

ARTICLE VI DESIGN STANDARDS

Section 1. Dimensional Requirements Table.

The purpose of this Section is to establish the minimum requirements for lot size, yard setbacks, and maximum height for lots located in the Town of Ramseur. The requirements for each zoning district are listed below. See Article IV Application of Regulations for more information.

Zoning District	Lot Size (sq. ft.)	Building Line Width	Front Lot Line Width	Front Setback	Side Setback	Rear Setback	Maximum Height
RA20	20,000	100	100	50	20	30	35
RA16	16,000	100	100	40	15	20	35
RM16 Duplex Multi-family (3+ units)	16,000 +4,000 +2,000	100	100	40	15	20	35
I&C			50	20	25	25	50
NB			50	40	15	20	35
B			50	20	25	25	50
I & HI			50	20	25	25	50

Notes to Dimensional Requirements Table

1. Front yard setbacks shall be measured from the road right-of-way to the front line of the main building.
2. Corner lots must have an additional setback width of ten (10) feet along the side street.
3. When appropriate, Business setbacks (and width requirements) may be reduced by the Planning Board if the Business zoned lot adjoins another Business Zoning District, however front setback lines shall meet front yard requirements established in this Article, Section 6, Building Yard Requirements for Multi-Family and Non-Residential Uses.
4. Lot areas and setbacks shall be increased if required by the County Health Department regulations. Lot areas in designated watershed areas are controlled by the Ramseur Watershed Ordinance. This table does not reflect these requirements.
5. Minimum residential front lot line width for cul-de-sac lots may be reduced to forty (40) feet and the building line width for a lot in a cul-de-sac may be reduced to eighty (80) feet.
6. Lots within an Overlay District shall comply with the underlying zoning district requirements.
7. Accessory structures within all residential zoning districts shall be located behind the primary structure. If the residential accessory structure is less than twelve

hundred (1,200) sq. ft. in size, the interior side and rear setbacks may be reduced to ten (10) ft. Accessory structures within residential zoning districts must meet the requirements of those listed in *Article IV Application of Regulations, Section 8. Location of Accessory Structures on Residential Lots.*

8. Projection of sills, eaves, etc., into required yards – Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except for the ordinary projections of sills, belt courses, chimneys, flues, buttresses, ornamental features, and eaves, provided, however, that none of the aforesaid projections shall project into a minimum yard more than twenty-four (24) inches.
9. Projection of bay windows into required yards – A bay window occupying not to exceed thirty percent (30%) of the width of the building may project not more than three (3) feet into the front yard.

Section 2. Sign Requirements.

- A. Intent.** It is the intent of this section to authorize the use of signs whose types, sizes and arrangements are compatible with their surroundings appropriate to the type and intensity of activity to which they pertain, expressive of the identity of individual properties or occupants or of the community as a whole, legible in the circumstances in which they are seen and appropriate to traffic safety.
- B. Classification and Structural Type.** Signs are regulated by district according to classification and structural type.
- C. Permit Required.** Except for those signs specifically authorized in Section 2(M) of this Article, no sign shall be erected without a zoning permit.
- D. Permit Application.** Applications for permits shall be submitted to the Zoning Administrator. Each application shall be accompanied by information which:
 - 1) indicates the proposed site by identifying the property by ownership, location and use;
 - 2) shows the location of the sign on the lot in relation to property lines and buildings, zoning district boundaries, right-of-way lines and existing signs;
 - 3) shows size, character, complete structural specifications and methods of anchoring and support for sign; and
 - 4) additional information may be required by the Zoning Administrator to ensure all provisions of this ordinance are met.
- E. Construction Standards.**
 - 1) All signs shall be constructed and installed in accordance with the applicable provisions of the North Carolina Building Code.
 - 2) All temporary signs shall be constructed of materials and printed on by inks and paints capable of withstanding normal weather conditions.

- 3) All signs, except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this ordinance, shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- 4) All illuminated signs shall be installed in accordance with the provisions of this ordinance and the applicable provisions of the North Carolina State Building and Electrical Code, and all illuminated detached signs shall be illuminated by an underground electrical source.

F. Relation to Other Building Elements.

- 1) Signs shall relate in their placement and size to other building elements without obscuring building elements such as windows, cornices, or decorative details, except that signs may be placed on the inside of windows.
- 2) Sign material, style and color shall complement the building façade in terms of design, scale, color, and material.
- 3) Individual shop signs in a single storefront shall relate to each other in terms of design, size, color, placement on the building, and lettering style.
- 4) Signs placed on the inside of the window areas shall conceal no more than twenty-five percent (25%) of the area of the window on which the signs are located.

G. Sign Computation.

- 1) Sign area shall be computed by the smallest square, triangle, rectangle, circle, or any combination thereof which will encompass the entire sign, including wall work, frame or supports incidental to its decoration. In computing the area, only one side of the structure shall be considered.
- 2) Sign height shall be computed as the lower of:
 - a) existing grade prior to construction, or
 - b) the newly established grade after construction, exclusive of any filling, berm, mounding, or excavating solely for the purpose of locating the sign. The calculation of the height of any sign placed upon a berm or mound shall include the height of the berm or mound.
- 3) Sign Area with multiple faces shall be computed by adding together the area of all faces visible from any one (1) point. When a sign is composed of two (2) or more sign faces, only one (1) of which can be viewed from any one (1) point, and when such sign faces are part of the same structure, the sign area shall be computed by the measurement of one (1) of the faces.

H. Sign Maintenance. All signs, together with all supports and braces, shall be kept in good repair and in a neat and clean aesthetic condition. Deficiencies such as chipped paint, broken plastic, missing letters, and exposed light bulbs shall be

evidence of a lack of maintenance. The Zoning Administrator may order the removal of any sign that is not maintained in accordance with the provisions of this section. Such removal shall be at the expense of the owner or lessee and shall occur within the ten (10) days after written notification has been issued. If the order is not implemented within thirty (30) days, the Zoning Administrator shall remove the sign at the expense of the owner or lessee. Any temporary sign shall be removed within ten (10) days from the date the purpose ceases to exist.

