" clearance from the finished grade.

9.3-3 ATTACHED HOUSE BUILDING TYPE.



Permitted Height and Encroachments

- A. Building heights shall be measured as the vertical distance from the mean elevation of the

finished grade to a point representing the midpoint of the peak and eave heights.

- B. Building height to the ridge may vary depending on the roof pitch.
- C. Permitted uses are controlled by zoning district standards.
- D. Balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 4’.

Architectural Standards

- A. Principles for maintaining the character of the City:
 - 1. Manufactured homes shall not be permitted as part of any attached residential development under this ordinance.
 - 2. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings to maintain compatibility with existing structures within the City.

9.4 Multi-Family Lot Type and Building Type Standards

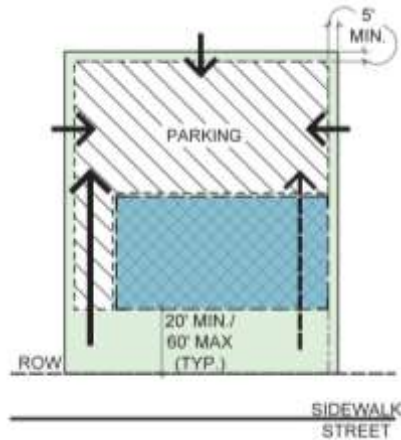
9.4-1 DESCRIPTION. The multi-family building is a residential building accommodating several households and built in accordance with the NC Building Code – Commercial. In traditional Cities, this building type coexists with a variety of other building types and is located in or near a mixed use district. A successful contemporary design permits its integration with other building types through the coordination of site and building design. The multi-family building type helps to build the residential density necessary for mixed- use areas to function properly by helping to create a base of people who can walk to goods and services. Where possible, structures shall be designed to terminate vistas. Structures should be designed to establish the design template and serve as a key focal point in the neighborhood. Within the limits described below and unless the zoning district standards require greater measures, these regulations shall apply to all multi-family houses built on public streets.



These photographs of multi-family buildings are for illustration purposes only and are not intended to regulate lot/building styles, patterns, or forms.

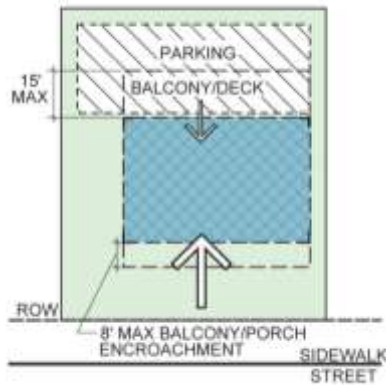


9.4-2 MULTI-FAMILY LOT TYPE STANDARDS.



Building Placement/Parking/Vehicle Access

- A. Buildings shall be placed on the lot within the zone represented within the hatched area.
- B. In most cases, the front build-to line will be 20'-35' behind street ROW in residential districts. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In districts that allow commercial uses and where this building type is permissible, multi-family buildings may be set up to the sidewalk if the sum of the sidewalk and planting strip width are 12' or greater.
- C. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor residential street may be less than the front dimension.
- D. Within the limits described, side and rear setbacks will vary depending upon buffering requirements. When no buffer is required, a minimum 10' side and rear setback is required.
- E. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street.
- F. Parking shall be located to the rear of the building, unless there are extenuating circumstances that make it impractical to park in the rear of the building, in which case parking may be permitted to the side. When parking is permitted to the side of the building, the parking area shall comprise no more than 35% of the road frontage and shall be buffered according the buffering standards in Article 11.
- G. Points of permitted access to the parking indicated by arrows.
- H. Hedges, garden walls, or knee walls may be built on property lines or as the continuation of building walls. A garden wall, hedge or knee wall a minimum 2.5' in height, maximum 3.5' in height, shall be installed along any street frontage adjacent to parking areas. Knee walls should be built of brick, stone or other decorative masonry material, or should be built of wrought iron or other decorative metal.
- I. Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from the right-of-way per standards set forth in Article 11.
- J. Mechanical equipment at ground level shall be placed on the parking lot side of building away from buildings on adjacent sites and shall be screened from view per standards set forth in Article 11.



Encroachment/Pedestrian Access

- A. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8’.
- B. For buildings set up to the sidewalk, balconies and bay windows at an upper level and their supports at ground level are permitted within the sidewalk as shown by the shaded area. Encroachments affixed to the building and horizontally protruding more than 6” from the face of the building must have a minimum 7’6” clearance from the finished grade.

9.4-3 MULTI-FAMILY BUILDING TYPE STANDARDS.



Permitted Height and Encroachments

- A. For buildings with flat roofs, building height shall be measured as the vertical distance from the mean elevation of the existing grade to the highest finished roof surface. The height of parapet walls is not counted in the building height calculations and may vary depending upon the need to screen mechanical equipment.
- B. For buildings with pitched roofs, building heights shall be measured as the vertical distance from the mean elevation of the finished grade to a point representing the midpoint of the peak and eave heights.
- C. Building height to the ridge may vary depending on the roof pitch.
- D. Permitted uses are indicated above, and are further controlled by zoning district standards.
- E. Buildings shall have no less than 2 stories with a maximum of 36’.
- F. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8’.

Architectural Standards

- A. Principles:
 - 1. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
 - 2. Building silhouettes should be generally consistent. The scale and pitch of roof lines should

thus be similar across groups of buildings. .

3. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

B. Configurations:

1. Main roofs on multi-family buildings shall be symmetrical gables, hips with a pitch no less than 4:12 or flat roofs with a parapet wall.
2. Two wall materials may be combined horizontally on one facade. The “heavier” material should be below.

9.5 Civic Building Lot and Building Type

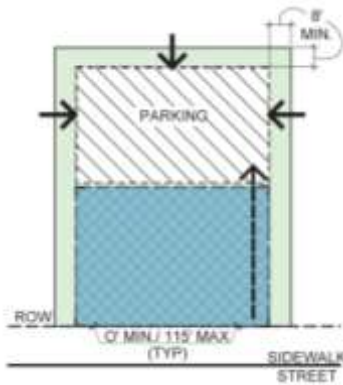
9.5-1 DESCRIPTION. Civic buildings are used for purposes that are public in nature (e.g. schools, libraries, government buildings, and religious institutions). These buildings must be designed to take their appropriate places within neighborhoods as integral parts of the community. It is expected that the scale and architectural sophistication of these buildings will match their civic importance. Civic structures should be designed to serve as key focal points in the neighborhood. When located at intersections or other appropriate locations, Civic Buildings shall be designed to terminate vistas. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street. Civic buildings shall not be set back on the lot behind a standard parking lot; however, a plaza may be used for occasional parking and/or passenger drop-off. Large institutions with multiple buildings are encouraged to adopt campus master plans.



These photographs are an example for illustration purposes only and are not intended to regulate lot/building styles, patterns, or forms.

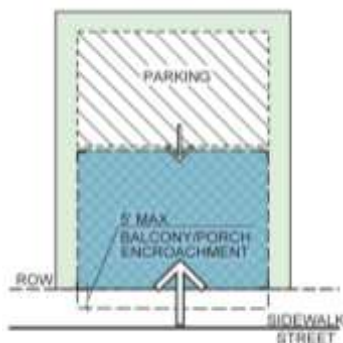


9.5-2 CIVIC BUILDING LOT TYPE.



Building Placement/Parking/Vehicle Access

- A. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build-to line will range from 0' to 115' behind street ROW. Special site conditions such as topography, lot width, or provision of a green or plaza will permit a larger building setback.
- B. Side and rear setbacks will vary according to side and rear buffer requirements as set forth in Article 11, with a minimum 8 foot setback where buffers are required and 15 foot setback when no buffer is required.
- C. Parking shall be located to the rear of the building; side-yard parking shall occupy no more than 25% of the primary frontage line and shall not be placed in any side-yard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on side-yard parking may be modified.
- D. A planting strip, lawn or defined plaza should be provided to relate the building to the street.
- E. Generally, building and street facades must be parallel to frontage property lines.
- F. Points of permitted access to the parking indicated by arrows.
- G. Hedges, garden walls, or knee walls may be built on property lines or as the continuation of building walls. A garden wall, hedge or knee wall a minimum 2.5' in height, maximum 3.5' in height, shall be installed along any street frontage adjacent to parking areas. Knee walls should be built of brick, stone or other decorative masonry material, or should be built of wrought iron or other decorative metal.
- H. Parking areas on adjacent lots shall be connected with vehicular and pedestrian connections wherever practical.
- I. Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from the right-of-way per standards set forth in Article 11.
- J. Mechanical equipment at ground level shall be placed on the parking lot side of building away from buildings on adjacent sites and shall be screened from view per standards set forth in Article 11.



Encroachment/Pedestrian Access

- A. Balconies, bay windows, arcades, awnings and porches at an upper level and their supports at ground level are permitted and encouraged within the sidewalk as shown by the shaded area. Encroachments affixed to the building and horizontally protruding more than 6" from the face of the building must have a minimum 7'6" clearance from the finished grade. Encroaching awnings should cover the entire sidewalk within the permitted distance shown by the shaded area.
- B. For buildings set back from the sidewalk, balconies, stoops stairs, open porches, bay windows, and awnings are permitted to encroach into front setback area up to 8'.
- C. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

9.5-3 BUILDING TYPE/CIVIC BUILDING.



Permitted Height and Uses

- A. For buildings with flat roofs, building height shall be measured as the vertical distance from the mean elevation of the existing grade to the highest finished roof surface. The height of parapet walls is not counted in the building height calculations and may vary depending upon the need to screen mechanical equipment.
- B. For buildings with pitched roofs, building heights shall be measured as the vertical distance from the mean elevation of the finished grade to a point representing the midpoint of the peak and eave heights.
- C. Building height to the ridge may vary depending on the roof pitch.
- D. Permitted uses are controlled by zoning district standards.
- E. Buildings shall have a maximum height of 45 feet.

Architectural Standards

- A. Principles:
 - 1. Design shall perpetuate the unique building character of the City and its environs in order to re-establish its local identity.
 - 2. Building elevations fronting or visible from public streets shall be clad with masonry, wood, stucco, or similar material.
 - 3. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
 - 4. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
 - 5. Schools, religious institutions, and government buildings shall be built so that they terminate a street vista whenever possible, and shall be of sufficient design quality to create visual anchors for the community and serve as focal points for the neighborhood.
- B. Configurations:
 - 1. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below the "lighter" material and the "heavier" material can cover the first floor

only (i.e. brick below wood siding).

2. Flat roof lines are permissible.

C. Techniques:

All rooftop equipment shall be screened from view from public rights-of-way by a building material that matches the structure or is visually compatible with the structure.

9.6 Shop-front Commercial Lot and Building Type

9.6-1 DESCRIPTION. The shop-front building is a small-scale structure that can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shop-front buildings can be combined to form a mixed-use neighborhood center. Individual shop-front buildings can be used to provide some commercial service, such as a convenience store or restaurant, in close proximity to homes. Hotels, inns, and conference centers may be placed in shop-front or mixed-use buildings. Structures shall be designed to encourage pedestrian activity and interest. When located at the end of a block or other appropriate location, structures shall be designed to terminate vistas.



This photograph is an example for illustration purposes only and is not intended to regulate lot/building styles, patterns, or forms.

9.6-2 SHOP-FRONT LOT TYPE.

Building Placement/Parking/Vehicle Access

A. Buildings will range from 8' to 12' behind the street curb-line. Within the limits described above, front setbacks will vary depending upon site conditions. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings on the same block permit a larger setback. Setbacks should be used in a manner that encourages pedestrian activity. For example, squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Corners: Setback at street corners will generally replicate frontage conditions. Side setbacks on a minor residential street may be less than the front dimension.

B. Side and rear setbacks will vary according to side and rear buffer requirements as set forth in Article 11, with a minimum 0 foot setback when no buffer is required.

C. Building facades shall be generally parallel to frontage property lines. Buildings in all locations should relate the principal façade to the sidewalk and public space of the street.

D. Parking shall be located, where feasible, at the rear of the building; side-yard parking shall occupy no more than is necessary and shall not be placed in any side-yard abutting an intersecting street. Where dimensions of existing lots or integrative building design restrict parking behind buildings, the limitations on side-yard parking shall incorporate hedges, garden or knee walls, shade trees with benches along the frontage line. *[Amended Jan. 19, 2016 per Ord. 2016-O-01, ZTA-2015-05]*

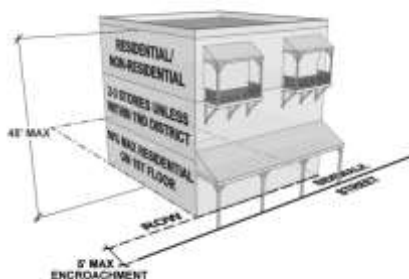
- E. Hedges, garden walls, or knee walls may be built on property lines or as the continuation of building walls. A garden wall, hedge or knee wall a minimum 2.5' in height, maximum 3.5' in height, shall be installed along any street frontage adjacent to parking areas. Knee walls should be built of brick, stone or other decorative masonry material, or should be built of wrought iron or other decorative metal.
- F. Parking areas on adjacent lots shall be connected with vehicular and pedestrian connections wherever practical.
- G. Trash containers shall be located in a rear parking area (see Parking Regulations, Article 12) and shall be screened from the right-of-way.
- H. Mechanical equipment at ground level shall be placed on the parking lot side of building away from buildings on adjacent sites and shall be screened from view by an opaque screen or fence.
- I. Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale. The building's design shall promote pedestrian activity and pedestrian-driven commerce. The sidewalk shall be an extension of the street level businesses' operations. As such, pedestrians should be able to preview businesses' merchandise and/or dine from the sidewalk. Business activities shall not impede on the required pedestrian travel widths and shall not encroach more than 5 feet into the sidewalk.



Encroachment/Pedestrian Access to Building

- A. Balconies, bay windows, arcades, awnings and porches at an upper level and their supports at ground level are permitted and encouraged within the sidewalk as shown by the shaded area. Encroachments affixed to the building and horizontally protruding more than 6" from the face of the building must have a minimum 7'6" clearance from the finished grade. Encroaching awnings should cover the entire sidewalk within the permitted distance shown by the shaded area.
- B. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrows).

9.6-3 SHOP-FRONT BUILDING TYPE.



Permitted Height and Uses

- A. For buildings with flat roofs, building height shall be measured as the vertical distance from the mean elevation of the existing grade to the highest finished roof surface. The height of parapet walls is not counted in the building height calculations and may vary depending upon the need to screen mechanical equipment.
- B. For buildings with pitched roofs, building heights shall be measured as the vertical distance from the mean elevation of the finished grade to a point representing the midpoint of the peak and eave heights.
- C. Building height to the ridge may vary depending on the roof pitch.
- D. Permitted uses controlled by zoning district standards.
- E. Buildings shall be no less than 20 feet in height. *[Amended Jan. 19, 2016 per Ord. 2016-O-01, ZTA-2015-05]*

Architectural Standards

- A. Principles:
 - 1. Design shall perpetuate the unique building character of the City and its environs in order to re-establish its local identity.
 - 2. All exterior building material on buildings in the MS and MST districts shall be constructed of brick only. In all other districts, street-facing exterior facades shall consist of brick materials, either painted or unpainted, horizontal fiber-cement siding, stone, or concrete-based stucco. All trim materials shall be stone, cast stone, cast concrete, or painted wood. All four exterior finishes shall be constructed with similar treatments in terms of building materials. *[Amended Jan. 19, 2016 per Ord. 2016-O-01, ZTA-2015-05]*
 - 3. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
 - 4. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
 - 5. Drive-through customer services, if permitted in the district, shall be located on a side which does not abut a street.
 - 6. Trailers (mobile units) may not be used as permanent workplace buildings.
- B. Configurations:

Two wall materials may be combined horizontally on one facade. The “heavier” material should be below the “lighter” material and the “heavier” material can cover the first floor only (i.e. brick below wood siding).
- C. Techniques:

All rooftop equipment shall be screened from view from public rights-of-way by a building material that matches the structure or is visually compatible with the structure.

