CITY OF CONOVER
ORDINANCE XX-24
AN ORDINANCE AMENDING APPENDIX A: ZONING
OF THE CONOVER CITY CODE

The City Council of the City of Conover, North Carolina does ordain and enact as follows:

Section 1. That the Conover Code of Ordinances, Appendix A, Zoning is hereby amended as follows:

In the following Sections all strikethroughs are to be removed and all red lettering is to be added to the Conover Code of Ordinances under Appendix A - Zoning:

Appendix A, Article II, Section 21.2 - Definitions of specific terms and words.

--(Insert the following between *Assisted living residence* and *Auto repair/service station*)--

Auditorium. A room, hall, or building, that is a part of a church, school, recreation building, or other building assigned to the gathering of people as an audience to attend lectures, theatrical, musical or other presentations.

Auto ~~parts yard~~ graveyard: ~~A business whose purpose in to store out of service vehicles for the purpose of vehicle or parts salvage (NCGS 136-141).~~ A place of business which is operated for storing, keeping, buying or selling wrecked, scrapped, or dismantled motor vehicles or motor vehicle parts. Any establishment or place of business upon which six or more unlicensed, used motor vehicles which cannot be operated under their own power are kept or stored for a period of 15 days or more shall be deemed to be an "automobile graveyard" (NCGS 136-143(1)).

--(Insert the following between *Bed & Breakfast* and *Buffer*)--

Brewery/winery. Establishments open to the public where beer or other malt beverage is brewed, or where wine is fermented, and is available for sale and consumption on the premises *(microbrewery, brewpub).*

--(Insert the following between *Build-to-line* and *Child care center*)--

Car wash. A facility for the washing of motor vehicles. May also be an accessory to auto sales, auto repair shop or convenience store.

--(Insert the following between *Conditional zoning* and *Convenience store*)--

Conference facilities. Facility designed for short term rental or occupancy by a group or groups of people to promote and share common interests (also, convention center, exhibition hall). May be accessory to a hotel, church or college.

--(Insert the following between *Elderly housing* and *Entertainment, outdoor)*--

Entertainment, indoor. A business whose purpose is entertainment, e.g., movie theatres~~,~~ game arcades (not including "adult gaming establishments"), laser tag or paintball, pool room, rock climbing, batting cages, etc., whose business is conducted entirely indoors. Does not include gun ranges, bars or nightclubs.

--(Insert the following between *Fence* and *General repair*)--

Funeral home. An establishment engaged in undertaking services, such as preparing the human dead for burial and in arranging and managing funerals, including crematories and mortuaries.

Gallery. A location used for the display of paintings, sculptures, and other works of art.

--(Insert the following between *General repair* and *Gross floor area*)--

Golf course. An area designed for golf, including a Par 3 golf course, having at least nine (9) holes, each with a tee, fairway, and a green. A clubhouse, restaurant, tennis court or other similar ancillary uses associated with the golf course shall be considered part of the golf course.

Government. Facilities operated by the executive, legislative, judicial, administrative and regulatory branches of federal, state and local governments.

--(Insert the following between *Modular home* and *Nonconforming structure*)--

Motel/hotel. A building containing more than four individual rooms for the purpose of providing overnight lodging facilities to the general public for compensation, with or without meals, and which has common facilities for reservations and cleaning services, combined utilities, and on-site management and reception services.

Museum. A location used for the display and preservation of paintings, sculpture, and other constructed or natural objects illustrating human or natural history.

--(Insert the following between *Nonconforming use* and *Official maps or plans*)--

Office. A use or structure in which business or professional services are conducted or rendered.

--(Insert the following between *Outdoor sales* and *Parks, playground, recreation facility*)--

Outdoor storage. The keeping or housing of any ~~commercial~~ construction or industrial products, components, materials, or equipment outside.

--(Insert the following between *Parks, playground, recreation facility* and *parking space*)--

Parking lot/deck. A principal or accessory use of an individual lot with or without a parking structure providing a place for the temporary short-term parking of motor vehicles.

--(Insert the following between *Quasi-judicial decision* and *Setback*)--

School. A facility, public or private, operated for the general education of children for two or more grade levels between Kindergarten and Grade 12.

--(Insert the following between *Setback* and *Shooting range*)--

Sexually oriented business. As defined in Chapter 18.5 of the Conover Code of Ordinances.

--(Insert the following between *Structure* and *Subdivider*)--

Studio. Location in which artists or craftsmen create objects, one at a time, by hand. Such creations include, but are not limited to, woodworking, jewelry-making, pottery throwing, painting, weaving, caning, and sculpting.

--(Insert the following between *Subdivision, minor* and *Vested right*)--

University, college, adult training center. A use, whether private or public, providing academic education beyond the high school level.

Utilities/services. Facilities used in the supply, transmission, treatment, etc., of basic services such as water, wastewater, electricity, gas, and communications, not including any offices related to the business management of such services.

Warehouse. A facility whose primary use is the bulk storage of manufactured goods and materials as part of a supply chain or distribution system.

Wireless telecommunication facilities. As defined in Division 2, Sec. 22.17.

Appendix A, Article II, Division 3 – Parking

23.1.3 Each parking space shall not be less than nine (9) feet by eighteen (18) feet, the same comprising of one hundred sixty-two (162) square feet of parking space per automobile (except for parallel spaces as shown in table in Sec. 23.1.7) and marked accordingly, exclusive of adequate egress and ingress drives, landscaping, and maneuvering space.