I. Location.

- 1) No sign shall be erected or constructed to interfere with visual clearance along any street or at any intersection of two (2) or more streets or highways, nor shall any sign obstruct the view of motorists entering or leaving an off-street parking area.
- 2) No sign attached to a building shall project beyond the street curb or hang lower than eight (8) feet from the sidewalk or ground level.
- 3) No signs of any nature, except signs erected for orderly traffic control, signs marking sites of historical interest and signs for other governmental purposes shall be permitted within any public right-of-way.
- 4) Any permanent, free-standing sign shall be setback at least five (5) feet from any public right-of-way or property line.
- 5) No freestanding sign shall be located closer than fifteen (15) feet from another structure on the same zoning lot.
- 6) No sign or banner shall be authorized to be posted upon trees, utility poles, traffic control signs, lights, roadside benches, planters, refuse containers, or other structure not intended to be used for such.

J. Traffic Safety.

- 1) No sign shall be allowed that would, by its location, color, or nature, be confused with or obstruct the view of traffic signs or signals or would be confused with a flashing light of an emergency vehicle.
- 2) No sign shall use admonitions such as “Stop”, “Go”, “Slow” or “Danger”, which might be confused with traffic directional signals.

K. Illumination. Except for time or temperature units, no flashing or intermittent illuminated sign shall be permitted. Illumination devices such as, but not limited to, flood spotlights shall be so placed and so shielded as to prevent the rays of illumination being cast upon neighboring buildings and/or vehicles approaching from either direction. Except for *Governmental Directional and Information Signs*, no sign shall be illuminated or contain moving parts except as part of a Special Use Permit for a specific activity or use.

L. Nonconforming Signs. Nonconforming signs may remain indefinitely if kept in good repair. However, nonconforming signs shall comply with the regulations of this Ordinance under the following conditions:

- 1) Any nonconforming sign on a lot where the principal structure is vacant for a period of one-hundred-eighty (180) days shall be required to conform to the regulations of this Ordinance.
- 2) Any alterations of a nonconforming sign shall make that sign conform to the regulations of this Ordinance.
- 3) Any nonconforming sign damaged over sixty (60%) percent by any means shall either be removed or repaired in a manner to conform with the regulations of this Ordinance.
- 4) Nonconforming signs, when removed for other than normal maintenance, may not be erected again, nor may such signs be replaced with another nonconforming sign.

M. Signs Permitted in All Districts Without a Zoning Permit. The signs listed below shall be allowed in all zoning districts without a zoning permit. However, all signs using electrical wiring and connections shall be required an electrical permit.

- 1) Church Directional Signs. These signs may be remote from the location of the church. Such signs shall not exceed four (4) sq. ft. in area and no such sign shall be illuminated or contain moving parts.
- 2) Electronic Changeable Reader Boards. Electronic changeable reader boards may be allowed on part of a free-standing sign provided the sign is included in the overall area calculations for that sign and complies with the following:
 - a) The minimum time in between message changes shall be ten (10) seconds.
 - b) No animation shall be allowed.
 - c) The electronic changeable reader board shall not exceed twenty (20%) percent of the total area of the sign face.
 - d) The sign shall in no way flash, blink, rotate, or use lights of varying intensities that may distract drivers.
 - e) The light emitted from such signs shall not exceed 5,000 nits during the day and 500 nits during nighttime hours.
- 2) Governmental Directional and Information Signs. Signs erected and maintained by a governmental agency to regulate, control, or direct vehicular or pedestrian traffic, including signs indicating bus stops, taxi stands and similar transportation facilities. Also, Signs erected and maintained by a government agency such as historical markers, regulatory signs, public interest signs, and warning signs. Such signs may be illuminated, flashing, or moving as required for the public safety.
- 3) House and Occupant Number Signs. Signs shall not exceed one (1) sq. ft. in area. Such signs shall not be illuminated.
- 4) No Trespassing Signs. Such signs shall not exceed four (4) sq. ft. in area and shall not be illuminated.

- 5) Subdivision Permanent Identification Signs. Such signs shall not exceed sixteen (16) sq. ft. in area, with a maximum height of 6 feet. Developer or realtor advertising signs shall not be a substitute for a permanent subdivision sign. Indirect illumination is permitted.
- 6) Temporary Special Event Signs for Non-profit Organizations. Temporary signs for religious, nonprofit charitable, civic, or similar organizations are permitted provided that these signs do not exceed thirty-two (32) sq. ft. and are have a height of five (5) feet or less. Such signs shall be erected no sooner than fourteen (14) days before the event and must be removed no later than seven (7) days after the event.
- 7) Temporary Construction Signs. During the construction, repair or alteration of a structure, temporary signs which denote the building or other participants in the project or its occupant to be, may be placed within the required yard setbacks as ground, wall or roof signs. The total area of such signs shall not exceed thirty-five (35) sq. ft. These signs shall not be illuminated. These signs shall be removed no later than seven (7) days after construction is completed.
- 8) Temporary Lease, Rent, or Sale Signs. One (1) temporary real estate sign not exceeding four (4) sq. ft. in area may be placed on property that is for sale, lease, rent or barter in a residential district. One (1) temporary real estate sign not to exceed sixteen (16) sq. ft. in area in a commercial or industrial district may be placed on property that is for sale, rent or lease. When the property fronts on more than one (1) street, one (1) sign shall be allowed on each street frontage. These signs shall not be illuminated.
- 9) Temporary Promotional or Information Signs. Such signs include those used prior to elections and to advertise yard sales. These signs shall be removed within two (2) days after the event has taken place. These signs shall not exceed sixteen (16) sq. ft. in size.

N. Signs Requiring a Zoning Permit.

- 1) Free-Standing Signs (Monument or Pole). Businesses may erect one (1) free-standing sign for each frontage on a public street.
 - a) Free-Standing Monument Sign. Sign area may equal one-half (1/2) sq. ft. per linear foot of business frontage with a maximum size per sign not to exceed one hundred (100) sq. ft. Signs may be directly or indirectly illuminated. No flashing or moving lights are permitted. No monument free-standing sign shall exceed twenty (20) feet in height; or
 - b) Free-Standing Pole Signs (Free-Standing). Sign area may equal one-half (1/2) sq. ft. per linear foot of business frontage with a maximum size per sign not to exceed eighty (80) sq. ft. Signs may be directly or indirectly illuminated. No flashing or moving lights are permitted. No pole free-standing sign shall exceed twenty (20) feet in height.