9.7 Urban Workplace Lot and Building Type

- 9.7-1 DESCRIPTION. The urban workplace building may be a large structure (15,000+ square feet) and can have one or multiple tenants. Office, light industrial, and commercial tenants are typical. These buildings serve as employment centers and commercial service locations. The buildings will provide space for industry and large offices, as well as hotels, conference facilities, and large retail uses such as a full service grocery store. Structures shall be designed to serve as key focal points and to establish the design template for the area. When located at the end of a block or other appropriate location, structures shall be designed to terminate vistas.

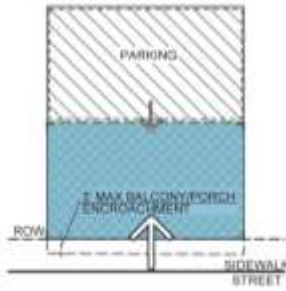


This photograph is an example for illustration purposes only and is not intended to regulate lot/building styles, patterns, or forms.

9.7-2 URBAN WORKPLACE LOT TYPE.

Building Placement/Parking/Vehicle Access

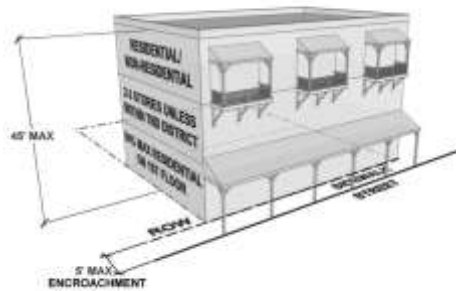
- A. Buildings will range from 8' to 12' behind the street curb-line. Within the limits described above, front setbacks will vary depending upon site conditions. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings on the same block permit a larger setback. Setbacks should be used in a manner that encourages pedestrian activity. For example, squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.
Corners: Setback at street corners will generally replicate frontage conditions. Side setbacks on a minor residential street may be less than the front dimension.
- B. Side and rear setbacks will vary according to side and rear buffer requirements as set forth in Article 11, with a minimum 0 foot setback when no buffer is required.
- C. Front and rear building facades shall be generally parallel to frontage property lines. The façade shall be determined by the massing of the building. Buildings in all locations should relate the principal façade to the sidewalk and public space of the street.
- D. Parking shall be located primarily to the rear of the building; side-yard parking shall occupy no more than 35% of the primary frontage line and shall not be placed in any side-yard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on side-yard parking may be modified.
- E. Hedges, garden walls, or knee walls may be built on property lines or as the continuation of building walls. A garden wall, hedge or knee wall a minimum 2.5' in height, maximum 3.5' in height, shall be installed along any street frontage adjacent to parking areas. Knee walls should be built of brick, stone or other decorative masonry material, or should be built of wrought iron or other decorative metal.
- F. Parking areas on adjacent lots shall be connected with vehicular and pedestrian connections wherever practical.
- G. Trash containers shall be located in a rear parking area (see Parking Regulations, Article 12) and shall be screened from the right-of-way per standards set forth in Article 11.
- H. Mechanical equipment at ground level shall be placed on the parking lot side of building away from buildings on adjacent sites and shall be screened from view per standards set forth in Article 11.
- I. Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale. The building's design shall promote pedestrian activity and pedestrian-driven commerce. The sidewalk shall be an extension of the street level businesses' operations. As such, pedestrians should be able to preview businesses' merchandise and/or dine from the sidewalk. Business activities shall not impede on the required pedestrian travel widths and shall not encroach more than 5 feet into the sidewalk.



Encroachment/Pedestrian Access to Building

- A. Balconies, bay windows, arcades, awnings and porches at an upper level and their supports at ground level are permitted and encouraged within the sidewalk as shown by the shaded area. Encroachments affixed to the building and horizontally protruding more than 6" from the face of the building must have a minimum 7'6" clearance from the finished grade. Encroaching awnings should cover the entire sidewalk within the permitted distance shown by the shaded area.
- B. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrows).

9.7-3 URBAN WORKPLACE BUILDING TYPE.



Permitted Height and Uses

- A. For buildings with flat roofs, building height shall be measured as the vertical distance from the mean elevation of the existing grade to the highest finished roof surface. The height of parapet walls is not counted in the building height calculations and may vary depending upon the need to screen mechanical equipment.
- B. For buildings with pitched roofs, building heights shall be measured as the vertical distance from the mean elevation of the finished grade to a point representing the midpoint of the peak and eave heights.
- C. Building height to the ridge may vary depending on the roof pitch.
- D. Permitted uses are indicated in the above graphic, and are further controlled by zoning district standards.
- E. Buildings shall be no less than 20 feet in height. *[Amended Jan. 19, 2016 per Ord. 2016-O-01, ZTA-2015-05]*

Architectural Standards

- A. Principles:
 - 1. Design shall perpetuate the unique building character of the City and its environs in order to re-establish its local identity.
 - 2. All exterior building material on buildings in the MS and MST districts shall be constructed of brick only. In all other districts, street-facing exterior facades shall consist of brick materials,

either painted or unpainted, horizontal fiber-cement siding, stone, or concrete-based stucco. All trim materials shall be stone, cast stone, cast concrete, or painted wood. All four exterior finishes shall be constructed with similar treatments in terms of building materials. *[Amended Jan. 19, 2016 per Ord. 2016-O-01, ZTA-2015-05]*

3. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
 4. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
 5. Drive-through customer services, if permitted in the district, shall be located on a side which does not abut a street.
 6. Trailers (mobile units) may not be used as permanent workplace buildings.
- B. Configurations:
Two wall materials may be combined horizontally on one facade. The “heavier” material should be below the “lighter” material and the “heavier” material can cover the first floor only (i.e. brick below wood siding).
- C. Techniques:
All rooftop equipment shall be screened from view from public rights-of-way by a building material that matches the structure or is visually compatible with the structure.

9.8 Highway Lot Type and Building Type Standards

- 9.8-1 DESCRIPTION. This building type generally comprises fast food retail, drive through banks, motels, industry, and other highway dependent uses. These regulations are designed to bring these building types into a framework of City streets and provide for an aesthetically pleasing environment. Structures should be designed to present an interesting and uniquely Creedmoor design to the passing motorist. Access shall be designed to not impede safe traffic movement.



This photograph is an example for illustration purposes only and is not intended to regulate lot/building styles, patterns, or forms.

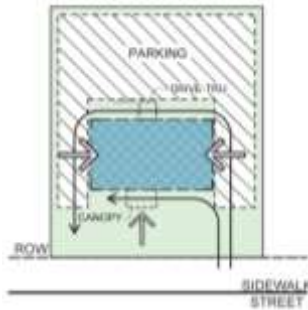
- 9.8-2 HIGHWAY LOT TYPE STANDARDS.

Building Placement/Parking/Vehicle Access

- A. Buildings will be 12' to 115' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings on the same street within 500 feet of the proposed building may permit a larger setback.
- B. Side and rear setbacks will vary according to side and rear buffer requirements as set forth in Article 11, with a minimum 12 foot setback when no buffer is required.
- C. Building facades shall be generally parallel to frontage property lines.
- D. Parking shall be located to the rear and/or side of the building. Side-yard parking may occupy no more than 35% of the principle frontage line and shall be buffered from the street according to the buffer requirements as set forth in Article 11. Parking shall not be placed in any side-yard abutting an intersecting street. Where dimensions of existing lots restrict parking behind

buildings, the limitations on side-yard parking may be modified.

- E. Hedges, garden walls, or knee walls may be built on property lines or as the continuation of building walls. A garden wall, hedge or knee wall minimum 2.5' in height, maximum 3.5' in height, shall be installed along any street frontage adjacent to parking areas. Knee walls should be built of brick, stone or other decorative masonry material, or should be built of wrought iron or other decorative metal.
- F. Parking areas on adjacent lots shall be connected with vehicular and pedestrian connections wherever practical.
- G. Trash containers shall be located in the rear parking area and shall be screened from the right-of-way per standards set forth in Article 11.
- H. Mechanical equipment at ground level shall be placed on the parking lot side of building away from buildings on adjacent sites and shall be screened from view per standards set forth in Article 11.



Vehicular Circulation/Pedestrian Access

- A. Main pedestrian access to the building may be from the side (indicated by the larger arrows) and shall not be from the rear. If the primary pedestrian access is from the side of the building, secondary pedestrian access must be from the front (indicated by the smaller arrow). However, primary pedestrian access to the building may be from the front.
- B. Entrance canopies (for motels, etc.) shall be oriented towards the primary street.
- C. Typical vehicular circulation movement is indicated by thin line arrows.

9.8-3 HIGHWAY BUILDING TYPE STANDARDS.

Permitted Height and Uses

- A. For buildings with flat roofs, building height shall be measured as the vertical distance from the mean elevation of the existing grade to the highest finished roof surface. The height of parapet walls is not counted in the building height calculations and may vary depending upon the need to screen mechanical equipment.
- B. For buildings with pitched roofs, building heights shall be measured as the vertical distance from the mean elevation of the finished grade to a point representing the midpoint of the peak and eave heights.
- C. Building height to the ridge may vary depending on the roof pitch.
- D. Building height is limited to 50 vertical feet. Exemption to this provision applies where the building is located within business or employment centers within the Industrial (IND) district on local streets and the building is a minimum of 300 feet from major thoroughfare(s) appearing on the approved thoroughfare plan.
- E. Permitted uses are controlled by zoning district standards.

Architectural Standards

- A. Principles:
 - 1. Building elevations fronting or visible from public streets shall be clad with masonry, wood,

stucco, or similar material. Metal paneling may not comprise a street fronting building face, exception to this provision applies where the building frontage is located within business or employment centers within the Industrial (IND) district on local streets not visible from designated thoroughfare(s) upon the approved thoroughfare plan.

2. All walls not visible from a public right-of-way may be constructed of cinder block, brick, wood or vinyl siding, or metal paneling.
3. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
4. Corners: Setback at street corners will generally replicate frontage conditions.
5. Trailers (mobile units) may not be used as permanent highway buildings. Exception to this provision applies where the building is located within business or employment centers within the Industrial (IND) district on local streets and the building is not visible from designated thoroughfare(s) upon the approved thoroughfare plan.

B. Configurations:

Two wall materials may be combined horizontally on one façade. The “heavier” material should be below the “lighter” material (i.e. brick below wood siding)

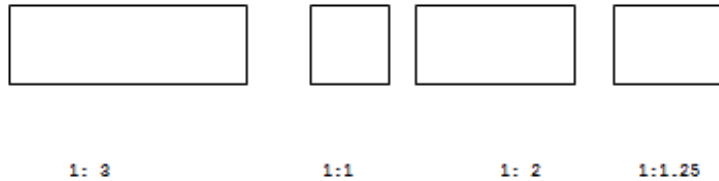
C. Techniques:

All rooftop equipment shall be screened from view from public Rights-of-way by a building material that matches the structure or is visually compatible with the structure.

9.8-4 BUILDING STANDARDS AND ANTI-MONOTONY STANDARDS FOR HIGHWAY BUILDINGS.

A. Massing and Rhythm

1. To insure a consistent scale and compatible character of each and every building, massing and rhythm shall be considered in the site design. Examples of appropriate height-to-width ratios are depicted in the diagram below. A single large dominant building mass shall be avoided in new buildings and, to the extent reasonable and feasible, in development projects involving changes to the mass of existing buildings.



Examples of height-to-width ratios.

2. Horizontal masses shall not exceed a height-width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements. Changes in mass shall be related to entrances, the integral structure, and/or the organization of interior spaces and not merely for cosmetic purposes.



Sample building with acceptable massing composition

B. Height

Building height shall be regulated in accordance with the North Carolina Building Code.

C. Scale and Roofline

1. The goal for scale is to be reiterated in regard to height. The scale of buildings must be such that street edges are defined and relate to the human proportions. This scale can be achieved through the use of architectural detailing on the first floor of buildings so that larger buildings are broken up into smaller units, by maintaining height limits, by using large picture windows along front facades and by using plantings around the buildings.
2. A range of roof forms is acceptable as long as they are compatible with the architectural character, scale, and height of surrounding buildings.

D. Fenestration

1. Fenestration includes the structural openings to buildings, including doors and windows, to intuitively guide people toward their destination and improve emergency response.
2. All buildings shall have their principle entrance opening to a street, square, plaza, or sidewalk. Access from the public sidewalk, street right-of-way or driveway to the principle structure shall be provided through an improved surface. Buildings shall comply with this standard for all buildings that provide a non-vehicular service to customers. Exempt uses include vehicle fueling stations, vehicle sales and vehicle repair.
3. The first floor of all buildings shall be designed to reduce automobile dependency and encourage pedestrian-scale activity by the use of windows and doors. These openings should be arranged so that uses are visible and/or accessible to both the sidewalk and street. A minimum of fifty percent (50%) of the length and twenty-five percent (25%) of the surface of the primary structure(s) shall be in public entrances or windows. No more than fifty (50) percent of the surface of the building shall be windows.

E. Access

1. Structures should be sited so that the primary access is from the street front sidewalk leading to the parking area.
2. All street level retail uses with sidewalk frontage shall be furnished with an individual entrance and direct access to the sidewalk in addition to any other access which may be provided.
3. Doors shall be recessed into the face of the building to prevent doors from operating outward into and/or obstructing the public sidewalk.

F. Articulation

1. To improve distinction of buildings and various building spaces along long walls viewed from sharp angles and at long distances, the following standards shall apply:
 - a. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding twenty (20) feet.



- b. All building walls must include at least two of the following:
 - i. Change in plane;
 - ii. change in texture or masonry pattern;

- iii. windows; or
 - iv. an equivalent aspect that subdivides the wall into proportions, such as an articulated base with a height no more than 10 feet.
- c. In the event that actual doors and windows are not feasible because of the nature of the use of the building, side or rear walls that face walkways should include false windows and door openings defined by the following:
- i. Frames;
 - ii. sills;
 - iii. lintels; or
 - iv. proportioned modulations of the wall.
- d. All sides, including the rear, of the building shall include materials and design characteristics consistent with those on the front.
- e. Use of inferior or lesser quality materials on side or rear walls is prohibited except for areas where public access is prohibited by the proprietor.
- f. In the event that canopies, awnings or other similar appurtenances are used, the following standards shall apply:
- i. Such appurtenances shall be constructed of materials designed to full-fill the principles of the standards herein.
 - ii. Any appurtenance may extend from the building up to eighty (80%) percent of the width of the sidewalk area or nine feet, whichever is less.
 - iii. In no case shall any such facility extend beyond the curb line of the street, nor shall it interfere with maintenance of street trees, or maintenance of street lights or street signs.
 - iv. A minimum overhead clearance of seven (7) feet from the sidewalk shall be maintained.

G. Materials

1. All exterior building material on street-facing exterior facades shall consist predominantly of brick materials, either painted or unpainted. The balance may include horizontal fiber-cement siding, stone, or concrete-based stucco. All trim materials shall be stone, cast stone, cast concrete, or painted wood. All four exterior finishes shall be constructed with similar treatments in terms of building materials. *[Amended Jan. 19, 2016 per Ord. 2016-O-01, ZTA-2015-05]*
2. Finish materials of buildings, signage, gasoline pump canopies and other accessory structures, shall be compatible with the architectural character of the principle structure(s) through compliance with the following guidelines:
 - a. all buildings, including gasoline pump canopies, shall utilize a consistent architectural style;
 - b. differing buildings, businesses, or activities within the same development may be distinguished by variations;
 - c. Sides and backs of buildings shall be as visually distinguishable as the front through the design of roof lines, architectural detailing, and landscaping features.

ARTICLE 10

Uses with Additional Standards and Conditional Uses

[Amended November 15, 2015 per Ord. 2015-O-22, ZTA-2015-04]

[Amended July 17, 2018 per Ord. 2018-O-07, ZTA-2018-03]

10.1 Uses with Additional Development Standards

10.1-1 PURPOSE. Certain uses provide services and benefits for residents of and visitors to the City of Creedmoor. The convenient location of these uses is necessary to their success and the function of the community. Due to the potential impacts of these uses, certain additional standards are necessary to ensure that they do not adversely impact neighboring uses or the community as a whole. This section identifies the uses that require additional standards and establishes the standards they must meet.

10.1-2 STANDARDS ESTABLISHED. The following Uses with Additional Standards and the standards they must meet are hereby established.

10.1-3 ACCESSORY DWELLING UNIT.

