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Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Residential														
Day care home	means supervision or care provided on a regular basis as an accessory use within a principal residential dwelling unit, by a resident of the dwelling, for up to 5 children who are not related by blood or marriage to, and who are not the legal wards or foster children of the supervising adult OR for up to 5 adults who do not reside in the dwelling.	L	L	L	L	P	P	P	P	P				L
Dwelling, accessory unit	means a separate and complete dwelling unit that is ancillary and subordinate to a principal single-family dwelling located on the same lot. Accessory dwelling units may be either detached or attached to the primary dwelling.	L	L	L	L	L				L				
Dwelling, multi-family	means a building containing three or more dwelling units.	P	P			P	L	P	P	P				
Dwelling, single-family attached	means a dwelling which occupies its own lot, but which is physically connected to one or more other dwellings. The lot line separating the lots is congruent with the part wall connecting the dwellings.	P	P	P	P	P		S	S	P				
Dwelling, single-family detached	means a home on an individual lot or parcel of land intended, designed, used, and/or occupied by no more than one family.	P	P	P	P	P		S	S	P				
Family care home	means a home that provides room, support and supervision to no more than six (6) persons with disabilities as defined in NC GS 160D-907(a)2.	P	P	P	P	P		P	P	P			P	
Group care facility	means a residential facility for 12 or fewer persons that requires a license by the state of North Carolina.						P	P	P	P				
Group living	means any residential facility, dwelling unit, and/or combination thereof that does not meet the definition of a family care home or group care home; Examples include boarding/rooming houses, half-way homes, dwellings occupied by 6 or more unrelated persons, fraternity and sorority houses. Lodging uses are not included under this definition.						P	P	P					
Home occupation	means an accessory use of a dwelling unit or an accessory structure for limited non-residential purposes which is clearly incidental and subordinate to the use of the dwelling unit as a permanent and full-time residence.	L	L	L	L	L				L			L	L

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Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Manufactured home – Class A	means a multi section manufactured home with a permanent, masonry perimeter curtain wall, having siding consistent with standard residential construction and built/constructed in accordance with the standards established by the North Carolina Department of Insurance as set forth in the most current edition of the State of North Carolina Regulations for Manufactured Homes.	P	P	P	P								P	P
Manufactured home – Class B	means a manufactured home that does not meet the definition of a Manufactured Home - Class A, meeting the following appearance criteria: continuous skirting under all sides of the home except for required ventilation and access; skirting shall be installed no later than 60 days after the set-up of the home, and built/constructed in accordance with the standards established by the North Carolina Department of Insurance as set forth in the most current edition of the State of North Carolina Regulations for Manufactured Homes.												P	P
Manufactured home – Class C	means any manufactured home built before 6/15/1976 and does not meet the definitional criteria of a Manufactured Home Class - A or Manufactured Home - Class B.													P
Manufactured home park	a parcel (or contiguous parcels under common ownership) of land which has been so designated and improved that it contains three or more manufactured home lots available to the public for the placement thereon of manufactured homes for occupancy.													P

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		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Civic, Institutional & Government														
Animal shelter	means a facility that houses or contains animals that are seized, stray, homeless, quarantined, abandoned, or unwanted. Animal shelters are owned, operated, or maintained by a county, city, town, or other municipality, or by a nonprofit organization devoted to the welfare, protection, rehabilitation, or humane treatment of animals.											P		
Cemetery	means a tract of land used for burials not associated with a place of worship.	L	L	L	L				L	L				
Community center, clubs and/or lodge	means any government or non-profit whose activities are conducted for civic or humanitarian motives and not for the gain of any private individual or group and may include, but shall not be limited to, recreation, social service, welfare, education, civic, fraternal, or cultural activities.					P	P	P	P		P	P		
Essential service - Class 1	means publicly or privately owned facilities or systems for the distribution of gas, electricity, steam or water, the collection and disposal of sewage or refuse; the transmission of communications; or similar functions necessary for the provision of public services. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business communications shall be deemed accessory uses and not under this definition as Essential Services, provided no transmitter or antenna tower exceeds 40 feet in height, with the exception of 100 feet for governmental communications. Wireless telecommunications are not included within this definition. Essential Services are divided into three classes: (1) Class 1 means transmission lines (above and below ground) including electrical, natural gas, and water/wastewater distribution lines; small, enclosed facilities up to 200 square feet such as and including pumping stations, lift stations, and telephone switching facilities.	P	P	P	P	P	P	P	P	P	P	P	P	P
Essential service - Class 2	(2) Class 2 means water storage tanks; package treatment plants; telephone switching facilities, substations, or other similar facilities used in connection with telephone, electric, steam, and water facilities greater than 200 square feet; raw water treatment facilities;	S	S	S	S	S	P	P	P	P	P	P	S	S

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		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Essential service - Class 3	(3) Class 3 means generation, production, or treatment facilities such as power plants, sewage/septage treatment facilities, recycling sorting operations, compost and mulching yards. But does not include solid or hazardous waste landfills, construction and demolition landfills.											P		
Landfill	means a facility for disposal of solid waste on land in a sanitary manner, in accordance with rules concerning sanitary landfills set by the NC Department of Environmental Quality, called for in NCGS 130-A. Construction and demolition landfills are also included in this definition.	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Library, museum and art gallery	means a room or building for exhibiting, or an institution in charge of, a collection of books, artistic, historical, or scientific objects.					P	P	P	P	P				
Park and/or playground	means a public or private place, structure, area, or facility used for one or more sports or recreation activities such as, but not limited to, bowling, skating, water sports, baseball, basketball, tennis, golf, riding, hiking, fishing or similar sports or recreational uses and providing social or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.	P	P	P	P	P	P	P	P	P			P	
Place of worship	means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes synagogue, temple, mosque, or other such place for worship and religious activities.	L	L	L	L	L	P	P	P	p				
Prison	means a facility, public or private, established for the temporary placement of persons who require secure custody for their own or the community's protection in physically restricting facilities.											S		
Public safety facility	means a government facility for public safety and emergency services, including a facility that provides police or fire protection and related administrative facilities. The term shall not include jails, prisons, hospitals, or institutional and commercial services.	P	P	P	P	P	P	P	P	P	P	P	P	