- 2) Home Occupation and Home Business Signs. One (1) home occupation sign is allowed per dwelling. Such signs shall not exceed four (4) sq. ft. in area and must be mounted flat against a wall or door, hung from a mailbox or lamp post, or be designed to be free-standing. Such signs shall not be illuminated.
- 3) Off-Premises Billboard Signs. No billboard shall be closer than one thousand (1,000) feet radius from another billboard or within one hundred (100) feet of any residential district. Square area permitted is three hundred (300) sq. ft. and shall not exceed thirty-five (35) feet above the street level. The stacking of billboards is prohibited, even if the board materials are continuous from one billboard to another billboard. No flashing, moving or direct lighting permitted.
- 4) On-Premises Multi-Unit Signs. (Shopping centers, industrial parks, etc.) One (1) on-premises multi-unit sign is allowed per each main street frontage. Each sign shall not exceed one hundred (100) sq. ft. in area. Such signs may be directly or indirectly illuminated. Any sign shall not exceed sixteen (16) feet above street level. Each individual identification sign shall be designed to reflect a unified graphic appearance (e.g., color, script, type) and other design matters as determined by the Zoning Administrator. Individual commercial logos are permitted on multi-unit signs so long as they do not constitute more than twenty-five (25%) percent of the area of that allocated to each use or the sign. No flashing or moving lights are permitted.
- 5) Projecting and Suspended Signs. Businesses may erect one (1) such sign per principal building. Signs may project horizontally to a maximum of eight (8) feet and shall be setback at least two (2) feet from the back face of the curb or outer edge of the pavement where there is no curb. Setback distances for projecting or suspended signs which front on state roads must be approved by the North Carolina Department of Transportation. Projecting and Suspended signs shall not exceed eight (8) sq. ft. in area. Only direct illumination is permitted. Signs shall be erected at a height of not less than eight (8) feet above the sidewalk or other pedestrian passageway and shall not extend above the roof line of the building. Signs shall not extend above the height of a building wall.
- 6) Temporary Banners in Commercial/Industrial Zoning Districts. *See Article V, Section 10 Temporary Permits.*
- 7) Temporary Portable Signs. *See Article V, Section 10 Temporary Permits.*
- 8) Wall Signs. Wall signs shall be located on the front of the building however, they may be located on a side or rear of a building that is adjacent to an off-street parking area or public road right-of-way. Such signs shall be mounted parallel to the building and project no more than eighteen (18) inches from the building. The total area of all attached signs shall not exceed five percent (5%) percent with a maximum size of seventy-five (75) sq. ft. in area. Such signs may be directly or indirectly

illuminated. No sign shall extend above the height of the building wall to which it is attached. No flashing or moving lights are permitted.

O. Table of Permitted Signs.

SIGNS TYPE	Residential Zoning Districts	I&C	NB	B	I & HI
Free-Standing Monument or Pole Signs		<i>Monument signs only, Pole signs are not permitted</i>	P	P	P
Home Occupation and Home Business Signs	P				
Off-Premises Billboard Signs					S
On-Site Multi-Unit Signs		P		P	P
Projecting and Suspended Signs		P			
Wall Signs		P	P	P	P

P – Permitted Use

S – Special Use Permit

P. Prohibited Signs.

- 1) Signs extending into the public right-of-way other than those expressly permitted by this Section or otherwise approved by the Board of Commissioners, if placed along public streets.
- 2) Flashing, fluttering, swinging, wind-activated, rotating, animated signs and other digital or electronic message boards, excluding flashing time and/or temperature signs that are not otherwise permitted in this Section. Provided, however, traffic signals, railroad crossing signals and other official warning or regulatory signs and electronically controlled message centers or reader boards where different copy changes, involving alphabetical or numerical characters only, present messages of a public service or commercial nature shall not be considered flashing signs, as long as such signs comply with the provisions of this Ordinance.
- 3) Any sign which obstructs the view of motorists, pedestrians, or cyclists using any street, sidewalk, bike path, or driveway, or which obstructs the approach to any street intersection or railroad crossing, or which interferes with the effectiveness of any traffic sign, device, or signal.
- 4) Illuminated or highly reflective signs which hamper the vision of motorists or cyclists.
- 5) Any sign that resembles traffic signals, traffic signs, or emergency vehicle lights and any other sign not erected by a public authority which may be erroneously construed as governmental signs or emergency warning signs.
- 6) Beacons, pennants, and strings of lights not permanently mounted to a rigid background, except those permitted as temporary signs.

- 7) Any sign that interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress or providing light or air except for permitted window signs.
- 8) Any sign placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other structure or surface located on, over, or across any public street right-of-way or property unless expressly authorized by this Article or the Board of Commissioners.
- 9) Off-premises signs advertising adult establishments.
- 10) Off-premises signs on parcels of land that are zoned residential, used primarily for residential purposes, or which do not include an active permitted use as established by this Section.
- 11) Inflatable devices or balloons.
- 12) Any object displayed in a manner which is intended to attract attention to a site, product, or event.
- 13) Any sign not expressly permitted by this Section.

Section 3. Off-Street Parking and Loading Requirements.

A parking space is an area for storage of vehicles separate from driveways and circulation aisles, minimum dimensions for a parking space are nine (9) feet by eighteen (18) feet.

A. Parking Requirements Table.

TYPE OF USE	PARKING REQUIRED
Adult Establishment, General - which does not fall into one of the specific categories in this subsection	Five (5) spaces per 1,000 sq. ft.
Apartments	Two (2) spaces per dwelling unit plus (1) visitor space per unit.
Auditoriums, Assembly Halls, Gymnasiums, Theaters, Community Centers, Churches	One (1) space per four (4) fixed seats in largest assembly room or area, or one (1) space for each 40 sq. ft. of floor area available for the accommodation of movable seats in the largest assembly room, or one (1) space per 150 sq. ft. of gross floor area.
Automobile service stations	One (1) space per each gasoline pump plus one (1) space per each service bay, plus one (1) space for each employee. Driveway access to pumps and bays shall not be counted as off-street parking space.