A. Zoning Districts: AG, SFR, R/MST, MSP, MS, and CIV

B. Development Standards.

1. One (1) Accessory Dwelling Unit shall be permitted only on a lot containing a single dwelling unit (the principal dwelling) and conforming accessory structures in any single family zoning district. (Temporary Health Care Structures, as defined by NCGS§ 160A-383.5, are excluded from the classification Accessory Dwelling Units and are not subject to this set of standards.)
2. The Accessory Dwelling Unit shall not be considered a separate unit for the purpose of determining minimum lot size or maximum density.
3. Home occupations shall not be located within the Accessory Dwelling Unit.
4. The maximum gross floor area for the Accessory Dwelling Unit shall be 900 SF or 40% of the gross floor area of the principal structure, whichever is less. .
5. The Accessory Dwelling Unit may be located within same structure as the principal dwelling unit or it may be a separate structure. If within the same structure as the principal dwelling unit, the Accessory Dwelling Unit may have a separate entrance. If the Accessory Dwelling Unit is located in a separate structure, the following standards shall apply:
 - a. The accessory structure housing the Accessory Dwelling Unit must be located behind the principal dwelling. On corner lots, the accessory structure housing the Accessory Dwelling Unit may be located on the corner street side of and behind the principal dwelling, but must be oriented to the front street (same orientation as principal dwelling).
 - b. Vehicular access to the Accessory Dwelling Unit shall be via the same drive that provides access to the principal structure unless the Accessory Dwelling Unit is located on a corner or through lot. If located on a corner or through lot, a secondary drive may provide access to the Accessory Dwelling Unit but the secondary drive shall not be on the same street as the drive providing access to the principal dwelling.
6. One (1) parking space shall be provided for the Accessory Dwelling Unit. The parking space shall be located in the same area as the parking provided for the principal dwelling unit unless the lot is a corner or through lot and a separate drive provides access to the Accessory Dwelling Unit.
7. The use of manufactured dwellings, mobile homes, travel trailers, campers, or similar units as an Accessory Dwelling Unit is prohibited.

8. The Accessory Dwelling Unit shall not be deeded and/or conveyed to separate and/or distinct ownership separately from the principal dwelling unit.
- 10.1-4 AUTOMOBILE/BOAT REPAIR SERVICE.
- A. Zoning Districts: MS, C 56, C 15 and IND
 - B. Development Standards.
 1. No outdoor automobile/boat work areas are to be located in front of building.
 2. All outdoor automobile/boat work areas and/or vehicle storage areas shall be screened from adjacent uses with a six (6) foot tall opaque fence and a type D buffer (see Article 11); plantings shall be on the exterior side of the fence.
- 10.1-5 AUTOMOBILE TOWING AND STORAGE SERVICE.
- A. Zoning Districts: IND
 - B. Development standards.
 1. No more than 30 automobiles shall be stored at an automobile towing and storage service at a time.
 2. The automotive storage area must be screened with a six foot tall opaque fence and a type C buffer (see Article 11); plantings shall be on the exterior side of the fence.
 3. No outdoor disassembly or salvaging is permitted.
- 10.1-6 BANK, SAVINGS AND LOAN, CREDIT UNION.
- A. Zoning Districts: MSP, MS, C 56, C 15 and TND-CD
 - B. Development standards.
 1. Drive-through facilities shall be located on a side of a building which does not abut a street.
 2. Drive-through facilities shall be screened from adjacent uses with a type D buffer (see Article 11).
- 10.1-7 BATTING CAGES, OUTDOOR.
- A. Zoning Districts: C 56 and C 15
 - B. Development standards:
 1. Fencing, netting, or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the area.
 2. Hours of operation 7:00 AM – 10:00 PM, Sunday through Thursday; 7:00 AM – midnight on Friday and Saturday.
- 10.1-8 BED-AND-BREAKFAST INN.
- A. Zoning Districts: AG, MFO, R/MST, MSP, MS, and TND-CD
 - B. Development Standards:
 1. Bed-and-Breakfast Inn establishments shall be located a minimum of 500 feet from other Bed-and-Breakfast Inn establishments. In calculating the 500 foot distance between Bed-and-Breakfast Inn establishments, measurements shall be taken from the closest property line of the existing Bed-and-Breakfast Inn establishment lot to the closest property line of the lot of the proposed Bed-and-Breakfast Inn establishment. Existing, legally established Bed-and-Breakfast Inn establishments that do not meet this separation requirement of 500 feet are permitted to expand within the subject property to the maximum limits allowed under this chapter, as long as all applicable development standards are met.
 2. The owner or manager shall reside on the property full time.
 3. Accessory structures shall not be utilized for guest accommodation purposes as part of a Bed-and-Breakfast Inn establishment
 4. The length of stay of any guest shall not exceed seven (7) consecutive calendar days.
 5. Off-street parking shall be provided as required by Article 12 of this Ordinance. Parking shall be located on the same lot on which the Bed-and-Breakfast Inn establishment is located, at

the rear of the lot and screened with a type C buffer (see Article 11) from adjacent properties and from the street.

6. Signage shall be limited to a single sign, subject to the regulations of Article 17. The sign shall be located in the front yard and, if lit, shall be indirectly lighted.
7. Exterior lighting shall be residential in nature and shall not be directed towards adjacent properties.
8. Activities and functions at the Bed-and-Breakfast Inn establishment shall be provided for overnight guests only.
9. The construction and operation of the Bed-and-Breakfast Inn establishment shall comply with N.C. State Building Code and other State mandated requirements.

10.1-9 CAR WASH.

A. Zoning Districts: C 56, C 15, and IND

B. Development standards:

1. Building(s) shall be at least 75 feet from any interior side or rear property line which adjoins property zoned for residential or mixed use. A minimum six foot high opaque fence and a type A buffer shall be provided adjacent to all property zoned for residential uses, with the plantings on the exterior side of the fence.
2. All washing operations shall be contained in a building.
3. Specific areas shall be provided for the manual drying, waxing, polishing and vacuuming of vehicles where these services are offered on the site. These areas shall not conflict with on-site circulation patterns.
4. The outdoor service area of a car wash shall be placed and screened in accordance with the standards for on-site parking.
5. Hours of operation shall be between 8:00 a.m. and 8:00 p.m. when directly adjoining developed residentially zoned property.
6. Adequate provision shall be made for the safe and efficient disposal and/or recycling of waste products and runoff.

10.1-10 CEMETERY OR MAUSOLEUM.

A. Zoning Districts: AG, MFO, C 56, C 15, and TND-CD

B. Development standards:

1. A minimum of three (3) contiguous acres shall be required to establish a cemetery or mausoleum not located on the same tract of land as a religious institution.
2. Principal access must be from a collector street or higher capacity street.
3. Tombstones, crypts, monuments, burial plots and mausoleums must be located at least 25 feet from any street right-of-way or 16 feet from abutting property.

10.1-11 RELIGIOUS INSTITUTION.

A. Zoning Districts: AG, MFO, SFR, R/MST, MSP, MS, CIV, C 56, C 15 and TND-CD

B. Development standards:

1. Exterior lighting shall be directed or screened so as to protect the privacy of the private living areas and associated open spaces of adjacent residential properties. All exterior lighting shall be full cut-off fixtures.
2. Accessory uses such as institution offices, related dwelling units, parking lots, family life centers, multi-purpose facilities, outdoor recreational facilities, cemeteries, mausoleum, and day care centers on the same site or sites contiguous to the principal use shall be permitted wherever religious institutions are permitted. Similar uses on non-contiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and be regulated as such. Tombstones, crypts, monuments, burial plots and

mausoleums in accessory cemeteries shall be located at least 25 feet from any street right-of-way or 16 feet from abutting property.

3. Religious institution accessory uses which are not permitted as principal uses in a zoning district shall adhere to the following restrictions:
 - a. No merchandise or merchandise display shall be visible from outside the building; and
 - b. Signage shall be limited to a single sign, subject to the regulations of Article 17. The sign shall not be located in the front yard and, if lit, shall be indirectly lighted.
4. Except as noted in subsection 10.1-11(B)4., above, accessory uses not permitted as principal uses (including television stations, radio stations, and/or sports complexes) are prohibited.
5. Application for a zoning permit shall include a comprehensive site plan that addresses the required standards for the main site and all abutting holdings.

10.1-12 CLUB OR LODGE.

- A. Zoning Districts: AG, MSP, MS, CIV, C 56, C 15 and TND-CD
- B. Development Standards
 1. Building(s) must conform to a building type permitted in the zoning district.
 2. Activities and events at the club or lodge shall occur between the hours of 8:00 AM and 1:00 AM.
 3. Access shall be from a collector or higher capacity street.

10.1-13 COUNTRY CLUB WITH GOLF COURSE.

- A. Zoning Districts: AG, C 56, C 15 and TND-CD
- B. Development standards:
 1. Building(s) must conform to a building type permitted in the zoning district.
 2. Parking shall be screened from residential uses and/or districts with a type C buffer (see Article 11).
 3. Exterior lighting shall be directed or screened so as to protect the privacy of the private living areas and associated open spaces of adjacent residential properties. All exterior lighting shall be full cut-off fixtures.

10.1-14 DAY CARE CENTER FOR CHILDREN OR ADULTS (6 OR MORE).

- A. Zoning Districts: AG, MSP, MS, CIV, C 56, C 15, TND-CD and as an Accessory Use in the IND
- B. Development standards:
 1. A Day Care Center must meet a permitted building and lot type for the district in which it is to be located.
 2. Day Care Centers for children must provide play space in accordance with the regulations of North Carolina Health and Human Services. The outdoor play space must be enclosed on all sides by building, and/or permitted types of walls or fences; it may not include driveways, parking areas, or land otherwise unsuited for children's play space; play space may not be in the established front yard.
 3. There is no limit on the hours of operation of a Day Care Center, but it shall not serve any client on a continuous 24-hour basis.

10.1-15 DAY CARE CENTER, HOME OCCUPATION FOR LESS THAN 6 PERSONS.

- A. Zoning Districts: AG, MFO, SFR, R/MST, MSP, MS, CIV, C 56, C 15, IND and TND-CD
- B. Development standards:
 1. The Day Care Center, Home Occupation operation must be located within the residential dwelling unit occupied by the operator of the service. Preschool instruction and daytime care is limited to 6 persons not related to the operator.
 2. Day Care Center, Home Occupations for children shall provide play space in accordance with the regulations of the North Carolina Department of Health and Human Services.

3. Outdoor play space must be fenced or otherwise enclosed on all sides and may not include driveways, parking areas, or land otherwise unsuited for children's play space; it is prohibited in any established building setback from a street.
4. No chain link fences shall be permitted in the front yard. Chain link and similar fencing materials located in the side and rear yards shall be planted on the exterior side with evergreen shrubs minimum 3 feet in height and 6 feet on center at installation, or be obscured by a comparable screening treatment.
5. A Day Care Center, Home Occupation must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling; all building and lot standards for residential dwellings shall be maintained.
6. There are no specific limitations on the hours of operation of a Day Care Center, Home Occupation.

10.1-16 DORMITORY.

- A. Zoning Districts: CIV
- B. Development standards:
 1. Must be located on the campus of secondary or post-secondary school.
 2. The dormitories must be administered and/or managed by the secondary or post-secondary school on whose campus they are located.
 3. Buildings shall comply with the building type standards permitted in the Civic District.

10.1-17 DRIVE-THROUGH WINDOW AS ACCESSORY USE.

[Amended Sept. 15, 2014 per Ord. 2014-O-07]

- A. Zoning Districts: MS, CIV, C 56, and C 15
- B. Development standards:
 1. Drive-through service window, stacking lane(s), and circulation are prohibited in the established front setback of the principal building, or in an established side yard which abuts a street.
 2. Drive-through service window, stacking lane(s), and circulation are treated as components of on-site parking for the purposes of buffering.
 3. The length of on-site stacking lane(s), taken together, shall be a maximum of 200 feet if window access is provided directly from a major or minor arterial; a maximum of 100 feet if window access is provided directly from a street of lesser capacity.
 4. The drive-through lane(s) must be distinctly marked by special striping, pavement markings, or traffic islands. A separate circulation drive must be provided for passage around and escape from the outermost drive-through service lane.
 5. Buffering is not required for walk-up service accessories such as depositories and ATM's.
 6. One drive-through service window and/or automated service device may be permitted.
 7. (Optional). Drive-through service windows and/or automated devices shall be mitigated by the provision of one (1) electric vehicle charging device per window and/or device to mitigate the air quality impact of a motor vehicle at idle.

10.1-18 GOLF COURSE (SEE COUNTRY CLUB WITH GOLF COURSE).

10.1-19 GOLF DRIVING RANGE.

- A. Zoning Districts: AG, C 56, C 15 and TND-CD
- B. Development standards:
 1. Fencing, netting, or other control measures shall be provided around the perimeter of the driving range to prevent balls from leaving the area unless on-site buffering is provided to prevent balls from entering any adjacent and/or occupied and/or improved property.
 2. The hours of operation will be no earlier than 8:00 a.m. and no later than 11:00 p.m.

10.1-20 GO-CART RACEWAY.

- A. Zoning Districts: IND
- B. Development Standards:
 1. A minimum separation of 30 feet, fully vegetated, shall be provided between any use area and any abutting property line. The vegetation shall form a permanent semi-opaque screen between the use area and adjacent property.
 2. Any use area shall be located a minimum of 200 feet from any residential or mixed use district.
 3. The site shall be screened from view at street(s) within 200 feet of the use area by a masonry wall or a solid wood fence, planted on the exterior side with a semi-opaque vegetative screen with expected height of at least 8 feet at maturity; if security fencing of chain link or similar material is provided, it shall be placed on the interior side of the vegetation and wall or fence.
 4. The hours of operation will be no earlier than 8:00 a.m. and no later than 11:00 p.m.

10.1-21 HOME OCCUPATION.

- A. Zoning Districts: AG, MFO, SFR, R/MST, MSP, MS, CIV, C 56, C 15, and IND
- B. Development standards:
 1. No display of goods, products, or services, or other advertising shall be visible from outside the dwelling, except that home occupations shall be allowed one pole sign in accordance with the provisions of Article 17, and such sign shall not be illuminated.
 2. Home occupations shall be principally conducted by residents of the dwelling. However, a maximum of one full-time equivalent non-resident of the dwelling may be employed as part of the home occupation.
 3. On premise retail sales shall not be a component of the home occupation.
 4. A maximum of 25 percent of the gross floor area of the dwelling unit may be used for the home occupation. If the home occupation is housed in an accessory structure, the square footage of the accessory structure shall not exceed 25 percent of the square footage of the principal structure (home).
 5. Only one vehicle principally used in connection with the home occupation shall be parked or stored on premise. Such a vehicle shall not display any signage designed to be visible beyond the property boundaries.
 6. No equipment or process shall be used in connection with the home occupation that creates noise, vibrations, glare, fumes, odors, or electrical interference off premises.
 7. In addition to required parking as stipulated in Article 12, one additional off street parking space shall be provided for use in conjunction with the home occupation.
 8. Instruction in music, dancing, art, or similar subjects shall be limited to no more than five (5) students at one time.
 9. The home occupation shall not materially increase the traffic that is found in its vicinity when the use is not in operation.

10.1-22 UNREGISTERED MOTOR VEHICLE STORAGE AS ACCESSORY USE.

- A. Zoning Districts: AG, MFO, SFR, C56, C15, IND
- B. Development standards:
 1. Any vehicle meeting the definition of "motor vehicle, junked" shall be stored or placed in the side or rear yard of the property in such a manner so as to be totally screened from view from any street and/or from any adjacent residential, mixed use, or civic zoned property. Total screening shall be provided by placement of the vehicle behind a building and/or by plant materials, fences, berms, or a combination thereof with a minimum height of six (6) feet.