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Public works facility	means a government facility for public works services, such as refuse collection, street and building maintenance, parks and land management, vehicle maintenance, parking, and associated accessory uses.						P	P	P	P		P		
School	means an institution where academic instruction is given to persons K-12.	P	P	P	P	P	P	P	P	P	P			
School, post-secondary	means a public or private educational institution providing higher education that grants associate degrees or higher, or specific professional or vocational training.						P	P	P		P	P		
Solar farm	means a use where a series of solar collectors are placed in an area for the purpose of generating photovoltaic power for an area greater than the principal use on the site. Also referred to as solar power plant and solar photovoltaic farm.											P		
Wireless telecommunication, co-location	means the placement, installation, maintenance, modification, operation, or replacement of wireless facilities on, under, within, or on the surface of the earth adjacent to existing structures, including utility poles, city utility poles, water towers, buildings, and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes. Attachment to existing utility owned transmission towers (e.g. high-tension power line support towers) may be permitted as a co-location type. The term does not include the installation of new utility poles, city utility poles, or wireless support structures. When placed on existing towers, there must be no increase in height of existing tower and must present a site plan showing the location of equipment structures to be located within previous approved fenced-in area.	L	L	L	L	L	L	L	L	L	L	L	L	L
Wireless telecommunication, concealed	means a tower, ancillary structure, or equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed building(s) and uses on a site.	S	S	S	S	S	S	S	S	P	P	P	S	EXP
Wireless telecommunication, tower	means a tower erected for the purpose of transmitting or receiving signals, including, without limitation, telephone, radio, television, cable television, or microwave signals.						S	S	S	S	S	P		EXP

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Business														
Adult entertainment establishment	means any of the following subcategories, and for purposes of this Ordinance shall be consistent with Chapter 14, Article 26A of the North Carolina General Statutes, including definitions found in 14 202.10, as currently written or hereafter amended.	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	S	EXP	EXP
Bank and/or other financial institution	means a financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities.						P	P	P	P				
Campground	means an outdoor area designed to accommodate non-permanent travel trailers, tents, cabins, camper vans, and recreational vehicles on a temporary basis. Electrical, cable, water and sewage hookups may be provided on site.						S	S	S					
Conference and training center	means facilities used for business or professional conferences, seminars, and training programs.							P	P					
Day care center	means an individual, agency, or organization providing supervision or care on a regular basis for children who are not related by blood or marriage to, and who are not the legal wards or foster children of the supervising adult.					P	P	P	P	P				
Drive-through	means a window or series of windows associated with a commercial establishment that permits patrons to transact business or order goods while remaining in a vehicle. A drive-thru service window shall only be permitted as an accessory use.						P	P	P					
Eating and drinking establishment	means any establishment whose principal business is the sale of food, frozen desserts or beverages to the customer in a ready-to-consume state, and whose design or method of operation provides for consumption of foods, frozen desserts or beverages within the restaurant building, within a motor vehicle parked upon the premises, off-premise consumption (to-go orders), or at other facilities on the premises outside the building. This definition does not include bars, nightclubs, lounges, hookah or cigar bars.						P	P	P	P				
Equipment rental	means an establishment that rents or leases construction tools or equipment to an entity for a period of time but does not transfer ownership of the tools or equipment to the entity renting or leasing it.										P	P		

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Event venue, indoor	means a fully enclosed and conditioned space to watch and/or to hear athletic events, musical/dramatic performances, including auditoriums, arenas, stadiums, coliseums, athletic centers and theaters. Use of a membrane structure (e.g. tent) does not qualify as an indoor venue.						P	P	P					
Event venue, outdoor	means an outdoor or partially enclosed space to watch and/or to hear athletic events, musical/dramatic performances including auditorium, arena, stadium, coliseums, athletic centers, theaters, and drive-in theaters.						S	S	S					
Fuel oil dealer	means a facility and business used to warehouse and dispense various types of fuel oil.										P	P		
Funeral home and/or mortuary	means a building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral supplies funeral urns, and other related funeral supplies; (d) facilities for cremation where funeral home is permitted, a funeral chapel shall also be permitted.						P	P	P		P			
Hospital	means an institution for health care providing patient treatment by specialized staff and equipment, and often, but not always providing for longer-term patient stays.						P	P	P					
Kennel	means a commercial establishment wherein any person engages in business or practice, for fee, of boarding, breeding, letting for hire, or training of multiple domesticated animals at any one time, not including pets owned by the landowner; or an establishment wherein any person engages in the business or practice, for a fee, of selling more than one (1) litter of domesticated animals at any one time.						S	S	S		P	P		
Laundromat	means a facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.						P	P	P					

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Lodging	means any land use contained within a building or series of buildings under single ownership providing accommodations to transients for compensation, offering either short or extended-stay facilities, and that may customarily include incidental or ancillary services including housekeeping, dining, meeting rooms and recreational facilities that includes the renting of room(s) for transient stays. This includes any of the following hotels, motels, bed and breakfast inns, and short-term rentals. Use of a dwelling, or any portion thereof, rented or leased for intervals of less than one month is considered a "lodging" use.						P	P	P					
Medical office	means the clinic or office of physicians, medical doctors, chiropractors, or dentists licensed to practice medicine or dentistry in the State of North Carolina, where the primary use is the delivery of health care services, where sale of merchandise is incidental to the delivery of services. This use includes addiction recovery facilities that provide for the treatment of persons having drug or alcohol abuse problems under the supervision of professional health care or social services providers, where no overnight accommodations are provided.						P	P	P	P				
Motor vehicle repair garage	means any building, structure, improvements, or land used for the storage, care, repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint and body work. Also referred to as vehicle repair shop. Junk vehicles or the operation of an automobile wrecking and junking yard are not permitted as part of this use.						P	P	P		P	P		
Motor vehicle sales	means storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales includes motor vehicles retail or wholesale sales. Sales of boats, recreational equipment, ATVs, motorcycles, trailers, tractors, and travel trailers are included within this definition.						P	P	P					
Motor vehicle service station	means any premises where gasoline and other petroleum products are sold, and light maintenance activities are performed. Also called a gas station.						P	P	P		P	P		