Commercial Developments with multi use and/or structures	Five (5) spaces per 1,000 sq. ft. of gross floor area.
Commercial Recreation, Indoors	One (1) space for each 150 sq. ft. of gross floor area, or one (1) space per each four (4) seats of facilities available for patron use, whichever is greater.
Commercial Recreation, Outdoors	one (1) space per each tee, green, court, cage, and/or other method of participation however styled, plus one (1) per employee.
Congregate Living Facility or Family Care Home	One (1) space per employee of largest shift, plus One (1) space per facility vehicle, plus (1) additional space.
Convenience Stores	One (1) space per 200 sq. ft. of gross floor area; restaurant area including seating area inside or outside of the building – one (1) space per 75 sq. ft. of gross floor area.
Banks and similar financial institutions	One (1) space per employee plus one (1) space per 300 sq. ft. plus a waiting lane for each drive-up window or station with a capacity of five (5) vehicles. All waiting lanes shall be located off street right-of way.
Bar, Cocktail Lounge, Tavern, and Coffeehouse	Two (2) spaces per five (5) seats and/or barstools.
Bed and Breakfast	One (1) space per guest room plus two (2) spaces for owners and one (1) space per facility vehicle.
Brewery, Microbrewery, and Distillery	Four (4) spaces per 1,000 sq. ft. of retail space plus one (1) space per employee of largest shift; and one (1) space per facility vehicle.
Brewpub	Two (2) spaces per five (5) seats and/or barstools plus three (3) spaces per 1,000 sq. ft. of brewing area.

Day Care Home and Centers, Children	One (1) space per employee and one (1) space per facility vehicle, plus four (4) additional spaces. Centers with more than fifteen (15) children shall provide one (1) additional space per each additional five (5) children.
Day Care Home and Centers, Adult	One (1) space per employee plus one (1) space per facility vehicle, plus one (1) space per fifteen (15) clients.
Dwellings, single-family or duplex	Two (2) spaces per dwelling unit.
Dwellings, multi-family (i.e., apartments, condominium, etc.)	Two (2) spaces per dwelling unit, and one (1) visitor space per unit.
Fire and Police Stations	One (1) space per each person on duty on a normal shift plus one (1) space per facility vehicle.
Flea Market	Three (3) spaces per 1,000 sq. ft. of gross floor area indoors and/or outdoor area devoted to sales.
Funeral homes	One (1) space per each forty (40) square feet of floor area available for seating accommodations.
Gas Station	Five (5) spaces per 1,000 sq. ft. of building/structure area.
Hotels & Motels	At least one (1) space per guest room and one (1) space per employee. Banquet and convention facilities that are part of a hotel or motel shall provide one (1) space per each four (4) seats as established by the current N.C. State Building Code as amended for "Occupant Load."
Home Occupations	One (1) space per dwelling with maximum of three (3) spaces.
Hospital	One (1) space per each three (3) beds intended for patients (except bassinets) plus one (1) space per each medical staff

	member, plus (1) space per each two (2) other employees on shift of average greatest employment.
Industrial, Manufacturing, and Wholesaling Establishments	One (1) space per each two (2) employees on the shift of greatest employment, plus one (1) space for each vehicle used directly in conduct of such use.
Libraries	One (1) space per each 150 sq. ft. of gross floor area for public use, plus one (1) space per each two (2) employees on shift of greatest employment.
Manufactured Home Parks	At least two (2) spaces per each lot
Medical and Dental Offices and Clinics	Four (4) spaces for each doctor practicing at the facility plus one (1) space per each employee.
Museums and art galleries.	One (1) space per each four (4) seats in rooms for public assembly or for one-hundred-fifty (150) square feet of gross floor area for use by the public, whichever is greater, plus one (1) space for each two (2) employees on shift of average greatest employment.
Nursing homes, rest homes, homes for the aged	One (1) space for each three (3) patient beds.
Office, business and professional - which does not fall into one of the specific categories in this subsection	One (1) space per each 200 sq. ft. of gross floor area.
Post Offices	One (1) space per each 200 sq. ft. of gross floor area, plus one (1) space per each two (2) employees on the shift of average employment.
Professional Recovery Facility	One (1) space per employee of largest shift, plus one (1) per facility vehicle, plus one (1) per five (5) residents.
Restaurants, cafes, and other eating establishments with no drive-through service	One (1) space per four (4) seats, plus one (1) space per employee

Restaurants with drive through service	Two (2) spaces per five (5) seats, plus one (1) space per employee, plus a waiting lane for each drive-thru window or station with a capacity for five (5) vehicles. All waiting lanes shall be located off street right-of-way.
Retail stores and service businesses (i.e., Barber shop, tailors, etc.) which do not fall into one of the specific categories in this subsection	One (1) space per 200 sq. ft. of gross floor area.
Roadside sides, new and used car sales, house and truck trailer sales, outdoor equipment and machinery sales, commercial nurseries.	Two spaces per each salesperson on duty during period of average greatest employment, plus one (1) space per each two (2) other employees during the period/shift of greatest employment.
Schools, elementary	Three (3) spaces per each room used for administrative offices or class instruction, or one (1) space for each six (6) seats in auditoriums and other places of assembly or facilities available to the public, whichever is greater.
Schools, high school, business, vocation, and trade	Five (5) spaces per each room used for administrative offices or class instruction, or one (1) space for each five (5) seats in auditoriums and other places of assembly or facilities available to the public, whichever is greater.
Veterinary Clinics, Kennels	Five (5) spaces for every 1,000 sq. ft.

- B. Lighting.** Access ways, walkways and parking areas shall be lighted adequately by lighting fixtures which shall be so installed as to protect the street and neighboring properties from direct glare or hazardous interference of any kind.

- C. Safety Barriers.** Curbs, walls, fences, or similar devices shall be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated in approved parking plans. Such barriers shall be so designed and located as to prevent parked vehicles from extending beyond property lines of parking lots and garages and to protect public rights-of-way and adjoining properties from changing effects of surface drainage.

D. Parking Areas Adjacent to Public Alleys. Where off-street parking facilities are located adjacent to a public alley the width of such alley may be accounted as a portion of the required maneuvering and access area, but not as part of the parking spaces required.

E. Parking Requirements in Residential Zoning Districts

Parking for single-family and two-family dwellings shall be provided so as to maintain a primarily residential appearance in front yards and to protect the quality and character of residential neighborhoods. Accordingly, areas used for parking and drives must be designed, located, and constructed to meet the standards of this Ordinance.