2. Open storage of more than one such vehicle shall require classification as a junkyard, salvage yard, auto parts use and shall meet the conditions for such use as set forth elsewhere in this Article.
 3. More than one such vehicle may be stored within a completely enclosed building.
- 10.1-23 KENNEL OR PET GROOMING WITH OUTDOOR PENS OR RUNS.
- A. Zoning Districts: AG and IND
 - B. Development standards:
 1. The pens, runs, and/or other facility for the outdoor containment of animals shall be at least 250 feet from abutting property located in a residential or mixed use district.
 2. The pens, runs, and/or other facility for the outdoor containment of animals shall be buffered from abutting property in a residential or mixed use district with a type B buffer (see Article 11).
- 10.1-24 MULTI-FAMILY DEVELOPMENT IN SINGLE FAMILY AREA.
[Amended Nov. 21, 2017 per Ord. 2017-O-18, ZTA-2017-03]
- A. Zoning Districts: R/MST, MSP, MS, and TND-CD
 - B. Development standards:
 1. The multi-family development shall not exceed a total of seventy-two (72) dwelling units.
 2. The maximum permitted density for the multi-family development shall be twenty-four (24) units per acre.
 3. The permitted building and lot types for the multi-family development in a single family area shall be the detached house and the attached house building and lot types.
 4. All parking for the multi-family development shall be located behind the building. The parking area shall be screened from adjacent properties and from the street with a minimum of a type C buffer (see Article 11).
- 10.1-25 NURSING HOME, ASSISTED LIVING.
- A. Zoning Districts: AG, MSP, MS, CIV, C 56, C 15
 - B. Development standards:
 1. The facility shall provide centrally located shared food preparation, food service, and dining areas.
 2. Common recreation, social, and service facilities shall be provided at a minimum rate of thirty (30) square feet per dwelling unit or per rooming unit.
 3. All facilities shall be solely for the use of residents and their guests.
 4. Facilities for administrative services and limited medical services for the exclusive use of the resident shall be located on the site.
- 10.1-26 PARKS AND RECREATION FACILITY, PUBLIC.
- A. Zoning Districts: AG, MFO, SFR, R/MST, MSP, MS, CIV, C 56, C 15 and TND-CD
 - B. Development standards:
 1. Overflow parking (in addition to required parking) must be designed on the site plan and be kept available to handle all traffic from special events such as softball tournaments and outdoor concerts.
 2. All parks greater than ten (10) acres shall have primary access to a collector or higher capacity street.
 3. Lighting, with the exception of lighting for ball fields and tennis courts, shall be full cut-off fixtures.
- 10.1-27 BINGO, BEACH BINGO, OR RAFFLE.
- A. Zoning Districts: AG, C 56, C 15 and CIV
 - B. Development standards:

1. Any Bingo, Beach Bingo, or Raffle conducted within the City of Creedmoor or inside the city's planning jurisdiction shall be conducted in compliance with NCGS§ 14-309.5 through NCGS§ 14-309.15.
2. Raffles shall not be conducted in conjunction with Bingo.
3. Raffles shall be limited to two (2) per non-profit organization per year.
4. Only charitable, non-profit causes may conduct raffles or operate Bingo games.
5. No "Beach Bingo" (as defined in NCGS§ 14-309.14) shall be held in conjunction with any other lawful bingo game, with any "promotional bingo game," or with any offering of an opportunity to obtain anything of value, whether for valuable consideration or not.
6. Any exempt organization operating a Bingo game which is open to persons other than members of the exempt organization, their spouses, and their children, shall make such games open to the general public.
7. A license to operate shall be obtained from the NC Department of Safety. Forms shall be obtained from the Department and the required two-hundred dollar (\$200.00) fee shall be paid to the state.
8. A copy of both the application and the issued license shall be furnished to the City of Creedmoor Police Department and shall be on file prior to the event where Bingo is to be conducted.
9. One member of the organization hosting the games is required to serve as "operator."
10. The exempt organization shall not contract with any person to conduct Bingo games or to manage any raffle.

10.1-28 SCHOOL, ELEMENTARY OR SECONDARY.

- A. Zoning Districts: CIV
- B. Development standards:
 1. Minimum lot size:
 - a. Kindergarten (only): One acre.
 - b. K-12: Two acres.
 2. Minimum setback standards:
 - a. Front: Twice that for permitted uses in the respective zoning district.
 - b. Side: 25 feet.
 - c. Rear: 25 feet.
 3. Building type shall be civic building.
 4. Parking and active recreation areas shall not be located within the required building setbacks.
 5. Primary access shall be provided from arterial streets. Local residential streets shall not be used for primary access.
 6. Site lighting shall be full cut-off fixtures.

10.1-29 SWIM AND TENNIS CLUB.

- A. Zoning Districts: AG, SFR, MSP, CIV, C 56, C 15 and TND-CD
- B. Development standards:
 1. The minimum area shall be two (2) acres. The minimum area shall be one (1) acre if located as part of a common area within a development.
 2. There shall a minimum fifty (50) foot separation (distance) between clubhouse, swimming pool, lighted tennis court, or athletic field and any adjacent residentially-zoned property.
 3. Outdoor swimming pools shall be protected by a fence as required under the North Carolina Building Code.
 4. Site lighting shall be full cut-off fixtures.

10.1-30 TEMPORARY STRUCTURE.

- A. Zoning Districts: See Article 15
- B. Development standards: See Article 15

10.1-31 VETERINARY SERVICE WITH OUTDOOR KENNELS.

- A. Zoning Districts: AG, C 56, C 15 and IND
- B. Development standards:
 - 1. The pens, runs, and/or other facility for the outdoor containment of animals shall be at least 250 feet from abutting property located in a residential or mixed use district.
 - 2. The pens, runs, and/or other facility for the outdoor containment of animals shall be buffered from abutting property in a residential or mixed use district with a type B buffer (see Article 11).

10.1-32 WIRELESS TELECOMMUNICATION FACILITIES, MICRO WIRELESS AND SMALL CELL WIRELESS.

[Amended August 27, 2013 per NC Session Law 2013-185]

[Amended February 20, 2018 per NC Session Law 2017-159]

- A. Zoning Districts: All zoning districts
- B. Types of Micro and Small Wireless Facilities. The General Statutes provide exceptions to the standards in the UDO for small and micro wireless facilities located in public rights-of-way (PROW). Small and/or micro wireless facilities (i) located outside the PROW or (ii) not meeting the dimensional standards of the definition of “Micro Wireless Facility” and “Small Wireless Facility” in Art. 3 must comply with the general Development Standards for Telecommunications Towers. The types of wireless facilities referred to in the previous sentence are called Microcellular wireless telecommunication facilities (“Micro Cells”) for convenience.
- C. Development Standards for Micro Cells:
 - 1. Microcellular wireless telecommunication facilities are permitted on buildings and other existing structures (other than off-premise signs) which do not require an increase in height to accommodate the facility. Electric distribution poles may be extended in height in the Single Family Residential (SFR), Traditional Neighborhood Development Conditional District (TND-CD) [single family residential portions only] or Residential Main Street Transitional (R/MST) zoning districts to 50 feet including the antenna. Such extensions shall qualify as an existing structure for purposes of this section. In all other zoning districts, electric distribution poles (including antennas) may be extended to 60 feet in height.
 - 2. All antennas associated with microcellular wireless telecommunication facilities mounted on a building or other existing structure (other than a utility pole) shall be flush-mounted against the side of the building or structure and camouflaged to match or complement the color and architectural treatment of the surface on which they are mounted.
 - 3. Antennas associated with a microcellular wireless telecommunication facility mounted on a utility pole must be mounted atop the pole or flush mounted against the sides of the pole, and shall be colored to match or complement the color of the utility pole and shall be mounted in as unobtrusive a manner as possible.
 - 4. Antennas associated with a microcellular wireless telecommunication facility may not be co-located on a tower or other support structure used by an amateur radio operator.
 - 5. Equipment enclosures associated with microcellular wireless telecommunication facilities mounted on a building or other existing structure (other than a utility pole) shall be mounted inside the building or structure, attached to an exterior surface, or placed underground or on a concrete pad on the ground outside the building or structure. If mounted on an exterior surface, the enclosures shall be colored or camouflaged to match or complement the color

- and architectural treatment of the surface on which they are mounted. If placed on a concrete pad on the ground, the enclosures shall be screened so as to make them unobtrusive.
6. Equipment enclosures associated with a microcellular wireless telecommunication facility mounted on a utility pole, must be mounted on the utility pole; provided, however, if combiners are used to allow co-location by sharing of an antenna or antenna array and pole-mounting of equipment enclosures cannot be accommodated on the pole, the combiner and additional equipment enclosures may be placed underground or on a concrete pad on the ground. If placed on a concrete pad on the ground, such additional equipment enclosures shall be screened so as to make them unobtrusive.
 7. All cabling and wiring connecting antennas, equipment enclosures, and other components of a microcellular wireless telecommunication facility shall be colored or concealed in a manner as to render them unobtrusive.
 8. Microcellular wireless telecommunication facilities located in a local historic district or on a historic landmark shall require a certificate of appropriateness from the historic resources commission.
 9. Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.
 10. A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each such wireless service provider's FCC license. If FCC licenses have previously been filed with the City in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.
 11. As part of its application each applicant for a microcellular wireless telecommunication facility shall be required to execute a standard maintenance/removal agreement binding the applicant and its successors and assigns to maintain properly the exterior appearance of and ultimately remove the facility upon abandonment or cessation of operations. Such agreement shall require the applicant to pay all costs for monitoring compliance with, and enforcement of, the agreement and to reimburse the City for all costs it incurs to perform any work required of the applicant by the agreement that the applicant fails to perform. A \$5,000.00 cash bond, or other security acceptable to the City, shall be required in conjunction with the maintenance/removal agreement. The applicant and its successors and assigns shall be required to continue such bond or other security until such time as the facility has been removed and all other requirements of its maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.
 12. Abandoned or unused wireless telecommunication facilities shall be removed within 180 days of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the City shall give 30 days' written notice of its intention to do so to the permittee at its last known address.
 13. Reserved.
- D. Development Standards for Small Wireless Facilities in the PROW.

1. Small/micro wireless facilities meeting the definitions in Art. 3 are excepted from the Development Standards in sub-sections C. 1., 3., 5., 7., 10., 11., and 12 if the facilities (i) meet the height requirement of Table 1 and are located (ii) in City-owned rights-of-way or (iii) outside of the rights-of-way on property that is not zoned Single Family Residential (SFR), Traditional Neighborhood Development Overly (TND-CD) [single family residential portions only] or Residential Main Street Transitional (R/MST).

Table 1: Small Wireless Facility Height Requirements

<i>New, modified or replacement utility pole Town utility pole (Height in Feet)</i>	<i>Height of small wireless facility above utility pole, wireless support structure or Town utility pole</i>	<i>Total Height (in feet)</i>
50 above ground level	10 feet	60

EXCEPTION for properties zoned SFR, TND-CD [single family residential only] or R/MST where utilities are underground: New modified or replacement utility poles, City utility poles and wireless support structures may be no taller than 40 feet.

2. Exceptions to 10.1-32:
For facilities meeting the requirements of sub-section D.1 above, no application, permit or fee is required under the zoning ordinance for:
 - (i) Routine Maintenance or
 - (ii) The replacement of small wireless facilities with small wireless facilities or
 - (iii) Installation, placement, maintenance or replacement of micro wireless facilities that are suspended between existing utility poles or City utility poles or
 - (iv) Communication services providers authorized to occupy City rights-of-way who are paying taxes under N.C. Gen. Stat. § 105-164.4 (a) (4c) or (6).
3. City may deny an application only on the basis that it does not meet any of the following:
 - (i) the City's applicable codes;
 - (ii) local code provisions or regulations that concern public safety, objective design standards for decorative utility poles, town utility poles, or reasonable and nondiscriminatory stealth and concealment requirements, including screening or landscaping for ground-mounted equipment;
 - (iii) public safety and reasonable spacing requirements concerning the location of ground-mounted equipment in a right-of-way;
4. The application must include a sworn, notarized attestation that the small wireless facilities collocated on utility poles, City utility poles, or wireless support structures shall be:
 - (i) Activated for use by a wireless services provider to provide service no later than one year from the permit issuance date, and
 - (ii) Collocation shall commence within six months of the permit issuance date, and
 - (iii) If not, the permit may be revoked.
5. Applicants may file a consolidated application for no more than 25 separate facilities and receive a permit for the collocation of all the small wireless facilities meeting the requirements of this Ordinance. City may remove small wireless facility collocations from a consolidated application and treat separately small wireless facility collocations (i) for which incomplete information has been provided or (ii) that are denied. The City may issue a separate permit for each collocation that is approved.
6. a. Wireless services providers are required to remove an abandoned wireless facility within 180 days of abandonment. Should the wireless services provider fail to timely remove the abandoned wireless facility, the Town may cause such wireless facility to be removed and may recover the actual cost of such removal, including legal fees, if any, from the wireless services provider. For purposes of this subsection, a wireless facility shall be deemed abandoned at the earlier of the date that the wireless services provider indicates that it is abandoning such facility or the date that is 180 days after the date that such wireless facility ceases to transmit a signal, unless the wireless

services provider gives the Town reasonable evidence that it is diligently working to place such wireless facility back in service.

b. This section applies to rights-of-way controlled by the N.C. Dept. of Transportation and the City..

10.1-33 WIRELESS TELECOMMUNICATION FACILITY, CONCEALED.

[Amended August 27, 2013 per NC Session Law 2013-185]

A. Zoning Districts: All zoning districts.

B. Development standards:

1. Concealed wireless telecommunication facilities are permitted on buildings and alternative structures (other than off-premise signs and telecommunication towers).
2. For purposes of this section, antennas mounted on an electric transmission tower shall qualify as a concealed wireless telecommunication facility provided antennas associated with such a facility do not extend more than ten feet above the top of the supporting structure nor more than two feet from the sides of the structure. Equipment enclosures associated with such a facility may be mounted on the structure or placed underground or on the ground. If placed on the ground, equipment enclosures shall be placed on a concrete pad and screened so as to make them unobtrusive.
3. For purposes of this section, antennas mounted on an electric distribution tower, street lighting pole or traffic light pole shall qualify as a concealed wireless telecommunication facility provided antennas associated with such a facility do not extend more than ten feet above the top of the supporting structure nor more than two feet from the sides of the structure, and equipment enclosures associated with the facility occupy less than 60 cubic feet. Equipment enclosures associated with such a facility may be mounted on the structure or placed underground or on the ground on a concrete pad. Electric distribution poles may be extended in height in R/MST zoning district to the lesser of 20 feet above the vegetative canopy in the vicinity of the site as determined by the Planning, Zoning and Subdivision Administrator or 80 feet in height. Such extensions shall qualify as an existing structure for purposes of this section. Such height extensions of electric distribution poles shall only be permitted if no other distribution pole within 1,320 feet of the proposed site has been extended in height above the average pole height on the same distribution line as documented by the utility owning such poles.
4. Panel antennas associated with concealed wireless telecommunication facilities may not exceed eight feet in height. If flush-mounted on the side of a building or alternative structure, antennas shall be camouflaged to match or complement the color and architectural treatment of the surface. Antennas extending above the roof line of a building shall be concealed behind an RF-transparent parapet wall or facade which is camouflaged to match or complement the color and architectural treatment of the building or structure. Such parapet walls or facades shall not extend more than ten feet above the roof line. Where a parapet wall is at least eight feet in height, omnidirectional (whip-type) antennas may extend above the parapet wall by a distance equal to the height of the parapet wall.
5. Antennas associated with a concealed wireless telecommunication facility may not be co-located on a tower or other support structure used by an amateur radio operator.
6. Electronic equipment associated with concealed wireless telecommunication facilities may be placed inside a building or, if placed on a rooftop, all equipment enclosures shall be mounted behind a parapet wall or facade which is camouflaged to match or complement the color and architectural treatment of the building. If placed on the ground on a concrete pad, except as provided in subsection 10.1-33.B (4) above, equipment enclosures shall be screened so as to make them unobtrusive.