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Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Nightclub, bar, and/or lounge	means any commercial establishment serving alcoholic beverages and/or providing entertainment for patrons that do not operate significant food services.						S		P					
Office	means administrative, executive, professional, research, or similar organizations, and laboratories having only limited contact with public, provided that no merchandising services are sold on the premises, except such as are incidental or accessory to the principal permissible use.					P	P	P	P	P	P	P		
Parking lot	means any place maintained for the outdoor parking of motor vehicles not associated with another use. Parking lots do not include parking on public streets.						P	P	P					
Personal service	means a business providing personal or household services typically by appointment or on a walk-in basis during normal business hours with some limited weekend hours. Examples include barber and beauty shops, nail salons, spas, shoe repair, tailors, massage therapists, and other personal or household services accomplished on site.					P	P	P	P	P				
Prefabricated home display area	means any business engaged in the sale and distribution of prefabricated homes for resale. Including, but not limited to manufactured and modular homes.								P					
Public transportation	means transportation of passengers whether or not for hire by any means of conveyance, including but not limited to motor vehicle or motor bus, either publicly or privately owned and operated, holding itself out to the general public for the transportation of persons within the territorial jurisdiction of the authority, including charter service.						S	S	S		P			
Radio and television station	means establishments primarily engaged in the provision of broadcasting and other information relay services accomplished using electronic and telephonic mechanisms excluded are facilities classified as major utility services or broadcasting or communication towers typical uses include television studios, telecommunication service centers, telegraph service offices, or film and sound recording facilities.						S	S	S		P	P		

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EXP = indicates that the use type is expressly prohibited in that zoning district.

Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Recreation facility, indoor	means any business establishment which is primarily engaged in providing an amusement and/or recreational activity within a fully enclosed building such as a public or private health or exercise clubs, tennis or other racquet courts, swimming pools, video arcade, billiard parlor, skating rink, bowling alley, axe throwing, or similar uses which are enclosed in buildings, but does not include indoor motion picture theaters, adult establishments, or shooting ranges.						P	P	P					
Recreation facility, outdoor	means any business establishment which is primarily engaged in providing amusement and/or recreational activities that are outside of a fully enclosed building that include but not limited to, miniature golf, skateboard parks, paintball, water slide and swimming pools, batting cages, laser tag, mechanical ride, golf course, golf driving range, go-cart or motorcycle course, fish ranch, or similar activity to the general public, but does not include outdoor motion picture theaters or shooting ranges.								S					
Recycling drop-off center	means a facility where residents may drop off recyclable materials, typically unstaffed.								P	P	P	P		
Rehab and/or skilled nursing facility	means a facility that provides residentially based services for people who require constant nursing care and have significant deficiencies with activities of daily living. Residents include the elderly and younger adults with physical or mental disabilities.						P	P	P	S				
Retail, large	means any building or collection of buildings as part of a single development greater than 20,000 sq ft gross floor area.								P					
Retail, small	means any building or collection of buildings as part of a single development that are 20,000 square feet or less in gross floor area.						P	P	P	P				
Shooting range, indoor	means an indoor area designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting.											L		
Shooting range, outdoor	means an outdoor area designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting.											S		

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EXP = indicates that the use type is expressly prohibited in that zoning district.

Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Short-term rental	means a lodging use that occurs within a single dwelling unit containing a maximum of three bedrooms that is rented to transients for compensation for a period of less than one month. (See Lodging).						L	L	L					
Truck stop	means an establishment engaged primarily in the fueling, servicing, repair or parking of tractor trucks or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include overnight accommodations, showers, or restaurant facilities primarily for the use of truck crews.								S					
Veterinary clinic	means a use or structure intended or used primarily for the testing and treatment of the physical disorders of animals; not principally used for the overnight boarding or grooming of well animals; not permitting outdoor cages, pens, or runs for the confinement of animals unless expressly permitted in the district; and not used for the training of animals.						P	P	P					
Warehouse	means a commercial building for storage of goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, etc. Self-storage is not included within this definition.						P		S		P	P		

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Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Industrial														
Brewery	means an establishment where beer and malt beverages are made on the premises at an annual beer production rate of over 15,000 barrels. A brewery of this scale is considered a heavy manufacturing use.										P	P		
Building supply sales yard	means a business primarily engaged in selling building materials and construction supplies.								S		P	P		
Concrete and/or asphalt plant	means a manufacturing or processing plant in a fixed location associated with the storage of raw materials used in the production and mixing of concrete and/or asphalt products prior to their use or transportation.											S		
Data center and/or server farm	means an establishment engaged in the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Includes crypto-currency mining.											S		
Freight terminal	means a collection and distribution point for trucks or freight.											P		
Junkyard	means a lot, land, or structure or part thereof, used primarily for the collecting, storage, and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage and/or salvaging of machinery or vehicles not in operating condition and for the sale of parts thereof. Shall also include any outdoor area containing more than five motor vehicles that do not display a current license plate, or are partially dismantled or wrecked, or cannot be self-propelled or moved in the manner in which it is intended to move.											S		
Laboratory	means an analytical, experimental or testing facility that provides controlled conditions in which scientific research, experiments, and measurement may be performed.								P		P	P		

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EXP = indicates that the use type is expressly prohibited in that zoning district.

Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Manufacturing, heavy	means the assembly, fabrication, or processing of goods and materials using processes that have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, vibrations, or health and safety hazards; or that otherwise do not constitute "light manufacturing"; or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, or processing exceeds 25 percent of the floor area of all buildings on the lot.											P		
Manufacturing, light	means the assembly, fabrication, or processing of goods and materials using processes that do not create noise, smoke, fumes, odors, glare, vibrations, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place; where such processes are housed entirely within a building; or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property.								P		P	P		
Microbrewery	means an establishment where beer and malt beverages are made on the premises and then sold or distributed, and which produces less than 15,000 barrels (a barrel is approximately 31 gallons) of beer per year. Microbreweries must sell 25% or more of its beer on-site and does not include an eating and drinking establishment.											P		
Mining	means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; and shall not include excavation or grading when conducted solely in aid of on site farming or construction.											S		

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EXP = indicates that the use type is expressly prohibited in that zoning district.

		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
		Zoning District											
Land Use	Definition	R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
Recycling facility	means an establishment primarily engaged in (1) operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage); and/or (2) operating facilities where commingled recyclable materials such as paper, plastics, used beverage cans, and metals are sorted into distinct categories.										S	P		
Sawmill	means a facility where logs or partially processed cants are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products, not including the processing of timber for use on the same lot by the owner or resident of that lot.											P		
Self-storage warehouse	means a building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' goods or wares.											P		
Wholesale storage	means a facility engaged in the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There is little on-site sales activity.											P		

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EXP = indicates that the use type is expressly prohibited in that zoning district.