- 1) Domestic and Recreational Vehicles. An owner of domestic and recreational vehicles may park or store such vehicles on his private residential property, subject to the following limitations:
 - a) All Vehicles shall be located in established designated parking areas on residential building lots in accordance with requirements of this Section, *See (F) Improvements, Design and Location Standards.* Parking is prohibited in designated yard areas and public rights-of-way.
 - b) No more than six (6) vehicles may be parked or stored on any residential lot for any period exceeding 48 hours. Vehicles stored within an entirely enclosed structures which meet the regulatory requirements for the residential zoning districts shall not be counted when determination of the number of vehicles is made.
 - c) Recreational vehicle(s) may be maintained by the owner of the residential lot in a stored position (no slide-outs extended, or pop-ups opened). Recreational vehicles may be opened for general maintenance for a period not exceeding forty-eight (48) hours, weather permitting. Storage of recreational vehicles shall be in a designated parking area and shall not be permitted in a front-yard area, except within an established driveway/parking area. *(Parking is not permitted in designated front-yard areas.)*

- 2) Commercial Vehicles. No commercial motor vehicle or commercial trailer shall be parked, stored, maintained, or kept on any property located in a residential zoning district unless the commercial motor vehicle or trailer:
 - a) has a maximum load capacity of 16,000 GVW (Class 4) or less, and a length no greater than twenty-five (25) feet;
 - b) is stored within a fully enclosed accessory building or garage which complies with the standards of this ordinance;
 - c) if they are of an emergency service nature or located within an entirely enclosed structure which meets the regulatory requirements for the applicable zoning district; or

- d) specifically approved by the Board through the appropriate Special Use process. *See Article V, Section 9 Special Uses, Parking Lots in Residential Districts Serving Business, Industry, or Home Businesses.*

Commercial motor vehicles or commercial trailers that are in the course of making normal and reasonable service calls or deliveries are exempt from this provision.

F. Improvement, Design and Location Standards.

- 1) All off-street parking, including exits, entrances, and maneuvering and parking, shall be graded and shall be permanently maintained by the owners and shall have:
 - a) access to a dedicated street or alley;
 - b) gravel or crushed rock access drives or lanes which are at least ten (10) feet wide for single lane movement and twenty (20) feet wide for double lane movement; all business, industrial, planned unit developments, manufactured home parks, and institutional & community uses shall have access drives paved with either asphalt or concrete.
- 2) Off-street parking areas shall be effectively landscaped, buffered and/or screened in accordance with this Article, Sections 7 Landscape, 8 Buffer Requirements and 9 Screening Requirements.
- 3) All parking lots that are used regularly shall be paved with asphalt or concrete. Exceptions may be permitted to parking lots used only by churches, private clubs, or similar organizations using said parking facilities on an irregular schedule through obtaining a waiver from the Board of Adjustment. Parking lots issued a waiver shall be graded and surfaced with crushed stone or gravel or other approved suitable material to provide a surface which will reduce dust and erosion.
- 4) Parking may not be assigned to two (2) uses, however, required parking spaces for any number of separate buildings or uses may be combined in one lot. The spaces required for one use may not be assigned to another use at the same time except that required parking for places of assembly may be assigned to parking spaces that are otherwise assigned to other uses, provided that the parking spaces are normally used at different times.
- 5) All parking facilities shall be so designed that the required access to public streets shall be by forward motion of vehicles exiting the parking facility.

G. Off-Street Loading Requirements.

The number of off-street loading berths required by this section shall be considered as the absolute minimum and the developer shall evaluate his own

needs to determine if they are greater than the minimum specified by this section. For purposes of this section, an off-street loading berth shall have minimum plan dimensions of twelve (12) feet by forty (40) feet and fourteen (14) feet overhead clearance with adequate means for ingress and egress. A loading space requirement may be modified or waived by the Board of Adjustment on application in the case of a bank, theater, assembly hall, or other buildings having similar limited loading space requirements.

H. Number of Required Off-Street Loading Berths Table

Square Feet of Gross Floor Area	Required number of Berths
0-25,000	1
25,000-40,000	2
40,000-100,000	3
100,000-160,000	4
160,000-240,000	5
240,000-320,000	6
320,000-400,000	7
Each additional 90,000 above 400,000	1

I. Landscaping Requirements for Parking Areas.

Parking areas shall comply with the following minimum standards:

- 1) Uses requiring less than six (6) off-street parking spaces are not subject to the parking area landscaping provisions of this section.
- 2) Uses requiring six (6) or more off-street spaces shall be provided with perimeter landscaped areas at least five (5) feet in width and shall be planted with a minimum of two (2) trees and ten (10) shrubs per 100 linear feet.
- 3) Uses requiring thirty-six (36) or more off-street parking spaces shall also be provided with interior landscaped areas and shall be:
 - a) A minimum size of 162 square feet when parking spaces are 9’x18’ and 200 square feet when spaces are 10’x20’;
 - b) Planted with a minimum of one (1) tree and either nine (9) shrubs or twenty (20) ground-covering plants;
 - c) Located at the end of each parking bay; and
 - d) Distributed throughout the parking lot at least once every twelve (12) spaces to reduce visual impact and to slow and collect stormwater run-off.
- 4) The required number of parking spaces may be reduced by one (1) parking space for each 162 square feet of interior landscaped area provided (when parking spaces are 9’x18’) and 200 square feet provided (when spaces are 10’x20’), up to a maximum of ten percent (10%) of all parking spaces required.

Section 4. Outdoor Lighting Regulations.