7. All cabling and wiring connecting antennas, equipment enclosures, and other components of concealed wireless telecommunication facilities shall be colored or concealed in a manner as to render them unobtrusive.
8. Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.
9. Applicants for concealed wireless telecommunication facilities shall first be encouraged to consider properties owned by the City or Granville County, or instrumentalities thereof, before considering private properties. Public properties shall be subject to the same restrictions and standards of appropriateness as private properties. All such public agencies or instrumentalities shall retain discretion as to whether to make a specific property available for wireless telecommunication facilities and to make determinations with respect to site capacity, aesthetics, or suitability of such facilities.
10. A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each such wireless service provider's FCC license. If FCC licenses have previously been filed with the City in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.
11. As part of its application, each applicant for a concealed wireless telecommunication facility shall be required to execute a standard maintenance/removal agreement binding the applicant and its successors and assigns to maintain properly the exterior appearance of and ultimately remove the facility within 180 days of the abandonment or cessation of operations of the facility. Such agreement shall require the applicant to pay all costs for monitoring compliance with, and enforcement of, the agreement and to reimburse the City of Creedmoor for all costs it incurs to perform any work required of the applicant by the agreement that it fails to perform. A \$5,000.00 cash bond, or other security acceptable to the City, shall be required in conjunction with the maintenance/removal agreement. The applicant and its successors and assigns shall be required to continue such bond or other security until such time as the facility has been removed and all other requirements of the maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.
12. Abandoned or unused wireless telecommunication facilities shall be removed within 180 days of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the City shall give 30 days' written notice of its intent to do so to the permittee at its last known address.
13. Reserved.

10.1-34 WIRELESS TELECOMMUNICATION FACILITY, CO-LOCATED.

[Amended August 27, 2013 per NC Session Law 2013-185]

- A. Zoning Districts: All zoning districts.
- B. Development Standard:
 1. Application fees for a co-located wireless telecommunication facility shall be as established by the City of Creedmoor.

2. Wireless telecommunication facilities may be co-located on any structure which hosts one or more existing permitted and approved wireless telecommunication facilities provided, however, that the proposed co-located wireless facility must meet equipment enclosure and antenna size restrictions for the type of facility and zoning district in which the existing facility was approved (i.e., microcell and concealed wireless telecommunication facilities). The structure on which the wireless telecommunication facilities are to be located may be improved, rehabilitated, or altered structurally to accommodate the proposed co-location, provided that the height of a nonconforming structure is not increased and provided further that the proposed co-location complies with all other requirements of this chapter and other applicable laws and regulations.
3. Where co-location is proposed by use of a combiner (allowing two or more commercial wireless service providers to share a common antenna or antenna array), an equipment enclosure which houses only the combiner and amplifiers may exceed the maximum permitted dimensions for other types of equipment enclosures up to a maximum of 70 cubic feet.
4. Antennas associated with a co-located wireless telecommunication facility may not be co-located on a tower or other support structure used by an amateur radio operator.
5. Co-located wireless telecommunication facilities shall be designed to meet the following standards:
 - a. Use of dual-band/multi-band antennas (to allow sharing of antennas or antenna arrays by wireless providers using different frequency bands) or by using combiners (to allow antenna sharing by users of the same frequency band) is encouraged in order to minimize the height of support structures and the visual impact of multiple co-located antennas or antenna arrays.
 - b. Antennas associated with a co-located wireless telecommunication facility shall be mounted so as to present the smallest possible silhouette, profile, or cross-section. Preferred antenna mounting scenarios are, in order of descending preference:
 - i. Compact dual-polarized antennas in a cylindrical unicell arrangement extending less than two feet from the structure, and mounted atop the tower;
 - ii. Panel antennas flush-mounted against the tower; and
 - iii. Antennas mounted at the end of straight or curved davit arms or brackets extending from the sides of the tower.
 - c. No co-located wireless telecommunication facility located on a telecommunication tower shall have constructed thereon, or attached thereto in any way, any platform, catwalk, crow's nest, triangular framework, or like structures or equipment, except during periods of construction or repair. Curved or straight davit arms or brackets used for antenna mounting shall be connected to the tower at the base of the arms or brackets only and such arms or brackets (and any antennas or hardware mounted thereon) shall not be physically interconnected with any similar arm or bracket.
 - d. All equipment enclosures and other improvements accessory to a co-located wireless telecommunication facility shall be architecturally designed to blend in with the surrounding environment and shall be maintained in good appearance and repair. No equipment enclosure shall exceed 12 feet in height. Ground mounted equipment shall be screened from view with a row of evergreen trees and/or shrubs planted in a landscape strip with a minimum width of five feet, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood.

- e. Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.
 - f. Equipment enclosures and other improvements shall be enclosed within a security fence consisting of chain link fencing at least eight feet in height. The fence may be topped with barbed wire. The Planning, Zoning and Subdivision Administrator may require as a condition of approval that the fencing be screened by appropriate landscaping or other means, or may waive or modify the fencing requirement if he/she determines that doing so will enhance the overall appearance of the facility without any compromise in safety or security.
 - g. Signage at any ground-based portion of a co-located wireless telecommunication facility site shall conform to the following provisions:
 - i. A sign listing the name of the wireless telecommunication service provider operating the site, the site name or number and an emergency telephone number shall be posted at or near the entrance to the site so as to be readily visible to persons outside the site's security fencing.
 - ii. Equipment hazard warning and informational signs are permitted.
 - iii. The posting of any other signs or advertising is prohibited at any wireless telecommunication facility or upon any telecommunication tower.
6. A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each such wireless service provider's FCC license. If FCC licenses have previously been filed with the City in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.
7. As part of its application, each applicant for a co-located wireless telecommunication facility shall be required to execute a standard maintenance/removal agreement binding the applicant and its successors and assigns to maintain properly the exterior appearance of and ultimately remove the co-located facility within 180 days of the abandonment or cessation of operations of the co-located facility. Such agreement shall require the applicant to pay all costs for monitoring compliance with, and enforcement of, the agreement and to reimburse the City of Creedmoor for all costs it incurs to perform any work required of the applicant by the agreement that it fails to perform. A \$5,000.00 cash bond, or other security acceptable to the City, shall be required in conjunction with the maintenance/removal agreement when a separate equipment shelter is constructed to house the equipment for the co-located wireless telecommunication facility. A \$3,000.00 cash bond, or other security acceptable to the City, shall be required in conjunction with the maintenance/removal agreement when the equipment for the co-located telecommunications facility is housed in an existing equipment shelter. The applicant and its successors and assigns shall be required to continue such bond or other security until such time as the co-located facility has been removed and all other requirements of the maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.
8. Abandoned or unused wireless telecommunication facilities shall be removed within 180 days of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless

telecommunication facility pursuant to this provision, the City shall give 30 days' written notice of its intention to do so to the permittee at its last known address.

9. Co-located wireless telecommunication facilities shall not be constructed unless the facility owner has general liability coverage of at least \$1,000,000.00. The owner of a co-located wireless telecommunication facility shall provide the City with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the City 30 days prior to the cancellation, modification or failure to renew the insurance coverage required.
10. Modifications shall be permitted upon existing telecommunications tower facilities as of October 1, 2013 provided they do not exceed any of the following criteria:
 - a. Increase in vertical height of the greater of either: 1) ten percent (10%), or 2) the height of one additional antennae array with separation from the nearest existing array of not more than twenty (20) vertical feet; provided the maximum height of 200 vertical feet is not exceeded.
 - b. Addition of an appurtenance protruding the greater of either: 1) more than twenty (20) feet, or 2) more than the width of the wireless support structure at the elevation of the appurtenance, unless:
 - i. necessary to shelter an antenna, and/or
 - ii. necessary to connect the antenna to the tower via cable
 - c. Increasing the square footage of the existing equipment compound by more than 2,500 square feet; provided all applicable minimum yard area, buffering and screening provisions are maintained.
11. Reserved.

10.1-35 PAWNSHOP OR USED MERCHANDISE STORE.

[Amended May 28, 2013 per Ordinance 2013-O-08]

- A. Zoning Districts: MS
- B. Development standards:
 1. The owner shall comply with all applicable portions of NCGS Chapter 66, Article 45, Part 1: Pawnbrokers and Cash Converters.
 2. Hours of operation: 8:00 A.M. until 8:00 P.M.
 3. No outdoor storage or display of merchandise or goods.
 4. No "unsightly window display" of appliances, tools, or housewares.
 5. No firearm sales or trades on premises.
 6. No window tinting.
 7. Five hundred (500) feet of separation between pawnshops, measured in a straight line between front door entrances (inclusive of rights of way).
 8. No pornographic or sexually explicit material sales on site.

10.1-36 BOARDING HOUSE.

- A. Zoning Districts: R/MST and MSP
- B. Development standards:
 1. A minimum of four (4) off-street parking spaces shall be provided for the principal dwelling. The Planning Department may approve an exception to this requirement if the property owner provides written verification that the occupants of the sleeping room(s), due to age or disability, will not have vehicles on-site.
 2. No more than two (2) vehicles owned by the boarder(s) of each room shall be permitted, and all vehicles on-site shall be parked off-street.
 3. All parking provided for a boarding house shall meet the requirements of this Ordinance unless otherwise permitted.

4. Each rental room shall house no more than two (2) persons.

10.2 Conditional Uses

10.2-1 PURPOSE. Certain uses may wish to locate in the City of Creedmoor and its area of jurisdiction, which, due to their size and/or operation, have impacts that could adversely impact neighboring uses or the community as a whole. Due to the potential impacts of these uses, they must meet certain conditions to ensure that they do not adversely impact neighboring uses or the community as a whole. This section identifies the uses that require conditions and establishes the conditions they must meet. A Conditional Use Permit must be granted for these uses in accordance with the procedures set forth in Article 7.

10.2-2 CONDITIONAL USES ESTABLISHED. The following Conditional Uses and the conditions they must meet are hereby established.

10.2-3 ADULT USE.

A. Zoning Districts: IND

B. Conditions:

1. No lot containing an adult use shall be located within a 1,200 foot radius of any lot containing another adult use.
2. No lot containing an adult use shall be located within a 1,200 foot radius of any residential or mixed use zoning district.
3. No lot containing an adult use shall be located within a 1,200 foot radius of any dwelling unit, church or place of worship, school, library, licensed child care center, public recreation center, or public park, or playground.
4. The required distance shall be measured from the closest edge of the property occupied by an adult use to the closest edge of the property occupied by a protected use, zone, or by another adult use. Provided, however, that an adult use is located in a multi-tenant facility, the distance shall be measured from the closest edge of the portion of the facility occupied by such use.
5. No more than one adult establishment may be located within the same structure or on the same lot.
6. In the interest of public health and safety, mini-motion picture booths shall be constructed without doors, and shall orient the customer entrance of each booth toward the principal sales counter.
7. Except for permitted business identification signage, no printed material, slide, video, photograph, written text, live show, or other visual presentation shall be visible, nor shall any live or recorded voices, music, or sounds be heard from outside the walls of the adult use.

10.2-4 AGRI-BUSINESS FACILITY.

A. Zoning Districts: AG and MFO

B. Conditions:

1. The facility will not be in conflict with the purpose and objectives of the Mini Farm Overlay District.
2. The facility shall be located on a lot of no less than five (5) acres.
3. Minimum 300 foot distance between manure storage areas, barns, or stables and any adjacent residentially zoned property.
4. The facility may include accessory research, manufacturing or production operations for fruit and vegetable produce for human consumption. The facility may include an on-site market, and/or provide space for activities that increase interest in agriculture as a tourist attraction, as well as seasonal activities or events that are designed to generate public interest.

5. The facility shall not include feed lots, slaughtering and/or meat packaging operations.
6. Buildings shall meet the following design standards:
 - a. Maximum footprint: 45,000 SF
 - b. Maximum height: 42 feet (excluding silos and related attachments)
 - c. Exterior building materials shall consist of wood siding, wood shingles, fiber cement siding, brick, rock, or other high quality masonry material.

10.2-5 AMUSEMENT/WATER PARK, FAIRGROUND.

- A. Zoning Districts: C 56 and C 15
- B. Conditions:
 1. Outdoor amusement facilities will be separated by a type C buffer (see Article 11) from any abutting property located in a residential or mixed use district
 2. No amusement facilities, such as miniature golf courses, water slides, or mechanical rides shall be located within 200 feet of any abutting property located in a residential district.
 3. Hours of operation will be no earlier than 6:00 a.m. and no later than 12:00 midnight.

10.2-6 ASPHALT PLANT.

- A. Zoning Districts: RESERVED
- B. Conditions:
 1. The facility shall be located on a lot of no less than five (5) acres.
 2. Access shall be from a collector or higher classification street. No trucks traffic shall be permitted on surrounding residential streets.
 3. A minimum of a type A buffer (see Article 11) shall be located around the perimeter of the property on which the asphalt plant is located.
 4. All operations other than parking shall be located a minimum of 1,200 feet from any residential or mixed use zoning district.

10.2-7 EQUESTRIAN FACILITY.

- A. Zoning Districts: AG, MFO
- B. Conditions:
 1. The facility will not be in conflict with the purpose and objectives set forth in this ordinance for the zoning district in which the facility is located.
 2. The facility shall be located on a lot of no less than five (5) acres.
 3. Outdoor riding rings may be provided as part of the facility.
 4. Minimum 300 foot distance between manure storage areas, barns or stables and any adjacent residentially zoned property.
 5. Maximum number of horses boarded is 2 per acre.
 6. Buildings shall meet the following design standards:
 - a. Maximum footprint: 15,000 SF
 - b. Maximum height: 42 feet (excluding silos and related attachments)

10.2-8 GROUP CARE FACILITY.

- A. Zoning Districts: AG, MFO, SFR, R/MST, MSP, CIV, C 56, C 15 and TND-CD
- B. Conditions:
 1. No such facility shall be located within one-half (1/2) mile of an existing group care facility unless located within the Civic (CIV) district and/or specifically approved within a Traditional Neighborhood Development Conditional District (TND-CD) district.
 2. The facility shall be limited to no more than thirty (30) persons.
 3. Buildings shall be of a type permitted in the zoning district.

10.2-9 JUNKYARD AND/OR SALVAGE YARD, AUTO PARTS.

- A. Zoning Districts: IND with HIO
- B. Conditions:

1. The minimum area required to establish a salvage yard shall be five (5) acres.
2. A six-foot tall opaque fence of uniform construction and a type A buffer shall be placed around the perimeter of the use; plantings shall be on the exterior side of the fence.
3. No salvage yard, scrap processor, or auto wrecking shall be located within three hundred (300) feet of any residence existing or under construction at the time of installation of such operation or business.

10.2-10 MANUFACTURED DWELLING PARK.

A. Zoning Districts: RESERVED

B. Conditions:

1. A site plan for the Manufactured Dwelling Park may only be approved by the Planning and Zoning Commission.
2. Minimum area: Five (5) acres.
3. The minimum number of spaces shall be 15 and the maximum number of spaces shall be 180.
4. Minimum setback: 70 feet from all public rights-of-ways and property lines.
5. No more than one manufactured dwelling or recreational vehicle, towed or self-propelled, shall be parked or set-up on any one space.
6. Access standards:
 - a. No space shall have direct vehicular access to a public street;
 - b. All spaces shall directly abut a private street in the park;
 - c. Each space shall have adequate access, with a minimum access width of 20 feet.
7. Recreational Areas and Facilities: Recreational areas and facilities to serve the needs of the anticipated population within the park shall be provided and shall consist of at least:
 - a. A play lot for preschool children (2-5) containing a minimum size of 1,200 square feet within 500 feet of every space; and
 - b. One or more playgrounds for school-age children (5-12), teens and adults, containing a minimum of one acre per 40 spaces;
 - c. Recreation areas shall not be in an area used for septic tank fields.
8. There shall be no sales of manufactured dwelling and recreational vehicles in the park, other than units established and previously occupied for a minimum of 90 consecutive days on-site.
9. Drainage and Grading:
 - a. The spaces shall be located on ground with an elevation that is not susceptible to flooding and which is graded to prevent any water from ponding or accumulating on or around the park. Where storm drainage pipes are located in adjacent streets, underground drainage facilities with connections to the storm drainage system shall be provided for the park.
 - b. Each space shall be graded and grassed to prevent erosion and provide adequate storm drainage away from the manufactured dwelling or recreational vehicle pad.
 - c. The surface slope of the stand or pad shall not exceed 3%.
 - d. No banks, except along drainage ditches, shall have a slope steeper than three feet to one foot (3:1).
10. Garbage and Refuse Disposal: All refuse shall be stored in conveniently located, leak-proof containers with tight-fitting lids. Containers shall be provided in sufficient number and capacity for proper storage of all refuse. Racks or concrete platforms shall be provided on which to store containers for refuse. The containers, racks, and/or platforms shall be so designed as to prevent tipping, to minimize spillage and container deterioration, and to facilitate cleaning. Dumpsters shall be required in lieu of individual containers in areas where

municipal water or sewer are available. All refuse shall be collected at least weekly, or more often if the need is indicated.