Land Use	Definition	Zoning District												
		R7	R10	R21	R43	MV	CS	CS2	CS3	TR	LI	HI	MHO	MHC
		7,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	10,000 sq. ft. min. lot size Setbacks: 25' Front, 10' or 15' Side, 20% or 30' Rear	21,000 sq. ft. min. lot size Setbacks: 30' Front, 15' or 20 Side, 20% or 30' Rear	43,000 sq. ft. min. lot size Setbacks: 30' Front, 15' Side, 20% or 30' Rear	0 sq. ft. min. lot size Setbacks: None	No yards are required. Abutting a residential district, 15' side and rear yard clearance.			20,000 sq. ft. min. lot size Setbacks: 20' Front, 10' Side, 20% or 30' Rear	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	43,560 sq. ft. min. lot size Setbacks: 50' Front, 15' side 25' from each principal building	Can be applied over the following residential districts: R-7, R-10, R-21, R-43 and MV.	4,000 sq. ft. min. lot size Setbacks: 25' Front, 10' Side, 20' Rear
Other														
Agriculture and horticulture	means the use of land for agricultural purposes including farming, silviculture, viticulture, fish culture, animal and poultry husbandry and/or horticultural purposes including the growing and production for income of fruits, vegetables, flowers, nursery stock, or ornamental plants.	P	P	P	P	P	P	P	P	P				
Group development	means a group of two or more principal structures built on a single lot, tract, or parcel of land not subdivided into the customary streets and lots and which will not be subdivided, and designed for occupancy by separate families, businesses, or other enterprises. Examples would be: (1) Cluster-type subdivisions; (2) Row houses; (3) Apartments; (4)Shopping centers; (5) and Industrial parks.	S	S				S	S	S	S	S	S		
Outdoor storage	means the storage of any material for a period greater than 24 hours not in an enclosed building. Outdoor storage may be standalone or ancillary to another use.						L	L	L	L	P	P		

Sec. 54-144. Limited uses.

(a) *Limited uses.* Limited uses are permitted by right, in the districts identified in the Table of Uses found in section 54-143 above, and provided that the specific standards set forth in this section are satisfied. The specified standards are intended to ensure these uses fit the intent of the districts within which they are permitted, and that these uses are compatible with other development permitted within the districts. Identified limited uses shall comply with the following specific standards.

1 Accesory dwelling units (ADUs)

Limited use in R7, R10, R21, R42, MV, and TR

a. General provisions. The following standards apply to all ADUs located in all residential districts.

ADUs shall be:

1. Co-located on a residential lot containing no more than one single-family detached structure. The residential lot may contain other accessory structures, as allowed in this ordinance.
2. Located on lots that conform to the minimum dimensional standards for the district in which it is located.
3. Subordinate to the principal structure in size, location, and height (except as otherwise allowed).
4. Provided parking at a minimum rate of one space per ADU. Parking for the primary dwelling unit must also be maintained or replaced on site.

ADUs shall not be:

1. Regarded as additional dwelling units for the purpose of determining minimum lot size, lot width, or maximum density.
2. Used as a short-term rental.

b. Additional Standards. ADUs may be either attached or detached to the primary dwelling unit, subject to complying with the following standards.

1. Detached ADUs:
   (a) The gross square floor area of the detached ADU shall not exceed 70 percent of the gross floor area of the primary dwelling unit, or 800 square feet, whichever is greater.
   (b) The height of a detached ADU may not exceed the height of the principal unit, up to a maximum height of 25 feet.
   (c) Detached ADUs must comply with all required setbacks for the district in which it is located.
   (d) Detached ADUs must be located to the side or rear of the primary unit and no closer to the street than the leading edge of the primary dwelling on lots that are less than two acres. For lots equal to or greater than two acres, a detached ADU may be placed in any location on the lot provided the structure can comply with all setback requirements.
2. Attached ADUs that expand the footprint of the existing structure:
   (a) The gross floor area of the attached accessory dwelling unit may not exceed 70 percent of the gross floor area of the primary dwelling unit, or 800 square feet, whichever is greater.
   (b) The height of the accessory dwelling unit may exceed the height of the existing primary dwelling unit by up to four feet, but may not exceed the height limit of underlying district.
   (c) The expansion area must comply with all setback requirements for the district in which it is located. located.
3. Attached ADUs that do not expand the existing structure and share a common foundation, exterior walls, and roof of the principal dwelling:
   (a) May be included within a non-conforming residential structure.
   (b) Will not be limited in gross floor area or height.

2	**Cemetery** *Limited use in R7, R10, R21, R43, CS3, and TR*
	a. All burial plots, columbarium, and mausoleum shall be setback 20 feet from all property boundaries and habitable structures of the property.
3	**Day care home** *Limited use in R7, R10, R21, and R43*
	a. Maximum enrollment: Five children. b. Any outdoor play space shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space and must be setback 10 feet from all property lines. c. Client drop-off and pick-up shall not obstruct traffic flow on adjacent public streets. d. Parking shall not be located in the front yard.
4	**Home occupation** *Limited use in R7, R10, R21, R43, and MV*
	a. The business activity shall be conducted entirely within the dwelling and carried on by the occupants thereof. b. A maximum of one employee who is not a resident of the property shall be allowed. c. No retail sales or display of goods, products, services, signage, or other forms of advertising shall be visible from outside of the dwelling. d. A maximum of 25% of the total floor space of the home may be used for the home occupations. e. No mechanical equipment is installed or used except such as normally used for domestic or professional purposes.
5	**Multi-family dwelling** *Limited use in CS District*
	a. Multi-family dwelling units may only be located on the upper floors of buildings located within 200 feet of Weaverville Road. Distance is measured from the edge of pavement.
6	**Outdoor storage** *Limited use in CS, CS2, CS3, and TR*
	a. Only permitted as part of a principal use. b. If located adjacent to residential use, must provide a screened buffer yard defined in 54-10.