- A. Intent.** The intent of this section is to allow reasonable use of outdoor lighting for night-time public safety, enjoyment, and commerce; while providing protective measure to control the adverse impacts of glare and light trespass to neighboring properties, public roads, and the visual appearance of the Town.
- B. Exemptions.** The following types of lighting are exempt from the requirements of this section.
- 1) Outdoor lights required for single-family residences;
 - 2) Town streetlight system;
 - 3) Lighting for public monuments, statuary, and landmark sites;
 - 4) Ballfields, tennis courts and other recreational playing fields, except these type lighting systems shall be so installed as to protect the street and neighboring properties from direct glare or hazardous interference of any kind;
 - 5) Temporary lighting for emergency conditions, night-time work and construction, or for special public or private events approved by the Board of Commissioners;
 - 6) Temporary decorative seasonal lighting; and
 - 7) Lighting required and regulated by the Federal Aviation Administration, North Carolina Department of Transportation or other federal or state agency.
- C. Prohibited Lighting.** The following standards shall apply to all outdoor lighting.
- 1) No exterior light shall have any blinking, flashing, revolving, or fluttering light, or other illuminating device which has a changing light intensity or brightness of color, or of unusually high intensity or brightness.
 - 2) Lighting which is used to outline a building, structure, or window, including but not limited to rope, neon, and fluorescent tube lighting is prohibited, unless expressly permitted through the Special Use Permit Process.
 - 3) High-intensity light beams, such as outdoor searchlights, lasers or strobe lights are prohibited.
 - 4) No exterior lighting fixture shall be placed or directed so as to interfere with the operation of vehicular traffic.
- D. General Requirements.**
- 1) Access ways, walkways and parking areas shall be lighted adequately by lighting fixtures in the interest of public safety and security. Such lighting shall be so installed as to protect the street and neighboring properties from direct glare or hazardous interference of any kind.
 - 2) On-site lighting shall be provided where hazards exist which can be minimized by lighting.

- 3) Pole heights may not exceed thirty-five (35) feet in height above grade.
- 4) All illumination structures, except for approved streetlights, shall maintain a cut-off angle of not greater than eighty-five (85) degrees and shall be so arranged as not to cast light on any public right-of-way or adjacent properties.
- 5) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.
- 6) Direct light emissions caused by upward-directed architectural, landscape and decorative lighting, shall not be visible above the building roof line or beyond the property line.
- 7) Any unnecessary lighting should be reduced after the close of business.

Section 5. Façade Standards for Multi-Family and Non-Residential Buildings Facing Public Streets.

- A. Eighty (80%) percent of the area of the front face of any non-residential structure, including doors and windows, shall be finished with any Building Code approved material except:
 - 1) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - 2) Laminated, composite or press board wood type materials (composed of layers of firmly united wood materials made by bonding or impregnating superposed layers with resin and compressed under heat).
 - 3) Metal panels with galvanized, aluminum, or aluminum zinc finishes shall not be permitted for any portion of the front face, except metal laminated architectural materials (such as Alucobond) are a permitted material.
- B. Trim and similar architectural detailing may be composed of any materials approved by the North Carolina State Building Code.
- C. All principal structures shall have at least one entrance oriented towards the street.

Section 6. Building Yard Requirements for Multi-Family and Non-Residential Uses.

Building yards are intended to aesthetically and visually enhance the appearance of buildings. Building yards shall be provided along the portions of the building facing any adjacent off-street parking area excluding loading and unloading areas. Building yards shall be of different types based upon the size of the structure around which it is located.

The width of and density of plantings shall be increased as the size of structure it is to be located.

A building with less than 2,500 square feet of gross floor area shall have a minimum four (4) feet wide building yard. A building between 2,500 and 9,999 square feet of gross floor area shall have a minimum of six (6) feet wide building yard. A building between 10,000 and 99,999 square feet of gross floor area shall have a minimum of eight (8) feet wide building yard. A building 100,000 square feet of larger shall have a minimum of twelve (12) feet wide building yard.

Section 7. Landscaping Requirements.

The purpose of the Section is to provide regulations to enhance the environment and visual character of the Town as development occurs. By doing so the effect will be to encourage a high-quality appearance for development; and preserve and improve the visual quality and values of property. These landscaping requirements shall not apply to single-family dwellings.

This Section establishes legal authority for the Town to prune or remove trees on public and private property when it is a hazard to public safety, the cost of which shall be billed to the property owner.

A. General Requirements.

- 1) A landscaping plan will be required as part of the site plan submitted when requesting a permit for new or expansion of multi-family, major subdivision, and non-residential development. Outparcel development is considered to be a distinct development and is thus subject to the landscaping provisions of this Article.
- 2) All plant material must be installed according to the approved landscaping plan and no later than six (6) months from the date of occupancy.
- 3) All plant materials should tolerate their specific planting environment and be easily maintained. All landscaping shall be designed and installed to permit access to areas where repairs, renovations or regular maintenance is expected.
- 4) Buffer yards, landscaping strips and planted areas that adjoin a street and all vehicular use areas shall install a minimum six (6) inch curb along the landscaping strip to protect the planted area from vehicular traffic. If it is determined that damage from vehicles will not occur, curbing will not be required.
- 5) Additional landscaping beyond the requirements of this Section may be required if the proposed development use will create visual and aesthetic impacts, noise or light impacts, or other negative impacts that will not be reduced by the requirements of this Article.

- 6) No planting should be installed within an underground or overhead utility easement or a drainage easement without the consent of the easement holder at the time that the plan is approved. The location of all easement should be considered during placement of trees.
- 7) Landscaping required by this ordinance shall comply with the minimum State or local sight requirements for street intersections and driveways. Corner lots and locations where driveways and alleys intersect with street rights-of-way shall be kept free of landscaping and plant materials that interfere with the vision of a motorist or pedestrian.
- 8) Required landscaping cannot obstruct or impede public pedestrian routes such as sidewalks and greenway trails.
- 9) Failure to maintain required landscaping or to adhere to an approved landscaping plan shall constitute a zoning violation and shall be subject to any and all remedies set forth in Article IX Enforcement.

B. Plan Review.

The Zoning Administrator shall review and determine compliance with the intent and provisions of this Section for developments less than two (2) acres. Proposed developments that exceed two (2) acres in size shall be reviewed by the Planning Board.

C. Certificate of Occupancy Bonding.

- 1) If the landscaping has not been installed and inspected for proper installation prior to receiving a Certificate of Occupancy, a Certificate of Occupancy may be granted provided the following conditions are met:
 - a) Property owner must post a performance bond or irrevocable letter of credit with the Zoning Administrator;
 - b) The amount of the bond or letter of credit shall be based on material and installation costs of the uninstalled landscape material, including a ten percent (10%) contingency cost, as shown on the submitted landscape plan; and
 - c) The cost of the landscaping shall be certified by a landscape contractor.
- 2) After receiving the Certificate of Occupancy, the remaining landscape material shall be installed within six (6) months. The bond or letter of credit shall be called if the required landscaping has not been installed by the end of the six (6) month period and the funds applied to complete the landscaping work.