11. Registration: It shall be the duty of the operator to keep an accurate register containing a record of all occupants. The register shall contain the following information:
 - a. Name, address and space number of each occupant;
 - b. The date the manufactured dwelling or recreational vehicle entered the park;
 - c. The license number of each recreational vehicle and/or car, truck, etc. with state of issuance, makes, and type of vehicle.

The operator shall keep the register available at all times for inspection by the Code Administrator, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.

12. Park Manager Residence: A single-family detached dwelling may be provided for the manager of the park.
13. Pre-existing Dwellings: Pre-existing dwellings on the site may remain provided they occupy approved spaces.
14. Design Requirements Applicable to Manufactured Dwelling Parks: The following design requirements apply to Manufactured Dwelling Parks:

- a. Minimum Manufactured Dwelling Space Size: A manufactured dwelling space shall consist of a minimum of 6,000 square feet and shall have a width of at least 45 feet at the location of the manufactured dwelling stand. Exception: A manufactured dwelling space not served by public sewer shall consist of a minimum of 40,000 square feet and shall have a width of at least 120 feet at the location of the manufactured dwelling stand. Every manufactured dwelling space shall be clearly established on the ground by permanent monuments or markers.
- b. Each Manufactured dwelling space shall contain:
 - i. a manufactured dwelling stand consisting of a properly graded and compacted surface no less than 13 feet by 60 feet;
 - ii. a patio space constructed of concrete, brick, flagstone or other hard surface material a minimum of 240 square feet in area;
 - iii. a hard surface walkway a minimum of two feet wide leading from the patio to the parking space or road;
- c. Manufactured Dwelling Additions: Prefabricated structures specifically designed by the manufacturer for manufactured dwelling extensions and any other addition meeting the NC Building Code may be added to any manufactured dwelling provided that setback within the space can be met and a building permit is obtained.
- d. Construction and Design of Private Streets:
 - i. Private entrance, collector, and interior streets with no parking or minor cul-de-sac streets with no parking shall meet the minimum design standards for private streets as set forth in the City of Creedmoor Technical Standards and Specifications Manual;
 - ii. One-way minor streets with no parking (acceptable only if less than 500 feet total length and serving less than 15 manufactured dwelling stands) shall have a 20 foot minimum right-of-way with 12 foot minimum paved surface;
 - iii. all private streets shall have signage in accordance with City standards for safety and identification;
 - iv. Private streets shall be lighted at night with cut-off fixtures meeting the standards of the City for street lights.

- e. Park Access: If a manufactured dwelling park has more than one (1) direct access to a public street, such access points shall be no less than 200 feet apart and no closer than 300 feet to a public street intersection.
- f. Parking:
 - i. Two parking spaces, a minimum of 9 feet by 18 feet, shall be provided within each manufactured dwelling space;
 - ii. All parking spaces shall be paved or covered with four inches (4") of crushed stone;
 - iii. No parking shall be allowed on private entrance and collector streets.
- g. Landscaping: Landscaping shall be provided throughout the park with ample trees and shrubs to provide shade and break up open areas. All banks and open areas shall be grassed.
- h. Removal of Rubbish: All cut or fallen trees, stumps, or rubbish shall be or removed from the manufactured dwelling park.
- i. Utilities Installation: Each manufactured dwelling located within a park shall comply with the current North Carolina Regulations for manufactured dwelling in both manufacture and installation and must be inspected to assure compliance prior to occupancy.
 - i. All utilities shall be installed underground except where extreme conditions of topography make this requirement unreasonable.
 - ii. Placement of utilities serving the manufactured dwelling stand shall comply with the NC Building Code for Plumbing.
 - iii. Minimum electrical service of 200 ampere, 120-240 volt single phase shall be provided to each manufactured dwelling stand. The service panel and location as well as all wiring shall be in accordance with the National Electrical Code.
 - iv. Each manufactured dwelling shall be required to connect to the utilities provided at each manufactured dwelling space.
 - v. Each manufactured dwelling park shall obtain water from a public water supply when available, and when unavailable, from a source approved by the Granville County Health Department. The water supply and pressure shall be adequate for the park requirements. Water for drinking, cooking, laundry, and general sanitary uses for each individual manufactured dwelling shall be obtained only from faucets or other plumbing connections located within each manufactured dwelling.
 - vi. Each manufactured dwelling park shall be provided with an adequate sewage disposal system, either by connection to a public sewer or a septic tank constructed in compliance with the regulations of the Granville County Board of Health. All sewage wastes from toilets, showers, bathtubs, lavatories, wash basins, refrigerator drains, sinks, faucets, and water-using appliances not herein mentioned shall be piped into the manufactured dwelling park sewage disposal system.
- j. Fuel Oil Drum: Each manufactured dwelling that requires the use of fuel oil shall be furnished with an oil drum having a minimum capacity of one hundred fifty (150) gallons, set upon a painted, prefabricated metal stand.
- k. Manufactured Dwelling Design Standards: Each manufactured dwelling shall have a roof pitch of at least 5 feet of rise for each 12 feet of horizontal run and a minimum width of 12 feet.

10.2-11 PETROLEUM AND PETROLEUM PRODUCTS (INCLUDING BIO-FUEL)

Storage and/or Transfer Facility.

A. Zoning Districts: IND with HIO

B. Conditions:

- 1. Minimum lot area shall be five (5) acres.

2. Use shall comply with all federal and state standards. Verification of compliance or ability to comply shall be provided with the application submitted to the City of Creedmoor.
3. The use shall be buffered from adjacent properties and public streets with a type B buffer (see Article 11).

10.2-12 SEWER TREATMENT PLANT.

- A. Zoning Districts: IND
- B. Conditions:
 1. Minimum site area shall be ten (10) acres.
 2. All buildings, lagoons, outdoor treatment areas, and other facilities shall be located at least 1,000 feet from residential and mixed use zoned property.
 3. Use shall comply with all federal and state standards. Verification of compliance or ability to comply shall be provided with the application submitted to the City of Creedmoor.
 4. Use shall be managed and operated by a municipality, county, or other governmental entity.

10.2-13 SHOOTING RANGE, OUTDOOR AND/OR INDOOR.

[Amended May 27, 2014 per Ord. 2014-O-03]

[Amended May 18, 2015 per Ord. 2015-O-04]

- A. Zoning Districts, Outdoor: IND Indoor: MS, C 15, C 56, TND-CD
- B. Conditions, Outdoor:
 1. Shooting Ranges may only be located in the extra-territorial jurisdiction due to City Code §130.02 Discharge of Firearms and Other Weapons.
 2. Minimum separation between an outdoor shooting range and closest exterior property line shall be three hundred (300) feet.
 3. Access shall be controlled to prevent unregulated entrance to firing and downrange areas.
 4. Security fencing shall be provided along the rear and sides of outdoor ranges to prevent an individual from crossing the property downrange.
 5. Dikes or berms shall be provided with an outdoor range and shall be of sufficient height and thickness to stop all rounds fired downrange. Elevation control is required along the shooting stands to prevent rounds from being fired over the dike or berm.
 6. All ranges shall establish a lead management and recycling program that controls and contains lead projectiles and bullet fragments.
 7. Outdoor ranges must recover lead projectiles at least annually.
 8. Shooting ranges shall use all best management practices available to minimize any unreasonable disruptions due to noise.
 9. Outdoor ranges shall only operate during daylight hours.
- C. Conditions, Indoor:
 1. That the walls, ceiling and floor of the indoor firing range be constructed such that any rounds, ammunition, or projectiles utilized in the firing range cannot penetrate the walls, ceiling or floor of the firing range under any operating circumstances; and
 2. All indoor training and shooting facilities must be reviewed, permitted, and constructed in accordance with NC State Building Code, with special attention to soundproofing, ventilation, air filtration, and limiting particle exposure to lead fragments; and
 3. The indoor training and shooting facility meet the guidelines and recommendations for design, construction, operation and management for shooting and training facilities provided by the National Rifle Association (NRA) Range Source Book and the National Shooting Sports Foundation (NSSF); and
 4. That there be no unreasonably loud or disturbing noise outside the building resulting from the use of firearms inside the building; and

5. That, during all hours of operation, there shall be on the premises, at the range, a range supervisor, who shall have obtained a certificate of completion of the National Rifle Association's Firearms Safety Course or an equivalent course conducted by an appropriate governmental agency, educational institution, or nationally recognized private firearms safety training certification organization; and
6. Any firearms training offered on the premises shall be taught by an instructor with the proper instructor qualification certification for the type of course such instructor is to teach (e.g., for pistol, rifle, shotgun, etc.) by the National Rifle Association or equivalent certification by an appropriate governmental agency, educational institution, or nationally recognized private firearms instructor certification organization.

10.2-14 SOLAR FARM

[Amended May 27, 2014 per Ord. 2014-O-03]

A. Zoning Districts: IND

B. Conditions:

1. An applicant for a conditional use permit to allow a solar farm use must comply with the large site development plan review process as described in Article 7 Permits and Procedures;
2. Solar farms must comply with Article 11 Landscape Requirements and Tree Protection;
3. Conditional use permit applications for a solar farms must include a decommissioning plan and financial guarantee, surety or irrevocable letter of credit in favor of the City of Creedmoor for an estimated amount that returns the site to pre-development condition, including reforestation, if applicable;
4. All solar collectors must be setback a minimum of eighty (80') feet from any public right of way;
5. Any component of a solar farm must be separated at least one hundred (100') feet from any residential structure or use;
6. Maximum height of any component of a solar farm is twenty-five (25') feet;
7. All components of a solar farm shall be fenced and enclosed for security purposes, but must include a designated access point for emergency services;
8. Solar farms are exempt from parking requirements;
9. Developers planning a solar farm must provide proof of evaluation of the facility using a glare analysis tool and certified proof of notice of glare analysis to any airports, airstrips, or military posts within a 10 mile radius.

10.2-15 TELECOMMUNICATIONS TOWER.

[Amended May 27, 2014 per Ord. 2014-O-03]

[Amended August 27, 2013 per NC Session Law 2013-185]

A. Zoning Districts: IND and MS

B. Conditions:

1. The applicant for a conditional use permit for a telecommunication tower shall bear the burden of demonstrating by substantial evidence in a written record that a bona fide need exists for the proposed telecommunication tower and that no reasonable combination of locations, techniques or technologies will obviate the need for, or mitigate the height or visual impact of, the proposed telecommunication tower.
2. Telecommunications transmission towers in the Main Street (MS) district must be a monopole design that does not exceed one-hundred and ninety-nine (199) feet in height from average adjacent grade.
3. The City may elect to retain outside consultants or professional services to review a conditional use application for a telecommunication tower and to make recommendations on relevant issues including, but not limited to, verification of the applicant's due diligence,

analysis of alternatives, conditions of approval, and compliance with state and federal rules and regulations at the applicant's expense.

4. In addition to the notice requirements found elsewhere in this Ordinance, the applicant for a conditional use permit for a telecommunication tower shall be required to notify by regular mail all property owners within a one-quarter mile (1,320 feet) radius of the proposed location of any public hearing on the application at least ten days prior to the hearing. The Planning, Zoning and Subdivision Administrator may require the applicant to conduct a crane or balloon test to simulate the height of the proposed tower. Notice of the dates and times of such tests shall be mailed by the applicant to all property owners within a one-quarter mile (1,320 feet) radius of the proposed location at least ten days prior to the primary test date. The notice shall state primary and alternate test dates, as well as a range of dates for testing in the event of extended periods of inclement weather. The Planning, Zoning and Subdivision Administrator shall review and approve the sufficiency of the notice prior to mailing and, as part of its application, the applicant will be required to submit a certificate of mailing and attach a copy of the notice and a list of the addresses to which it was sent. In the event the applicant shall seek to increase the height of a proposed tower, or move its location more than 50 feet laterally, from that stated in the original notices, additional notice shall be required to be given in accordance with the above provisions and all time periods shall run from the date of supplemental notification.
5. Applicants for telecommunication towers are encouraged to consider properties owned by the City of Creedmoor, or instrumentalities thereof, before considering private properties. Public properties shall be subject to the same restrictions and standards of appropriateness as private properties. All such public agencies or instrumentalities shall retain discretion as to whether to make a specific property available for wireless telecommunication facilities and to make determinations with respect to site capacity, aesthetics, or suitability of such facilities.
6. Telecommunication towers proposed on properties under the ownership or control of the North Carolina Department of Transportation shall simulate typical highway lighting towers in height and appearance and shall be clustered amongst or near such towers so as to be unobtrusive. If due to topography, existing vegetative canopy, or other local conditions, the City Board determines that a tower disguised as a coniferous tree is a preferable aesthetic alternative to a simulated lighting tower, it may require such camouflage treatment as a condition of approval. If any portion of a telecommunication tower located on such properties is used to mount cameras, instruments, sensors or antennas for governmental use, and the same structure supports or incorporates commercial wireless telecommunication facilities, the governmental use shall be deemed incidental or accessory to the commercial use and the entire facility shall be treated as a commercial use for purposes of this section.
7. It is the policy of the City to encourage co-location and the use of existing structures where appropriate. In furtherance of that policy objective, the following provisions shall apply to an application for a conditional use permit for a telecommunication tower:
 - a. A conditional use for a telecommunication tower shall not be approved unless the tower is designed structurally, electrically, mechanically and in all respects to accommodate at least five users. An application shall not be deemed complete until the applicant submits:
 - i. A letter of intent agreeing to make all of its wireless telecommunication facilities (including existing facilities) within the City available to providers of functionally equivalent services at commercially reasonable fair market value rates; and

- ii. A copy of an executed lease for the proposed tower site that allows co-location or leasing or subleasing to other providers of functionally equivalent services.
- b. Applicants are encouraged to meet co-location requirements by using dual-band/multi-band antennas to allow sharing of antennas or antenna arrays by wireless providers using different frequency bands or by using combiners to allow antenna sharing by users of the same frequency band.
- c. A conditional use application for a telecommunication tower shall not be approved if an electric transmission tower is located above, or no less than 25 feet below, the ground elevation of and within the search radius and/or ring of a proposed telecommunication tower, unless the applicant can demonstrate one or more of the following:
 - i. That sufficient easements or other interests in real property cannot be obtained to accommodate the wireless telecommunication facility;
 - ii. That the electric utility owning the electric transmission tower is unwilling to allow its use for wireless facilities;
 - iii. That the applicant is unable to gain sufficient ingress and egress to the electric transmission tower;
 - iv. That the existing use of the electric transmission tower would interfere with the operations of the applicant as documented by a qualified and licensed North Carolina engineer and the interference cannot be prevented;
 - v. That the planned equipment would exceed the structural capacity of the electric transmission tower as documented by a qualified and licensed North Carolina professional engineer, and the electric transmission tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

Electric transmission towers may be increased in height to that allowed for telecommunication towers in the district in which the electric transmission tower is located if the City Board determines such height extension is preferable to placement of a new telecommunication tower in that area.
- d. A conditional use application for a telecommunication tower shall not be approved unless the equipment planned for the proposed tower cannot be accommodated on existing or approved telecommunication towers, buildings or alternative structures more than 30 feet in height (after first considering electric transmission towers) within a one-quarter mile (1,320 foot) radius of the proposed telecommunication tower due to one or more of the following reasons:
 - i. The planned equipment would exceed the structural capacity of the existing or approved tower, building or alternative structures, as documented by a qualified and licensed North Carolina professional engineer, and the existing or approved tower, building or structure cannot be reinforced, modified or replaced to accommodate planned or equivalent equipment at a reasonable cost.
 - ii. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment on the towers, buildings or alternative structures, as documented by a qualified and licensed North Carolina engineer, and the interference cannot be prevented at a reasonable cost.
 - iii. Existing or approved towers, buildings or other structures within the search radius, or combinations thereof, cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed North Carolina professional engineer.