7	Place of worship *Limited use in R7, R10, R21, R43, and MV*

a. For the purposes of these development standards, places of worship shall be placed in the following categories based upon the number of seats in the sanctuary(ies):

1. Small place of worship—Less than 400 seats in the sanctuary(ies).
2. Large place of worship—400 seats or more in the sanctuary(ies).

b. Minimum lot size: The minimum lot size for places of worship shall be as follows:

1. Small place of worship—Minimum lot size for the zoning district in which the place of worship is located.
2. Large place of worship—Two acres.

c. Lot location: Places of worship shall be located as follows:

1. Small places of worship may be located on any street.
2. Large places of worship shall be located on property which abuts a major thoroughfare. Places of worship wishing to expand, and which owned the property on which they wish to expand prior to September 1, 2024, shall not be required to meet the lot location standards.

d. Setbacks: Setbacks for all places of worship shall be as follows:

1. Front: Same as residential uses in the zoning district. Side: 20 feet. Rear: 30 feet.
2. No parking or other activities shall be located in any of the required setbacks. In addition, parking shall not be located in front of the principal structure(s).

e. Access points: Access onto place of worship property from local residential streets shall be limited to a total of two driveway access points onto all surrounding local residential streets.

f. Parking. Off street parking shall be provided at a minimum of one (1) space per eight seats in the sanctuary(ies).

g. Parking and outdoor activity areas shall be buffered from adjacent residential uses with a buffer as defined in 54-10.

h. Impervious surface standards. Impervious surfaces shall not exceed 70 percent impervious.

i. Offices associated with the activities or business of the place of worship shall not occupy more than 25% of the total floor area of the buildings on the lot.

j. No commercial activities (selling of items to the general public on an on-going basis) shall be permitted.

k. No warehouse structures shall be permitted.

l. No facilities for vehicle maintenance shall be permitted.

m. No grading shall be permitted within ten feet of side and rear property lines, other than for utilities, landscaping, and access.

n. Outdoor speaker systems are prohibited.

8	Shooting range, indoor *Limited use in HI*

a. Noise shall be reduced to 40 dbl as measured at the closest residence property line.

b. Conform to the minimum design standards as outlined in the latest revised edition of The NRA Range Source Book.

9 Short-term rental

Limited use in CS, CS2 and CS3 districts

a. A permit to establish a short-term rental use is required prior the use occurring on the property.

b. Only one short-term rental shall be permitted for any single-family dwelling or single-family property.

c. Short-term rental permits shall be limited to one per person, immediate household, LLC, corporation, trust or other legal entity. A person's immediate household shall include a spouse, children, or any other relative residing in the same home. An ownership stake of five percent or more in an LLC, corporation, trust or other legal entity shall constitute ownership for the purposes of this limitation.

d. No more than ten percent of units in a multi-family or multi-tenant building or development may be used as short-term rentals.

e. No non-residential activities other than lodging shall be allowed.

f. No special events may be hosted on a short-term rental property.

g. No signage shall be allowed for homestays.

h. The short-term rental owner shall maintain liability insurance on the property, which covers the lodging use and short-term rental guests.

i. Emergency and contact information including a name, phone number and email address must be posted prominently inside the short-term rental.

j. The short-term rental owner must pay any applicable taxes, including occupancy and sales taxes, to the appropriate governmental entity.

k. The short-term rental shall comply with applicable building code.

l. Violations of these standards, or failure to obtain a permit for a short-term rental shall be subject to enforcement action as set forth in section 54-41 and shall be subject to the following schedule of penalties:

First offense	$100.00
Second offense	$300.00
Third offense	$500.00 and revocation of permit for one year

10 Wireless telecommunication, co-location

Limited use in all districts

a. Co-located wireless telecommunication facilities are permitted on buildings and other existing structures (other than off-premises signs) which do not require an increase in height to accommodate the facility.

b. For purposes of this section, antennas mounted on an electric transmission tower shall qualify as a co-located 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 to make them unobtrusive.

c. All antennas associated with co-located 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.

d. Antennas associated with a co-located 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.

Wireless telecommunication, co-location - *continued*
Limited use in all districts

e. Antennas associated with wwith a wireless telecommunication facility may not be co- located on a tower or other support structure used by an amateur radio operator.

f. Equipment enclosures associated with 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 to make them unobtrusive.

g. Equipment enclosures associated with a co-located 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.

h. All cabling and wiring connecting antennas, equipment enclosures, and other components of a wireless telecommunication facility shall be colored or concealed in a manner as to render them unobtrusive.

i. 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.

j. 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.

k. 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 Town in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.

l. 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 Town shall give 30 days' written notice of its intention to do so to the permittee at its last known address.

Sec. 54-159. Special uses.

(a) Each special use is unique in nature, and needs special consideration and conditions. Section 54-69(e)(2)b provides conditions applicable to all uses listed as special in the designated zoning district that the board of adjustment must find to exist. The following special uses may have additional specific conditions that the board of adjustment must find to exist before granting the special use permit. These special requirements are not conclusive, in that, the board of adjustment may add or modify such requirements as they deem necessary.

(1) Such uses are limited to those permitted within the zoning district in which the project is located. In no case shall the board of adjustment authorize a use prohibited in the district in which the project is to be located.

(2) The distance of every building shall meet the setback requirements of the district in which the project is located.

(3) A proposed project should be designed by the appropriate design professional. It shall be so designed that the overall intensity of land use shall be no greater than that permitted in the zoning district in which the project is located. Furthermore, the design should guarantee permanent retention of open space and ensure its care and maintenance.

(4) Developments shall follow the review procedures for special uses as outlined in section 54-69.

(5) The procedure for approval shall include the submission of a design plan showing the proposed layout, including the location of buildings, driveways, street parking spaces, and recreation areas, to the board of adjustment for study prior to final approval. Where applicable, the design plan package shall include approvals for the proposed sanitary sewer and water distribution systems from the appropriate state and local agencies.

(b) Special uses listed

1 Adult entertainment establishment
2 Building supply sales yard
3 Campground
4 Concrete and/or asphalt plant
5 Community center, club and/or lodge
6 Data center and/or server farm
7 Dwelling, single-family attached
8 Dwelling, single-family detached
9 Essential service, Class 2
10 Event venue, outdoor
11 Group development
12 Junkyard
13 Kennel
14 Mining
15 Nightclub, bar, and/or lounge
16 Prefabricated home display area
17 Prison
18 Public Transportation
19 Public works facility
20 Radio and television station
21 Recreation facility, outdoor
22 Recycling facility
23 Rehab and/or skilled nursing facility
24 School, post-secondary
25 Shooting range, outdoor
26 Truck stop
27 Wireless telecommunications, concealed
28 Wireless telecommunications, tower

(c) Checklist. The following checklist shall be completed by the applicant. The applicant shall infer that all information is required at the public hearing, unless prior arrangements have been made.