D. Planting Material List.

The following trees and shrubs by way of example but not by way of limitation are suitable for use in the Ramseur area:

- 1) Large Trees (mature height 35 feet or greater and 35 feet spacing)

- Willow Oak, Black Gum Sugar Maple, Littleleaf Linden, Red Maple, White Oak, Scarlet Oak, Japanese Scholartree, Pin Oak, Ginkgo, Southern Magnolia, English Oak, London Plane-tree, Japanese Katsuratree, River Birch, Shumard Oak, Japanese Zelkova, Chinese Elm, Tulip Poplar
- 2) Medium Trees (mature height 25 to 35 feet and 30 feet spacing)
 Mountain Silverbell, Weeping Cherry, Sourwood, Kwanzan Cherry, Thornless Honeylocust, Yellowwood, Eastern Redbud, Ironwood, Mountain Ash, Pistachio, Yoshino Cherry, Redwood Linden, Golden-Rain Tree, American Holly, Saucer Magnolia
 - 3) Small Trees (mature height less than 25 feet and 25 feet spacing)
 Japanese Maple, Crabapple, Japanese Dogwood, Amur Maple, Flowering Dogwood, Russian Olive, Smoketree, Wax Myrtle, Crepe Myrtle, Star Magnolia
 - 4) Shrubs (mature height approximately 36 inches)
Evergreen
 Warty Barberry, Mugo Pine, Dwarf Burford Holly, Juniper, Japanese Holly, Euonymous, Azalea, Leatherleaf Viburnum
Deciduous
 Forsythia Potentilla, Dwarf Burning Bush, Ornamental Grass Varieties, Thunberg Spirea, Oregonholly Grape, Viburnum, Red Chokeberry, Oakleaf Hydrangea, Nandina, Japanese Flowering Quince, Dwarf Nandina
 - 5) Screening Plants (installation height 6 feet)
 American Holly, Hetz Juniper, Burford Holly, Arborvitae, Nellie Stevens Holly, Eastern Red Cedar, Wax Myrtle, Japanese Black Pine

E. Size and Spacing of Landscape Materials.

- 1) Trees shall be a minimum of six (6) to eight (8) feet in height, with a minimum caliper of one and one half (1½) inches, immediately after planting. Trees shall reach an expected height of 25 to 35 feet at maturity.
- 2) Spacing of Trees. Trees shall be planted 25 to 35 feet on center depending on species.
- 3) Evergreen trees shall be a minimum of six (6) feet immediately after planting.
- 4) Shrubs and hedges shall be a minimum of two (2) feet in height immediately after planting.
- 5) Ground cover may include any plant material that reaches an average height of not more than twelve (12) inches. Alternative materials may be used in lieu of grass provided they present a finished appearance and provide reasonably complete coverage at the time of planting.
- 6) Plants that restrict sight visibility at intersections of streets or driveways, such as tall shrubs or low branching trees, shall be avoided.

F. Landscape Maintenance.

The owner of the property shall be responsible for maintenance of landscaped areas. Plants shall be in a neat and orderly appearance and in accordance with the approved landscape plan and the Town of Ramseur's nuisance ordinance.

Section 8. Buffer Requirements.

The purpose of buffering standards is to help preserve the scenic and rural character of a community and preserve the sense of privacy to adjoining properties. In addition, buffers and undisturbed natural areas provide additional protective measures to exposed areas to accelerated erosion and stormwater runoff that could damage adjoining properties, streams and other water resources of Ramseur. To accomplish this purpose, there are three (3) levels of buffer standards designed to provide flexibility in considering the uniqueness of each land development project.

Application of Buffer Regulations. Existing development shall not be required to comply with these new buffer regulations, except new expansions of such development.

A. Buffer Levels.

Level 1.

Ten (10) feet buffer consisting of a minimum of five (5) trees and ten (10) supplemental shrubs for every one hundred (100) linear feet.

Level 2.

Twenty (20) feet buffer consisting of a minimum of ten (10) trees, and fifteen (15) shrubs for every one hundred (100) linear feet. Plantings shall be in staggered rows.

Level 3.

Thirty (30) feet minimum buffer consisting of a minimum of three (3) deciduous trees, fifteen (15) evergreen trees, and eighteen (18) supplemental evergreen shrubs for every one hundred (100) linear feet. Plantings shall be planted in staggered rows.

B. Additional Buffer Requirements.

- 1) Fractional calculations. Fractional planting requirement calculations shall be rounded to the next higher whole number.
- 2) Existing plant material. Existing plant material within the required buffer-yard may be included in the computation of the required plantings with approval of the Zoning Administrator.
- 3) Fence or wall option. An opaque fence or wall may be used in lieu of not more than fifty (50%) percent of the required evergreen buffer-yard planting with the approval of the Zoning Administrator and providing the following conditions are met, where applicable.

- a) Fence height for industrial zoning. The minimum required fence height shall be eight feet above ground level when the proposed project zoning type is classified as an industrial zoning type.
- b) Fence height for zoning types except industrial. The minimum required fence height shall be six feet above ground level when the proposed project zoning type is classified as any zoning type except those classified as industrial.
- c) Vegetation planted on exterior sides. Where a fence or wall is used as part of the required screening, all required vegetation shall be planted on the exterior side of the fence or wall.
- d) Screening multifamily residential zoning type. Where the fence option is used to screen multifamily residential zoning types from more intense zoning types, the required vegetation may be planted on the interior side of the fence or wall.
- e) Remaining vegetation distribution. Where a fence is used in lieu of not more than fifty (50%) percent of the required vegetation, the remaining percentage of vegetation to be used in conjunction with the fence or wall shall be evenly distributed in the buffer-yard.

C. Size of Plant Material. The following plant heights shall be required at the time of planting:

- 1) Evergreen trees shall be a minimum of six (6) feet,
- 2) Deciduous trees shall be a minimum of eight (8) feet, and
- 3) Evergreen shrubs shall be a minimum of three (3) gallon size.