23.1.7 Dimensional standards for ingress/egress and maneuvering are to be shown on the following diagram:

P Parking Angle	C Curb Length	S Stall Depth	L Length of Stall	W Stall Width	A Aisle Width	M Module Width
90	9′	18′	18′	9′	24′	60′
75	9.3′	19.6′	18′	9′	22′	61.2′
60	10.4′	21.4′	18′	9′	15′	57.8′
45	12.7	24.5′	18′	9′	13′	62′
0 (Parallel)	22′	~~9′~~ 8’	18′	~~9′~~ 8’	16′	~~34′~~ 32’

23.2.2 Exceptions to parking requirements.

A. Along streets with designated on-street parking, such parking may be considered as fulfilling on-site parking requirements of adjacent parcels.

B. ~~Reserved.~~ On-street parking installed on public streets will be available to the public and will not be reserved for any individual business, property owner or tenant. Newly installed public parking on public streets may require the developer to provide additional right-of-way to accommodate parking.

Section 23.4. Schedule of parking spaces.

23.4.2 Reserved ~~Rooming houses, boardinghouses and nurses' homes: One (1) space for each two (2) rooms to be rented or occupied; plus one (1) additional space for the owner or manager, if resident on the premises.~~

23.4.3 Motels, ~~tourist homes and~~ hotels, and bed & breakfast: One (1) space for each room or unit to be rented, plus one (1) space for each two (2) employees on the work shift of largest employment (hotel/motel) or one (1) space for owner of a bed & breakfast.

23.4.10 Auditoriums, theaters, stadiums, conference facilities, places of worship and similar uses involving the assembling of persons: One (1) space for each four (4) seats in such place of assembly, plus one (1) space for each one hundred (100) square feet of floor or ground area used for amusement or assembly, but not containing fixed seats, plus one (1) spaces per three (3) employees at maximum employment.

23.4.15 Assisted living facilities and nursing homes: One (1) space for every two (2) beds plus one (1) space for every two (2) employees at maximum employment.

Appendix A, Article III, Division 1, Section 31.4 – Land use table.

Institutional & office	**R-20**	**R-9**	**R-9A**	**NR**	**NC**	**P-1**	**MX**	**COI**	**B-1**	**B-2**	**B-3**	**B-4**	**CC**	**M-1**	**EM-1**	**OS**
Museum/gallery/ ~~**studio**~~	P					P	P		P	P	P		P			
Residential	**R-20**	**R-9**	**R-9A**	**NR**	**NC**	**P-1**	**MX**	**COI**	**B-1**	**B-2**	**B-3**	**B-4**	**CC**	**M-1**	**EM-1**	**OS**
Auto ~~**parts yard**~~ graveyard														CZ		
Outdoor storage										SR		SR	~~**SR**~~	P	P	

Parking lot/~~parking~~ deck					SR		SR	SR			SR					
Stadium/coliseum/ fairground/ ~~auditorium~~						P				P		P		P		
Studio						P	P		P	P	P	P	P	P		
Natural/Open Space	**R-20**	**R-9**	**R-9A**	**NR**	**NC**	**P-1**	**MX**	**COI**	**B-1**	**B-2**	**B-3**	**B-4**	**CC**	**M-1**	**EM-1**	**OS**
Park/playground/ ~~fitness~~ recreation facility	P	P	P	P	P	P	P							P		P

Appendix A: Article III, Division 1, Section 31.5. Special requirements.

4) *Mini-warehouse storage:*

a) Any site used shall be no more than two (2) acres in size.

b) Mini-warehousing facilities shall be secured within an opaque fenced and gated perimeter. The facility shall further be screened with a planted buffer as described in Article II, Div. 6—Buffer, Section 26.2.2. with street plantings as described in Article II, Div. 3 Parking, Section 23.5.4.

c) Building materials and design shall comply with section 22.16.2.

d) No flat roots shall be permitted. Roofs shall be of hip and/or gable design and follow requirements of Section 312.5.1.

e) Hours of public access will be no earlier than 6:00 a.m. and no later than 12:00 midnight. Extra measures for lighting, security and emergency access must be followed and agreed upon in writing prior to the certificate of occupancy by the Conover Police and Fire Departments.

f) Outdoor storage of any kind shall not be permitted in conjunction with mini-warehouse facilities.

g) No more than one (1) mini-warehouse business can be located within any one thousand (1,000) foot radius (determined by a straight line and not street distance from the closest property lines) from any other mini-warehouse businesses.

6) *Outdoor storage:*

a) ~~Outdoor storage defined:~~ Reserved

~~i. Includes all goods, raw materials and supplies not returned to an enclosed building at the end of each business day.~~

~~ii. Includes all items awaiting or in process of repair except vehicles awaiting repair which are not visibly damaged or are not used or intended to be used as "parts" vehicles; junk and/or abandoned vehicles are prohibited.~~

b) Outdoor storage may be established on a lot within the B-2 or B-4 ~~or CC~~ district according to the following standards:

i. ~~Where permitted as an accessory use in conjunction with a building, the area of storage shall not be placed in any established yard abutting a street;~~ Outdoor storage shall be permitted as an accessory use to a principal business located on the lot, not as a principal use.

ii. ~~Where permitted as a principal use on a lot, the area of storage shall be no closer than forty (40) feet from an abutting street right-of-way;~~ Outdoor storage area shall be located behind the front

line of the primary structure and shall not be located within forty (40) feet of any abutting street right-of-way.

iii. All areas established for outdoor storage shall be screened from view from the street(s) by an opaque screen; wherever security fencing is desired, it shall be placed on the interior side of the opaque screen. ~~(312.7.7)~~ (Article II, Div. 6, Sec. 26.2.1)

Section 2. This ordinance shall be effective upon passage.

Adopted this, the ____ day of August, 2024.

_____
Kyle J. Hayman., Mayor

_____
Stephanie Watson, City Clerk

CITY OF CONOVER SEAL 1876-77 NORTH CAROLINA