SPECIAL USE SITE PLAN REVIEW CHECKLIST

Site plans for special use permits require the following:

(1) GENERAL REQUIREMENTS.

a. Submission of site plans prepared by an appropriate registered professional.
b. Identification of property by street address and tax map reference.
c. Site plans shall also contain the following general information:
    1 North arrow, legend, and seal of registered professional;
    2 A vicinity map showing relative location of project to surrounding area;
    3 Adjoining property liens, ownership, and land use;
    4 Existing and proposed topography at contour intervals of no greater than two feet; and
    5 The plan shall not be drawn to a scale of less than one inch to 100 feet.

(2) LAND AND LANDSCAPING, RECREATION AND OPEN SPACE PLAN. The following requirements shall be provided on a single detached plan:

a. If the proposed development is to be located in a designated flood hazard area. All base flood elevation data
b. Location of wooded areas.
c. Amount of wooded area to be removed.
d. Existing and proposed contours at intervals of no less than two feet.
e. Streams, ponds, drainage ditches shall be illustrated.
f. Location of existing and proposed utilities.
g. Area to be covered by structures, parking, and streets and the like.
h. Buffering shall be illustrated.
i. Location and heights of all fences, walls, and hedges.
j. Type and location of proposed plantings.
k. Location of nearest fire hydrant and proposed fire hydrant.
l. Areas intended for open space and common areas.

(3) STRUCTURE AND UTILITY SYSTEM PLAN. The following requirements shall be provided on a single detached plan:

a. Location and dimension of all existing and proposed structures, including gross floor area and number of stories.
b. Location of entrances and loading points.
c. Proposed schedule of development including stages likely to be followed.
d. Existing and proposed use of all structures. If multifamily use, list number of bedroom units proposed:
    1 bedroom ___ 2 bedroom___ 3 bedroom ___ 4 bedroom ___
e. Water and sewer system.
    1 Location and size of all existing and proposed lines.
    2 Letter from the respective utility providing water or sewer services stating availability of water and sanitary sewer. The letter shall state the results of a flow and pressure test for water lines and the volume of capacity/current flow for sewer lines.
    3 Location and size meters.
    4 Rights-of-way and easements.
f. Underground utility lines including electrical power, telephone, gas, cablevision, fire alarm system and exterior area lighting.
g. Seal and signature of registered professional engineer.

(4) STREET, PARKING, AND LOADING AREA PLAN. The following requirements shall be provided on a single detached plan:

a. An approved North Carolina Department of Transportation (N.C.D.O.T.) Driveway Permit for any driveway or other curb cut on a state system street or highway.
b. Curb design and material.
c. Street plans and profiles.
d. Rights-of-way and pavement widths.
e. Existing and proposed storm drainage facilities including pipes, drop inlets, catch basins, junction boxes, man holes, etc.
f. Location of traffic control devices.
g. Street lighting.
h. Parking calculations showing required and provided spaces.
i. Type of surfacing and curbing in all parking and loading areas.
j. An illustration of the interior flow of vehicular and pedestrian traffic.
k. Location of dumpsters, illustrating access areas.

(5) STORMWATER DRAINAGE PLAN. The following requirements shall be provided on a single detached plan:

a. The stormwater plan shall illustrate the outline of all areas to be cleared, graded, or otherwise disturbed, outline of areas to be cut, and outline of areas to be filled.
b. If on-site cut and fill do not balance, identify location of borrow and/or spoil areas.
c. Show approximate location of proposed silt fences and similar work to be installed to protect the site and adjacent property during construction.
d. Show, by flow lines, direction of runoff of stormwater.
e. Provide estimate of stormwater runoff rates both before and after development and approximate size and location of retention walls.
f. Existing and proposed storm drainage facilities including pipes, drop inlets, catch basins, junction boxes, manholes, etc.

(d) Uses with additional standards. Before issuing a special use permit, the board of adjustment shall find that all standards for specific uses listed in this section, as well as all procedures listed in section 54-69, have been met. The following additional standards are applied to specific special uses:

(1) Adult entertainment establishment.

a. The purpose of this section shall be to set forth the appropriate special requirements by which adult establishments may be established within the Town of Woodfin zoning jurisdiction. Adult entertainment establishments, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when they are located near a residential zoning district or certain other districts which permit residential, educational, religious, or recreational uses. Studies have shown that lower property values and increased crime rates tend to accompany and are brought about by the concentration of adult establishments. The town council finds that regulation of these uses is necessary to ensure that these adverse effects do not contribute to the blighting of surrounding neighborhoods and to protect the integrity of the town's residential areas, schools, places of worship, libraries, childcare centers, and public parks and playgrounds which are typical areas in which juveniles congregate.
b. To address the purposes set forth above, the following restrictions are established:
    1 No adult establishment shall be located within a 1,000-foot radius of another adult establishment.
    2 No adult establishment shall be located within a 1,000-foot radius of any residential zoning district. Provided, however, the establishment of a residential zone subsequent to the lawful commencement of an adult establishment will not render the adult establishment non-conforming.

3 No adult establishment shall be located within a 1,000-foot radius of any place of worship, school, library, licensed childcare center, public recreation center, or public park or playground. Provided, however, the establishment of any place of worship, school, library, licensed childcare center, public recreation center, or public park or playground subsequent to the lawful commencement of an adult establishment will not render the adult establishment non-conforming.

4 The required distance shall be measured from the edge of the building occupied by an adult establishment to the closest edge of the property occupied by a protected use, zone, or by another adult establishment. Provided, however, that an adult establishment 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 establishment.

5 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 establishment.

6 Any external lighting shall be arranged so as not to be directed toward any residential area.

(2) Building supply sales yard.

a. All open storage shall be fenced by a solid fence not less than six feet in height.