- iv. Other unforeseen reasons that make it infeasible to locate the planned telecommunication equipment upon existing or approved towers, buildings or alternative structures.
 - e. Antennas associated with a wireless telecommunication facility may not be co-located on a tower or other support structure used by an amateur radio operator.
 - f. No wireless telecommunication facility shall interfere with usual and customary radio and television reception excepting broadcast facilities as provided for in the regulations of the FCC.
- 8. All telecommunication towers must comply with FCC and FAA regulations.
- 9. A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each such wireless service provider's FCC license. If FCC licenses have previously been filed with the City in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.
- 10. As part of its application, each applicant for a telecommunication tower shall be required to execute a standard maintenance/removal agreement binding the applicant and its successors and assigns to maintain properly the exterior appearance of and ultimately remove the facility within 180 days of the abandonment or cessation of operations of the facility. Such agreement shall require the applicant to pay all costs for monitoring compliance with, and enforcement of, the agreement and to reimburse the City of Creedmoor for all costs it incurs to perform any work required of the applicant by the agreement that it fails to perform. A \$5,000.00 cash bond, or other security acceptable to the City, shall be required in conjunction with the maintenance/removal agreement. The applicant and its successors and assigns shall be required to continue such bond or other security until such time as the facility has been removed and all other requirements of the maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.
- 11. Abandoned or unused wireless telecommunication facilities shall be removed within 180 days of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the City shall give 30 days written notice of its intention to do so to the permittee at its last known address.
- 12. All telecommunication towers shall comply with FAA lighting requirements. In addition, in a specific instance, the City may impose lighting requirements for a tower that is not required by FAA regulations to be lit.
- 13. The City Board of Commissioners shall decide the appropriate setbacks required as part of the Conditional Use Permit approval and may reduce the setback requirement upon a showing by the applicant that there are special physical circumstances or conditions affecting the proposed site such that the strict application of the setback requirement would not allow the most effective use of the proposed site to minimize the visual impact of the wireless telecommunication facility.
- 14. Telecommunication towers shall be buffered from adjacent properties with a buffer which, at a minimum, meets the requirements of a Type B buffer as described in Article 11 of this ordinance, regardless of adjacent zoning district classifications or uses.
- 15. No telecommunication tower shall be located:

- a. On top of a building; or
 - b. In a locally or nationally designated historic area or property or on a nationally or locally designated historic structure or building. Nor shall a telecommunications tower be located such that it adversely impacts the historic integrity of a locally or nationally designated historic area, property, or structure.
16. In cases where an applicant is required to perform an environmental assessment (EA) or an environmental impact statement (EIS) under the National Environmental Policy Act or the National Historic Preservation Act, such EA or EIS shall be submitted as part of its application for a conditional use permit. An application for a conditional use permit will not be deemed complete until any required EA or EIS has been submitted to the City.
17. Telecommunication towers shall not be constructed unless the company erecting the tower has general liability coverage of at least \$1,000,000.00. The owner of a telecommunication tower shall provide the City with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the City 30 days prior to the cancellation, modification or failure to renew the insurance coverage required.
18. Telecommunication towers shall be designed to meet the following standards:
- a. Towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment. The City Board may condition approval on the use of specific concealment techniques where it determines that doing so is necessary or desirable.
 - b. Guyed towers are prohibited. Commercial wireless telecommunication transmission towers shall be of a monopole design unless the City Board of Commissioners determines that an alternative design would better blend in to the surrounding environment.
 - c. Use of dual-polarized antennas which electronically combine the functions of transmit and receive antennas (rather than spatial diversity antenna arrays which rely on antennas being physically separated), dual-band/multi-band antennas (allowing two or more providers of different types of commercial wireless services to share a common antenna), and use of combiners (allowing antenna sharing by providers using the same frequency band) are encouraged.
 - d. Antennas shall be mounted on telecommunication towers so as to present the smallest possible silhouette, profile, or cross-section. Preferred antenna mounting scenarios are, in order of descending preference:
 - i. Compact dual-polarized antennas in a cylindrical uni-cell arrangement extending no more than two feet from the sides of the supporting structure and mounted atop the tower;
 - ii. Panel antennas flush-mounted against the tower;
 - iii. Antennas mounted at the end of straight or curved davit arms or brackets extending from the sides of the tower.
 - e. No telecommunication tower shall have constructed thereon, or attached thereto in any way, any platform, catwalk, crow's nest, triangular framework, or like structures or equipment, except during periods of construction or repair. Curved or straight davit arms or brackets used for antenna mounting shall be connected to the tower at the base of the arms or brackets only and such arms or brackets (and any antennas or hardware mounted thereon) shall not be physically interconnected with any similar arm or bracket.

- f. All equipment enclosures and other improvements accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall be maintained in good appearance and repair. No equipment enclosure may exceed 12 feet in height. Ground mounted equipment shall be screened from view with a minimum "B" buffer (see Article 11), except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood.
19. Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.
20. Telecommunication towers, equipment enclosures and other improvements shall be enclosed within a security fence consisting of chain link fencing at least eight feet in height. The fence shall not be topped with barbed wire. The City Board may require as a condition of approval that the fencing be screened by appropriate landscaping or other means. The City Board may waive or modify the fencing requirement if it determines that doing so will enhance the overall appearance of the facility without any compromise in safety or security.
21. Telecommunication towers shall have a flat gray or galvanized finish unless the City Board determines another color scheme would be a preferable aesthetic alternative.
22. No two telecommunication towers shall be constructed within 1,320 feet of each other unless documentation is provided to the Planning, Zoning and Subdivision Administrator to show that co-location on towers within the 1,320 feet is not technically feasible.
23. No telecommunication tower shall be permitted that exceeds 200 feet in height.
24. Signage at any telecommunication tower site shall conform to the following provisions:
 - a. A sign listing the name of the wireless telecommunication service provider operating the site, the site name or number and an emergency telephone number shall be posted at or near the entrance to the site so as to be readily visible to persons outside the site's security fencing.
 - b. Equipment hazard warning and informational signs are permitted.
 - c. The posting of any other signs or advertising is prohibited at any wireless telecommunication facility or upon any telecommunication tower.
25. The City Board may require any other conditions deemed necessary or desirable to ameliorate the impact of the tower on the adjacent properties and uses. Such conditions shall include, but are not limited to: the height of the tower; the construction or type of tower; lighting; and co-location of the antennas and facilities of different parties on a single tower.
26. Reserved.
27. Reserved.
28. A conditional use approval for a telecommunication tower shall become null and void if the facility is not constructed and placed in service within two-years of the date of approval provided, however, that the conditional use approval may be extended one time for six months if substantial construction has commenced before the end of the initial year.
29. Modifications shall be permitted upon existing telecommunications tower facilities as of October 1, 2013 provided they do not exceed any of the following criteria:
 - a. Increase in vertical height of the greater of either: 1) ten percent (10%), or 2) the height of one additional antennae array with separation from the nearest existing array of not more than twenty (20) vertical feet; provided the maximum height of 200 vertical feet is not exceeded.

- b. Addition of an appurtenance protruding the greater of either: 1) more than twenty (20) feet, or 2) more than the width of the wireless support structure at the elevation of the appurtenance, unless:
 - i. necessary to shelter an antenna, and/or
 - ii. necessary to connect the antenna to the tower via cable
- c. Increasing the square footage of the existing equipment compound by more than 2,500 square feet; provided all applicable minimum yard area, buffering and screening provisions are maintained.

10.2-16 ELECTRONIC GAMING OPERATION.

A. Zoning Districts: IND

B. Conditions:

1. Electronic Gaming Operations (whether principal uses, or accessory to another use) shall be located no closer than 500 feet in any direction from any property zoned for residential use.
2. No Electronic Gaming Operation shall be located within 1,500 feet in any direction from any other Electronic Gaming Operation, or from any cemetery, Group Living facility, religious institution, public or private child care center or child care facility, public or private school or non-profit club. This required separation shall apply whether the above uses are principal or accessory uses.
3. All Electronic Gaming Operations shall maintain a two hundred (200) foot setback along the gateway corridors listed below. The setback shall be measured perpendicular to the existing road right-of-way and shall extend one mile inward from the City limit line. For the purposes of this standard a major gateway is identified as an entry way into the zoning jurisdiction along any of the following transportation corridors:
 - a. US 15
 - b. NC 50
 - c. NC 56
4. All measurements in this Section shall be from the outer building walls of the proposed use to the nearest property line of the above specified uses, and such measurement shall be in a straight line without regard to intervening structures.
5. No Electronic Gaming Operations shall engage in business prior to 10:00 a.m. or after 12:00 midnight. During hours of operation, electronic gaming operations shall be open for direct, unobstructed access by police, fire and emergency response personnel. All entrance doors shall remain unlocked while patrons are on the premises. All Electronic Gaming Operations terminals, computers, machines, and/or gaming stations shall be open and visible from the exterior front of the establishment.
6. No person or entity engaged in Electronic Gaming Operations shall allow, permit or condone any person under the age of eighteen (18) to be upon the premises while patrons are engaged in Electronic Gaming Operations.
7. Signage shall meet all the requirements of Article 17. Sign Regulations and the following requirements. No signs shall be posted on the windows of the property which are visible from the exterior of the development. No neon or other effects which simulate the appearance of neon, nor any flashing, chasing, undulated, or other variable lighting effects shall be used in connection with any use hereunder where such lighting effect would be visible from the exterior of the establishment. All rules of the electronic games shall be displayed prominently within the establishment.
8. Parking shall be provided at the rate of one (1) space per full time employee and one (1) space per gaming terminal and/or electronic gaming machine in the establishment and in accordance with Article 12 Off-street Parking, Stacking and Loading Areas.

9. The maximum number of terminals, computers, machines, and/or gaming stations permitted within an Electronic Gaming Operation is twenty (20).
10. The Electronic Gaming Operation shall be subject to any City of Creedmoor privilege license fees, and shall be subject to all other standards of the City of Creedmoor and State of North Carolina as applicable

10.2-17 HAZARDOUS INDUSTRY.

A. Zoning Districts: IND with HIO

B. Conditions:

1. Minimum Building/Parking Lot/Storage Area Setbacks:
 - a. The minimum building/parking/storage area setbacks shall be as follows:
 - i. From any arterial or collector street right-of-way – 500 feet
 - ii. From any local street right-of-way – 500 feet
 - iii. From an interior lot line adjacent to a school or day care facility –500 feet
 - iv. From an interior lot line adjacent to a residential zoning district – 500 feet
 - v. From an interior lot line adjacent to a non-residential zoning district – 250 feet.
2. Building Height Requirements:
 - a. The maximum building height for a structure adjacent to a residential or commercial zoning district shall be no greater than 40 feet
 - b. The maximum building height for a structure adjacent to an industrial zoning district – no height restrictions.
3. Additional Requirements:
 - a. Any such hazardous industry facility shall be serviced by a public water and wastewater system.
 - b. Any such hazardous industry facility shall be enclosed with a security fence of adequate height and structure that would reasonable prohibit access to the site by the general public. All security gates and/or gate houses shall be set back a minimum of 50 feet from the public right-of-way line.
 - c. All structures housing the storage of bulk liquid and/or hazardous or toxic materials shall be set back from any property line a minimum of 550 feet.
 - d. There shall be no industry created noise in excess of 50 decibels as measured at the property line and no objectionable noise due to extreme frequency, beat frequency, intermittence or shrillness.
 - e. There shall be no industry created ground vibration measurable at any lot line of an industrial unit.
 - f. There shall be no industry created air pollution including:
 - i. No noxious odors; no noxious, toxic or corrosive gases or fumes.
 - ii. No smoke of a density in excess of #1 on the Ringelmann Chart. In cases of smoke other than black in color, and approved density scale equivalent to the Ringelmann Chart shall be used.
 - iii. No dust or other particulate matter emitted in excess of 0.85 pounds per 1,000 pounds of gases adjusted to 12% carbon dioxide. There shall be no surface or subsurface discharge or disposal of any wastes, either liquid or in any form without prior approval of the Oversight Board.
 - iv. There shall be no unusual fire or explosion hazards. Based on the National Board of fire insurance rates which classifies industrial units as Class I, Class II, and Class III, the following shall apply:
 - (1.) No special controls on a manufacturing unit determined to be Class I other than under [3] below.

- (2.) Class II and Class III manufacturing units shall be contained in a building designed and constructed in accordance with its class and according to provisions of the building code published by the Building Officials and Code Administrators, International [BOCA], 1313 East 60th Street, Chicago, Illinois, 60637.
- (3.) Machinery or equipment shall be treated as necessary to eliminate hazards.
- (4.) Uses which are customarily incidental and accessory to the principal use shall be permitted including, but not limited to: dwelling quarters for watchmen and caretakers employed on the premises, recreation areas and facilities for persons employed by industries within the same district's boundaries, restaurants, warehouses and commercial uses that are permitted in the C-1 Commercial District.
- v. Businesses that produce, store or use hazardous materials, as defined by the Environmental Protection Agency's (EPA) Hazardous Substances or Prior Pollutants lists shall be allowed only when the items listed in Section 154.111 are met.
- vi. Miscellaneous Prohibitions:
 - (1.) Any interference with any other process, equipment, appliance or devices and any mechanical, electrical or other equipment which could create such interference shall have all necessary shielding or other protection.
 - (2.) In any industrial unit or accessory all operations and storage, other than for passenger vehicles of visitors and employees, trucks and over the road vehicles, shall be within an entirely enclosed building or structure. Exemption: Outside storage of bulk or large raw materials which are fireproof if enclosed by a security fence with provisions for visual inspection and where screened from public view in its entirety from adjacent properties and public streets/roadways.
- g. Operations and Closure Plans Required:
 - i. An emergency operations plan shall be developed and be on file at the City of Creedmoor and Granville County Emergency Management Offices and reviewed for update annually. An operations plan shall be submitted to include:
 - (1.) The date of commencement of operations and their expected duration;
 - (2.) Proposed hours and days of operation;
 - (3.) A complete description of operation, including source of materials, method of compaction, type of sealing proposed to be used, types and number of equipment to be used and disposal of by-products;
 - (4.) Any phasing schedule of operations and relationship among phases,
 - (5.) Operating practices to be followed to ensure compliance with regulations of this ordinance, and;
 - (6.) Complete assessment by the Creedmoor Fire Department in conjunction with local emergency management agencies that all necessary equipment, training, and personnel are available at the emergency response level to adequately handle all emergency scenarios.
 - ii. A closure plan shall be prepared and submitted in accordance with United States Environmental Protection Agency (USEPA) guidelines as part of the application for a zoning map amendment to establish the HIO district.
- h. Hazardous Chemical Notification and Inventory Reporting
EPCRA Section 311-312 applies to any facility at which a hazardous chemical, as defined by the Occupational Safety and Health Act, is present in an amount exceeding a

specified threshold. These facilities must submit -- to the SERC, LEPC, and local fire department -- material safety data sheets (MSDSs) or lists of MSDSs and hazardous chemical inventory forms (also known as Tier I and II forms). This information helps the local government respond in the event of a spill or release of the chemical.

i. Emergency Notification and Agriculture

EPCRA requires businesses that store threshold amounts of chemicals that are subject to OSHA's Hazardous Communication Standard to submit information -- including facility point of contact and the Material Safety Data Sheets (or a list of those chemicals) -- to state and local authorities in order to facilitate emergency planning and response. Annual reporting to state and local authorities is required for all covered facilities that have those chemicals in amounts above threshold. Hazardous chemicals used in routine agricultural operations and fertilizers held for resale by retailers is excluded.

j. Toxic Chemical Release Inventory Reporting:

EPCRA Section 313 requires manufacturing facilities included in SIC codes 20 through 39 to submit an annual toxic chemical release report if they have 10 or more employees and if they manufacture, process, or use specified chemicals in amounts greater than threshold quantities. This report, commonly known as Form R, covers releases and transfers of toxic chemicals to various facilities and environmental media, and allows EPA to compile the national Toxic Release Inventory (TRI) database.