(3) Campground

a. No travel trailer may be permanently affixed or utilized as a permanent single-family residence. No single trailer may be located within the park for more than 180 days out of any given calendar year.

b. Travel trailer spaces must be clearly identified on the site plan and delineated within the park through the provision of a physical boundary marker or designated pad. In no case shall a travel trailer be placed within 20 feet of another travel trailer

c. A buffer consisting of evergreen trees or shrubs shall be provided against all adjacent properties but shall not extend beyond the established setback line along any street. Such buffer strip shall meet the standard defined in Section 54-10. This planting requirement may be modified by the Board where adequate buffering exists in the form of vegetation and/or terrain.

d. Waste management/dump station(s).

1 The park owner/operator shall provide capacity for a weekly accumulation of solid waste and recycling on site through the provision of dumpsters or acceptable containers. These dumpsters or other acceptable containers must be serviced at least once a week, unless the park has been vacant for the entirety of the week. These dumpsters shall not be located within any required setbacks.

2 The park owner/operator shall provide for adequate waste disposal through the provision of dump stations. Dump stations shall be inset at least 20 feet from all property lines and must be permitted by NCDENR prior to installation.

e. Any lighting to be provided within the park must be indicated on the site plan and adhere to the lighting standards as set forth within the Town's lighting ordinance.

f. At least one bathroom and shower shall be provided within a permanent structure. If the park does not provide full water and sewer hookups at each site, one additional bathroom and shower shall be provided for every ten travel trailer spaces in the park without water and sewer connections.

g. Documentation from the fire marshal shall be provided of the adequacy of the development's facilities for emergency medical and fire services.

(4) Concrete and/or asphalt plants

a. The parcel on which the facility is located shall be set back at least 2,640 feet from any parcel where a hospital; hospice facility; licensed nursing home; drop-in or short-term childcare center providing care to at least ten preschool children; licensed child care center; private or public elementary, middle or high school; or municipal or county park or recreation facility is located.

b. The facility must comply with the Town's Flood Damage and Prevention Ordinance. But in no case shall production facilities or storage of hazardous materials be located in the one percent (1%) special flood hazard area.

c. The area of operations shall be set back from all perennial waters, as shown on the most recent version of the quadrangle topographic maps prepared by the United States Geological Service, and from all wetlands, as defined by G.S. 143-212(6) for a distance sufficient to protect surface and groundwater from spills and leaks. The setback shall be a vegetative buffer no less than 100 feet in width, with no less than the first 50 feet from the stream or wetland being undisturbed and the remaining area consisting of managed vegetation.

d. The facility shall be served by a public water system or situated a sufficient distance from any water supply well to ensure public health and safety. In all cases, the facility shall be located no closer to a water supply well than the minimum separation distance specified by N.C. Department of Environmental Quality.

e. There shall be sufficient access to a major highway so as to minimize truck travel through residential neighborhoods.

f. A buffer strip along all property lines shall be required that is sufficient in height, density, and foliage at all times of the year to minimize the visual impact to persons and motorists not on the property and to maximize the buffering of noise and particulate matter. Said buffer strip shall not extend into the established setback along any street. The required buffer shall be placed according to one or a combination of the following methods, as approved by the board of adjustment as fitting for the use and surrounding areas:

   1 A continuous, natural and undisturbed 100-foot buffer strip of trees, shrubbery, and other natural vegetation.

   2 A 100-foot planted buffer strip consisting of at least three rows of evergreen trees, whose species shall be approved by the board of adjustment, which at the time of planting shall be at least six feet in height, and which at maturity, shall be at least 15 feet in height. In each row the trees shall be spaced no more than ten feet apart (from base of tree to base of tree) at time of planting, with trees in adjacent rows offset (staggered) five feet. The rows shall be no more than 30 feet apart and centered within the buffer strip. The buffer strip shall also contain at least two evergreen shrubs for every one tree and the shrubs shall be intermixed between the trees.

   3 An earthen berm landscaped with evergreen shrubs and topped with a row of evergreen trees. The berm shall be a minimum of eight feet in height and shall have slopes that do not exceed one foot in height to three feet horizontal. The row of evergreen trees shall be at least five feet in height at the time of planting and which at maturity shall be at least ten feet in height. The trees shall be spaced no more than eight feet apart (from base of tree to base of tree) at the time of planting. No less than two evergreen shrubs for every tree shall be planted in two rows; the first row shall be planted at the base of the berm. The second row shall be planted at the midpoint of the berm and shall be offset (staggered) from the first row.

g. A security fence shall surround the entire production area, shall be a minimum of six feet in height, and shall be located between the production area and the required buffer strip. Driveways or entranceways shall be gated during the hours when the plant is not open and operating.

h. The facility shall employ the most current, state-of-the-art methods, systems, techniques, and production processes available to achieve the greatest feasible air and odor emissions reductions, including fugitive emissions and fugitive dust.

(5)	Data centers/server farms
a.	All structures shall maintain a setback of one hundred (100) feet.
b.	Data centers/server farm operations shall not be constructed or newly located within 1,000 feet of an existing dwelling unit (not located on the same property as the use), residential zoning district, library, day care facility, park, place of worship, or within two (2) miles of a school, all distances in straight-line distance.
c.	Operations shall not be conducted between the hours of 9:00 pm to 6:00 am, or anytime on Sunday.
d.	Noise pollution generated from data centers/server farm operations shall not exceed 50 decibels per unit. The equipment in a data centers/server farm operation shall be calibrated every six (6) months and a report of this calibration shall be provided to the Town of Woodfin.
e.	Data centers/server farm operations shall not be permitted on sites visible from Scenic Byways as designated by the North Carolina Department of Transportation.
f.	Data centers/server farm operations shall be completely enclosed with a NCDOT approved precast sound wall. The wall shall be at least eight (8) feet in height. A buffer is required on all exterior sides of the security wall.
g.	An electrical disconnect switch shall be clearly marked and unobstructed. Switches are permitted to be secured within a fenced area or building. Duke Energy or any other power utility provider to the operation shall have access to the disconnection switch at all times or an onsite manger must be present at all times.
h.	All new power transmission lines to any building, structure or utility connection shall be located underground.
i.	Duke Energy or any other power provider to the operation shall have the authority during select high power usage events to cut or significantly reduce or restrict power to any data centers/server farm operation. The power utility provider is requested to cut or reduce power to these operations before considering reducing power to residential homes or other commercial or industrial facilities.
j.	Data centers/server farm operations shall be required to develop or purchase sufficient new renewable energy to offset 100 percent of the electricity consumed by the Data centers/server farms operation. To meet this condition, the data centers/server farm operation must be able to establish that their actions will introduce new renewable energy onto the electrical grid beyond what would have been developed otherwise.
k.	Verification must be provided to the Town of Woodfin that all qualified recyclable materials, including electronic waste, generated at the data centers/server farm operation will be recycled including packing foam, computer chips, and cardboard.
l.	No structures, equipment, storage, or buildings shall be located within the Special Flood Hazard Area.
m.	Lighting shall comply with the Town's Lighting ordinance.
n.	The use may not be applied for as a conditional rezoning application.