Attachment F

General

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Industrial (IND) Hazardous Industry Overlay (HIO)

USE	Standard if Applicable	OSP	AG	MFO	SFR	R/MST	MSP	MS	TND-CD	C56	C15	CIV	IND	HIO
ABC Store (Liquor)		x	x	x	x	x	x	P	P	P	P	x	x	x
Accessory Dwelling Unit	10.1-3	x	S	S	S	S	S	S	x	x	x	S	x	x
Adult Uses	10.2-3	x	x	x	x	x	x	x	x	x	x	x	C	x
Agricultural Based Business Facilities	10.2-4	x	C	C	x	x	x	P	x	P	P	x	P	x
Agricultural Production (Crops Only)		x	P	P	x	x	x	x	x	x	x	x	x	x
Agricultural Production (Crops & Livestock)		x	P	P	x	x	x	x	x	x	x	x	x	x
Ambulance, Fire, Rescue Station		x	P	x	x	x	P	P	P	P	P	P	P	x
Amusement/Water Parks, Fairgrounds	10.2-5	x	x	x	x	x	x	x	C	C	C	x	x	x
Asphalt Plant (RESERVED)		x	x	x	x	x	x	x	x	x	x	x	x	x
Athletic Fields		x	P	P	P	P	P	x	P	x	x	P	x	x
Auditorium, Coliseum or Stadium		x	x	x	x	x	x	x	x	x	x	P	x	x
Automobile Dealers		x	x	x	x	x	x	P	x	P	P	x	x	x
Automobile Repair Services (Major)	10.1-4	x	x	x	x	x	x	C	x	S	S	x	S	x
Automobile Towing and Storage Services	10.1-5	x	x	x	x	x	x	x	x	x	x	x	S	x
Bank, Savings and Loan, or Credit Union	10.1-6	x	S	x	x	S	S	S	S	S	S	x	S	x
Hair Care/Salon/Spa		x	P	P	x	P	P	P	P	P	P	x	x	x
Bars		x	x	x	x	x	x	P	C	P	P	x	x	x
Batting Cage, Indoor		x	x	x	x	x	x	x	C	P	P	x	x	x
Batting Cages, Outdoor	10.1-7	x	x	x	x	x	x	x	x	S	S	x	x	x
Bed and Breakfast	10.1-8	x	S	S	x	S	S	S	S	x	x	x	x	x
Billiard Parlors		x	x	x	x	x	x	C	C	P	P	x	x	x
Bingo and Raffles	10.1-27	x	S	x	x	x	x	S	C	S	S	S	x	x
Boarding House	10.1-36	x	x	x	x	S	S	x	x	x	x	x	x	x
Boat Building		x	x	x	x	x	x	x	x	x	x	x	P	x
Boat Repair	10.1-4	x	x	x	x	x	x	x	x	S	S	x	S	x
Boat Sales		x	x	x	x	x	x	x	x	P	P	x	x	x
Bowling Lanes		x	x	x	x	x	x	P	P	P	P	x	x	x
Building Supply Sales (no storage yard)		x	x	x	x	x	x	P	x	P	P	x	P	x
Building Supply Sales (fenced storage yard)		x	x	x	x	x	x	x	x	P	P	x	P	x
Bus Terminal		x	x	x	x	x	x	P	P	P	P	P	x	x
Car Wash	10.1-9	x	x	x	x	x	x	x	x	S	S	x	S	x
Cemetery or Mausoleum	10.1-10	x	S	S	x	S	S	x	S	S	S	S	x	x
Club or Lodge	10.1-12	x	S	x	x	x	S	S	S	S	S	S	x	x

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USE	Standard if Applicable	OSP	AG	MFO	SFR	R/MST	MSP	MS	TND-CD	C56	C15	CIV	IND	HIO
College or University		x	x	x	x	x	x	x	x	x	x	P	x	x
Communication or Broadcasting Facility, w/o Tower		x	x	x	x	x	P	P	P	P	P	P	P	x
Contractors Offices w/Fenced Outside Storage		x	x	x	x	x	x	x	x	P	P	x	P	x
Convenience Store (w/Gasoline Pumps)		x	P	x	x	x	x	P	C	P	P	x	P	x
Convenience Store (w/o Gasoline Pumps)		x	P	x	x	x	x	P	P	P	P	x	P	x
Correctional Institution (RESERVED)		x	x	x	x	x	x	x	x	x	x	x	x	x
Country Club with Golf Course	10.1-13	x	x	x	x	x	x	x	S	S	S	S	x	x
Dance School		x	x	x	x	x	P	P	P	P	P	P	x	x
Day Care Center for Children or Adults (6 or More)	10.1-14	x	S	x	x	x	S	S	S	S	S	S	S	x
Day Care Center, Home Occupation 6 or Fewer Children	10.1-15	x	S	S	S	S	S	S	S	S	S	S	S	x
Dental, Medical or Related Office		x	x	x	x	x	P	P	P	P	P	x	x	x
Retail Store		x	x	x	x	x	x	P	P	P	P	x	x	x
Dormitories	10.1-16	x	x	x	x	x	x	x	x	x	x	S	x	x
Drive Through Window as Accessory Use	10.1-17	x	x	x	x	x	S	S	x	S	S	S	x	x
Dwelling, Duplex		x	x	x	x	P	P	x	P	x	x	x	x	x
Dwelling, Multifamily 8 Units or Less	10.1-24	x	x	x	x	S	S	S	S	x	x	x	x	x
Dwelling, Multifamily (Apartments or Condominiums)	10.1-24	x	x	x	x	S	x	x	S	x	x	x	x	x
Dwelling, Single Family Detached		x	P	P	P	P	P	P	P	x	x	P	x	x
Dwelling, Attached House (Townhouse)		x	x	x	x	P	P	P	P	x	x	x	x	x
Electronic Gaming Operation (RESERVED)		x	x	x	x	x	x	x	x	x	x	x	x	x
Equestrian Facility	10.2-7	x	C	C	x	x	x	x	x	x	x	x	x	x
Equipment Rental & Leasing (No Outside Storage)		x	x	x	x	x	x	P	x	P	P	x	P	x
Equipment Rental & Leasing (Fenced Outside Storage)		x	x	x	x	x	x	x	x	P	P	x	P	x
Equipment Repair, Heavy		x	x	x	x	x	x	x	x	x	P	x	P	x
Family Care Facility (Family Care Home)		x	P	P	P	P	P	P	P	P	P	P	x	x
Fences & Walls (see section 2.13)	2.13-2	x	P	P	P	P	P	P	P	P	P	P	P	x
Fire, Ambulance, Rescue Station		x	P	x	x	x	P	P	P	P	P	P	P	x
Fuel Oil Sales		x	x	x	x	x	x	x	x	P	P	x	P	x
Funeral Home or Crematorium		x	x	x	x	x	P	P	C	P	P	x	x	x
Furniture Framing		x	x	x	x	x	x	P	C	P	P	x	P	x
Game Room, Video Game Room, Coin Operated		x	x	x	x	x	x	x	C	P	P	x	x	x
Go-cart Raceway	10.1-20	x	x	x	x	x	x	x	x	x	x	x	S	x
Golf Course (See Country Club with Golf Course)	10.1-13	x	x	x	x	x	x	x	S	S	S	S	x	x

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Industrial (IND) Hazardous Industry Overlay (HIO)

USE	Standard if Applicable	OSP	AG	MFO	SFR	R/MST	MSP	MS	TND-CD	C56	C15	CIV	IND	HIO
Golf Course, Miniature		x	x	x	x	x	x	x	C	P	P	x	x	x
Golf Driving Range	10.1-19	x	S	x	x	x	x	x	x	S	S	x	x	x
Government Office		x	P	x	x	x	P	P	P	P	P	P	x	x
Grocery Store		x	P	x	x	x	x	P	P	P	P	x	x	x
Group Care Facility	10.2-8	x	C	C	C	C	C	C	C	C	C	C	x	x
Hardware, Wholesale Dealer		x	x	x	x	x	x	x	x	P	P	x	P	x
Hazardous/Radioactive Waste (Transportation/Storage/Incineration)	10.2-16	x	x	x	x	x	x	x	x	x	x	x	x	C
Home Occupation	10.1-21	x	S	S	S	S	S	S	x	S	S	S	S	x
Hospital		x	x	x	x	x	x	x	x	x	x	P	x	x
Hotel or Motel		x	x	x	x	x	x	P	P	P	P	x	x	x
Junkyards, Salvage Yards, Auto Parts	10.2-9	x	x	x	x	x	x	x	x	x	x	x	C	x
Kennels or Pet Grooming w/Outdoor Pens/Runs	10.1-23	x	S	S	x	x	x	x	x	S	S	x	S	x
Kennels or Pet Grooming w/o Outdoor Pens/Runs		x	P	P	x	x	x	P	C	P	P	x	P	x
Landfill, Demolition Debris, Minor/Major RESERVED		x	x	x	x	x	x	x	x	x	x	x	x	x
Landscape Services w/Outside Plant/Equipment Storage		x	P	x	x	x	x	x	x	P	P	x	x	x
Laundry, Laundromat, or Dry Cleaning		x	x	x	x	x	x	P	P	P	P	x	x	x
Library		x	x	x	x	x	P	P	P	P	P	P	x	x
Manufactured Dwelling (Class AA)(RESERVED)		x	x	x	x	x	x	x	x	x	x	x	x	x
Manufactured Dwelling Park (RESERVED)		x	x	x	x	x	x	x	x	x	x	x	x	x
Manufactured Home/Dwelling Sales		x	x	x	x	x	x	x	x	x	x	x	P	x
Manufacturing and Industry (See Section 2)		x	x	x	x	x	x	x	x	x	x	x	x	x
Medical, Dental or Related Office		x	x	x	x	x	P	P	P	P	P	P	x	x
Medical or Dental Laboratory		x	x	x	x	x	x	x	x	P	P	P	P	x
Metal Coating and Engraving	10.2-16	x	x	x	x	x	x	x	x	x	x	x	x	C
Metal Processing	10.2-16	x	x	x	x	x	x	x	x	x	x	x	x	C
Motor Vehicle Sales (new and used)		x	x	x	x	x	x	P	x	P	P	x	x	x
Moving and Storage Service		x	x	x	x	x	x	x	x	P	P	x	P	x
Museum or Art Gallery		x	x	x	x	x	x	P	P	P	P	P	x	x
Nursing Home, Assisted Living	10.1-25	x	S	x	x	x	S	S	C	S	S	S	x	x
Office Uses Not Otherwise Classified		x	x	x	x	x	P	P	C	P	P	x	x	x
Outside Storage		x	x	x	x	x	x	x	x	x	x	x	P	x
Parks and Recreation Facilities, Public	10.1-26	x	S	S	S	S	S	S	S	S	S	S	x	x

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USE	Standard if Applicable	OSP	AG	MFO	SFR	R/MST	MSP	MS	TND-CD	C56	C15	CIV	IND	HIO
Parking Lots or Structures		x	x	x	x	x	P	P	P	P	P	P	P	x
Parking, Wilderness Access	12.10-7(D)	P	P	x	x	x	x	x	x	x	x	P	x	x
Pawnshop or Used Merchandise Store	10.1-35	x	x	x	x	x	x	S	x	P	P	x	x	x
Petroleum Products Storage and/or Transfer	10.2-11	x	x	x	x	x	x	x	x	x	x	x	x	C
Photofinishing Laboratory	10.2-16	x	x	x	x	x	x	x	x	x	x	x	x	C
Physical Fitness Center, Health Club		x	x	x	x	x	x	P	P	P	P	P	x	x
Police Station		x	x	x	x	x	x	P	P	P	P	P	x	x
Portable Storage Unit (POD) Temporary Use - Art. 15)	15.3	x	P	P	P	P	P	P	P	P	P	P	P	x
Post Office		x	x	x	x	x	x	P	P	P	P	P	x	x
Recreational Vehicle Sales		x	x	x	x	x	x	x	x	P	P	x	P	x
Religious Institutions	10.1-11	x	S	S	S	S	S	S	S	S	S	S	x	x
Restaurant (w/drive-thru window acc. use)	10.1-17	x	x	x	x	x	x	P	x	P	P	x	x	x
Restaurant (sit down or walk up)		x	x	x	x	x	P	P	P	P	P	P	x	x
Retail Sales Not Otherwise Listed		x	x	x	x	x	x	P	P	P	P	x	x	x
Retreat Center		x	P	P	x	x	x	x	C	x	x	P	x	x
Sewage Treatment Plant	10.2-12	x	x	x	x	x	x	x	x	x	x	x	C	x
School, Elementary or Secondary	10.1-28	x	x	x	x	x	x	x	C	x	x	S	x	x
Service Station (Automobile Repair Services, Minor)	10.1-4	x	x	x	x	x	x	S	x	S	S	x	S	x
Shelter for the Homeless (RESERVED)		x	x	x	x	x	x	x	x	x	x	x	x	x
Shooting Range, Outdoor and/or Indoor	10.2-13	x	x	x	x	x	x	C	C	C	C	x	C	x
Shopping Center		x	x	x	x	x	x	x	C	P	P	x	x	x
Sign (as an Accessory Use as permitted by Art. 17)		x	P	P	P	P	P	P	P	P	P	P	P	x
Sign fabricating		x	x	x	x	x	x	x	x	P	P	x	P	x
Single Family Attached Dwelling (Townhouse)		x	x	x	x	P	P	x	P	x	x	x	x	x
Single Family Detached Dwelling		x	P	P	P	P	P	P	P	x	x	P	x	x
Solar Farm	10.2-14	x	x	x	x	x	x	x	x	x	x	x	C	x
Solid Waste Disposal (non-hazardous)		x	x	x	x	x	x	x	x	x	x	x	x	P
Sports and Recreation Clubs, Indoor		x	x	x	x	x	x	P	C	P	P	P	x	x
Swim and Tennis Club	10.1-29	x	S	x	S	x	S	x	S	S	S	S	x	x
Swimming Pool As Accessory Use	2.13-7	x	S	S	S	S	x	x	S	S	S	S	x	x
Tattoo & Body Piercings Studio		x	x	x	x	x	x	x	x	x	P	x	x	x
Taxidermist		x	x	x	x	x	x	x	x	P	P	x	P	x
Telecommunications Towers	10.2-15	x	x	x	x	x	x	C	x	x	x	x	C	x

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Temporary Construction, Storage or Office;	10.1-30	x	S	S	S	S	S	S	S	S	S	S	S	x
Temporary Health Care Structures (NCGS §160A-383.5)	3.1	x	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Real Estate Office (w/bldg permit)		x	P	P	P	P	P	P	P	P	P	P	P	x
Theater (indoor)		x	x	x	x	x	x	P	P	P	P	x	x	x
Tire Recapping		x	x	x	x	x	x	x	x	x	x	x	P	x
Tire Sales	10.1-4	x	x	x	x	x	x	S	x	S	S	x	P	x
Trails, Earthen		P	P	P	P	P	P	P	P	P	P	P	P	x
Trails, Paved (Concrete, Asphalt)		P	P	P	P	P	P	P	P	P	P	P	P	x
Two Family Dwelling (Twin Home or Duplex)		x	x	x	x	P	P	P	P	x	x	x	x	x
Unlicensed Motor Vehicle Storage as Accessory Use	10.1-22	x	S	x	x	x	x	x	x	x	x	x	S	x
Utility Equipment and Storage Yards		x	x	x	x	x	x	x	x	x	x	x	P	x
Utility Substation		x	P	P	P	P	P	P	P	P	P	P	P	x
Veterinary Service, Large Animal		x	P	P	x	x	x	x	x	P	P	x	x	x
Veterinary, Pet Grooming w/o Outdoor Kennels/Runs		x	P	P	x	x	x	P	P	P	P	x	x	x
Veterinary Service with Outdoor Kennels	10.1-31	x	S	x	x	x	x	x	x	S	S	x	S	x
Vocational, Business or Secretarial School		x	x	x	x	x	x	P	C	P	P	P	x	x
Warehouse (Storage, Enclosed, No Outdoor Storage)		x	x	x	x	x	x	x	x	x	x	x	P	x
Warehouse (Self-storage)		x	P	x	x	x	x	x	x	P	P	x	P	x
Water Treatment Plant		x	x	x	x	x	x	x	x	x	x	P	P	x
Wholesale Trade (See Section 3 of this table)		x	x	x	x	x	x	x	x	x	x	x	x	x
Wireless Telecommunication Facilities, Microcell	10.1-32	x	S	S	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunication Facilities, Concealed	10.1-33	x	S	S	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunication Facilities, Co-Located	10.1-34	x	S	S	S	S	S	S	S	S	S	S	S	S
Yard Sale (no more than 3 per year)	See 15.3	x	P	P	P	P	P	P	P	x	x	P	x	x