(6)	Essential service, Class 2
a.	No vehicles or materials shall be stored on the premises.
b.	All buildings and apparatus shall be set back at least 20 feet from all property lines.
c.	Shall be designed and landscaped in such a way as to blend in with the surrounding area, and;
d.	A vegetative buffer, as defined in section 54-10, shall be placed in any yard which abuts a residential zone.

(7)	Event venue, outdoor
a.	The hours of operation shall be limited to 10:00 a.m. through 10 p.m
b.	Shall only be accessed directly from a major or minor thoroughfare.
c.	Shall provide a designated off-street passenger loading zone for ride sharing service pick-up.

(8) Group development

a. As a special use, in the case of two or more buildings to be constructed on a plot of ground of at least two acres not subdivided into the customary streets and lots and which will not be so subdivided, the application of this article may be varied by the board of adjustment in a manner that will be in harmony with the character of the neighborhood.

(9) Junkyard

a. All motor vehicles stored or kept in such yards shall be so kept that they will not catch and hold water in which mosquitoes may breed and so that they will not constitute a place in which rates, mice, or other vermin may be harbored, reared, or propagated.

b. Because of the tendency for salvage yards to promote the breading of vermin, no such operation shall be permitted closer than 200 feet from any established residential zone.

c. All outdoor storage of salvage and wrecking operations shall be conducted entirely within an enclosed opaque fence, screen, or wall, excepting driveway areas, from eight to 12 feet in height. Storage between the road or street and such fence, screen, or wall for screening purposes shall be properly painted or otherwise maintained in good condition.

d. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to the public health or safety.

e. The number of vehicular access driveways permitted on any single street frontage shall be limited to:

1 One driveway where the parcel to be used has a maximum road street frontage of 100 feet or less.

2 Two driveways where the road or street frontage exceeds 100 feet.

f. Driveways used for ingress and egress shall be limited to 25 feet in width.

(10) Kennel

a. The animal kennel, including all structures and fencing, shall be set back at least 50 feet from all external property lines of the facility.

b. The kennel facility shall be enclosed within a security fence of at least six feet in height. The fence and facility may require a vegetation buffer along any part of the fenced areas which abuts a residential use.

c. Provisions for daily removal and/or disposal of all animal waste shall be incorporated within the operation and maintenance of the animal kennel.

d. The design and operation of the facility shall be reviewed and approved by the state department of agriculture.

(11) Mining

a. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting shall comply with the Town's Lighting ordinance.

b. All unpaved roads, travel ways and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

c. A mining or extraction operation shall not be constructed or newly located within:

1 One-half (½) mile of an existing school, library, day care facility, hospital, rehab/skilled nursing facility, and/or place of worship; and

2 One thousand (1,000) feet of an existing dwelling unit (located in a residential zoning district and not located on the same property as the use).

d. The operation of an extraction operation shall be totally enclosed by a security fence or wall at least eight (8) feet in height. Entrances and exits should be secured and locked during non-operating hours.

e. A setback of one hundred (100) feet is required for all buildings.
f. A plan outlining rehabilitation procedures and financing options for restoration of the extraction site is required. Within two (2) years after the cessation of a extraction operation, rehabilitation processes must be complete.
g. Permanent control measures are required to retain all non-compacted soil on site.

(11) Nightclub, bar, and/or lounge

a. No outdoor speaker systems.
b. It shall be unlawful to operate or allow the operation of any sound amplification equipment so as to create sounds registering 55 db between 9:00 a.m. and 9:00 p.m.; or 50 db between 9:00 p.m. and 2:00 a.m., as measured anywhere within the boundary line of the nearest residentially occupied property. No amplified sound shall be allowed between 2:00 a.m. and 9:00 a.m.
c. All buildings containing amplified entertainment shall be insulated, have fixed windows and an adequate air conditioning system, all as required by the North Carolina State Building Code.
d. The main entrance of the buildings shall have STC (sound transmission control) doors with a rating of not less than 35.

(12) Recreation facility, outdoor

a. The hours of operation shall be limited to 10:00 a.m. through 10 p.m.
b. Shall only be accessed directly from a major or minor thoroughfare.

(13) Recycling facility

a. New uses and expansions of this type must operate in an enclosed building(s).
b. The temporary loading of materials into trucks for transport or distribution may occur in outdoor areas provided materials are not stored for a period of greater than 24 hours.

(14) School, post-secondary

a. No truck or motor vehicle driving training school.
b. No living quarters may be provided.

(15) Shooting range, outdoor

a. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting shall comply with the Town's Lighting ordinance.
b. Unpaved roads, travel ways and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
c. An outdoor shooting range shall not be constructed or newly located within:
    1 One-half (½) mile of an existing school, library, day care facility, hospital, rehab/nursing facility and/or
    2 One thousand (1,000) feet of an existing dwelling unit (located in a residential zoning district and not
d. The operations of an outdoor shooting range shall be totally enclosed by:
    1 A security fence at least eight (8) feet in height; or
    2 A wall at least eight (8) feet in height. Entrances and exits should be secured and locked during non-operating hours.
e. A setback of fifty (50) feet is required. The storage of debris, equipment and other materials, including accessory structures, is permitted within the perimeter setback.
f. Perimeter Buffer. Twenty-five (25) feet.
g. Outdoor shooting ranges must be designed to contain all projectiles fired on-site.
h. Hours of Operation are limited to 9:00 a.m. to 8:00 p.m.

(16) Truck stop	
	a. The minimum lot size shall be w acres.
	b. All vehicular use areas shall be setback at least 25 feet from adjacent residentially zoned property.
	c. All vehicular use areas shall be paved using concrete, asphalt, or similar durable all weather surface. Use of

(17) Wireless telecommunications, concealed	
	a. Reserved

(18) Wireless telecommunications, tower	
	a. Reserved