D. Spacing of Plant Material.

- 1) All deciduous trees shall be installed with tree trunks spaced a minimum distance of thirty (30) feet apart and a maximum distance of sixty (60) feet apart.
- 2) All primary evergreen plants shall be distributed evenly along the length of the buffer-yard and shall be staggered where quantities permit. Primary evergreen plants shall be installed with tree trunks spaced a minimum of seven feet apart and a maximum of fifteen (15) feet from other primary evergreen plants and from any required deciduous tree.
- 3) All supplemental evergreen shrubs shall be distributed evenly along the length of the buffer-yard and shall be staggered where quantities permit.

E. Uses or Activities Permitted in Buffer Areas. The following uses are permitted within the buffer areas provided no required planted material is eliminated and all other requirements of this Ordinance are met:

- 1) Buffers may be used to satisfy minimum setback requirements, and
- 2) Installation of underground utilities.

F. Uses or Activities Prohibited in the Buffer Areas.

- 1) Cutting of healthy trees, re-grading, topsoil removal, altering, diverting or modifying water courses or bodies, except in compliance with a land management plan or watershed management plan for the property conforming to the customary standards of forestry, erosion control and engineering;
- 2) Active recreation to include but not limited to play fields, stables, swimming pools, or tennis courts;
- 3) Buildings, storage or parking facilities.

G. Maintenance of Buffer Area.

- 1) All buffer areas will be permanently restricted through recorded private deed restrictions and annotated on the final recorded subdivision plat.
- 2) Natural features are to be maintained in their natural condition but may be modified to improve their appearance, function, or overall condition. Permitted modifications may include:
 - a) Reforestation,
 - b) Woodland Management,
 - c) Landscaping,
 - d) Stream-bank Protection, and
 - e) Wetlands Management.
- 3) Any fence, earthen berm or plant material used for buffering/screening shall be maintained in a neat and sound condition by the property owner. Maintenance includes replacement or repair of any required screening materials which are damaged and/or dying.

H. Buffer Location. Buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, with the following exceptions.

- 1) Portion of Site Proposed for Development. If only a portion of a site is proposed for development, the required buffer may be located at the limit of the construction perimeter with approval of the Zoning Administrator.
- 2) Rights-of Way and Streets. Buffers shall not be located on any portion of an existing, dedicated, or proposed right-of-way or street.

I. Buffer Level Requirements Table.

Zoning Type of Project	Zoning Type of Adjacent Property					
	Residential Zoning Districts	I&C	NB	B	I	HI
Residential (multi-family and major subdivision)	1					
I&C	1					
NB	1					
B	2					
I	3	2	1	1		
HI	3	3	1	1		

Home Businesses within Residential Zoning Districts shall provide a minimum of a Level 1 buffer when the adjacent lot is a Residential Zoning lot. Buffers are not required for Home Businesses when the adjacent lot is a Commercial or Industrial use.

Section 9. Screening Requirements.

Screening may be comprised of a fence, wall, hedge, or other natural planting of sufficient density to minimize the physical or visual intrusion generated by an existing or future use as stated below. Screens shall be applied to any new use of land, change in use or expansion of use occurring in accordance with the regulations set forth in this Article. All non-conforming open storage areas (i.e., Solid Waste Storage Areas) as described below, not found in compliance with the requirements of this Section, shall either cease and desist or meet full compliance standards no later than one year (12 months) following the effective date of this Ordinance. Any fence, earthen berm or plant material used for buffering/screening shall be maintained in a sound condition by the property owner. Maintenance includes replacement or repair of any required screening materials which are damaged and/or dying.

A. Screening Within a Buffer Yard. Fences, retaining walls and berms that are used within buffer yards. Fences shall be solid. Chain link fences with slats shall not be permitted.

- 1) All fences and retaining walls shall have the finished side facing out, with no structural supports visible from adjoining properties or public street right-of-way unless the fence is designed so that such supports are visible from both sides.
- 2) Fences, retaining walls and berms shall be permitted within all districts.
- 3) No fence shall be located with a street right-of-way or within fifteen (15) feet of the edge of a publicly maintained street or road, whichever is greater.
- 4) All fences and retaining walls shall be constructed of durable materials and shall be installed to withstand the natural weather conditions and shall be maintained in good condition at all times.

B. Screening of Solid Waste Storage Containers. Dumpsters or other large containers used for solid waste storage which are visible from a public roadway or adjacent properties shall be confined in an enclosed area that is screened on all sides.

- 1) The enclosure shall be large enough to confine waste items and containers from view of the public, roadways and adjacent properties. Enclosures must be located within the boundaries of the property they serve. Under no circumstances are they to be placed on Town or State rights-of-way unless by permit issued by the Town of Ramseur. Permits may be issued for special events or extenuating circumstances for a maximum of five (5) business days.

- 2) Enclosures are to be constructed of materials pleasing to the eye. Screening of Solid Waste Storage Containers shall begin at ground level with no open space between the ground and bottom of the screening material and shall be a minimum of six (6) feet tall with a door or gate. Single and two (2)-family dwellings are excluded from this requirement.
- 3) Business and industrial sites whose dumpsters are located in such a manner not visible from public roadways and adjoining properties will not be required to build an enclosure.
- 4) Solid Waste Storage Containers shall be maintained in an orderly and neat fashion meaning that no condition shall exist which may cause a fire or safety hazard or is a public nuisance. Solid waste storage units shall not have graffiti on them. The owner or lessee of the container shall be required to remove or remedy any condition found to be hazardous or a nuisance or be subject to penalties as outlined in Article IX, Enforcement.

C. Screening of Mechanical and Utility Equipment. Utilities such as distribution lines, transformer lines, towers, electric substations, water tanks, telephone stations, etc. where permitted shall be landscaped properly and furnished with a densely planted buffer at least six feet in height along the side and rear lot lines.

D. Screening of Loading Docks and Truck Berths. Docks and berths shall be screened from view of the public rights-of-way and adjacent properties not of the same zoning with wooden fences, landscape berms or landscape areas, or combination thereof. Screening shall be of sufficient length and height (no less than eight (8) feet in height) to screen the maximum size trailer which can be accommodated on site.

E. Screening Maintenance. The owner of the property shall be responsible for maintenance of required screening. Any fence, earthen berm or plant material used for screening shall be maintained in a neat and sound condition by the property owner.

Section 10. Site Plan Requirements.

A site plan clearly indicating the developer's intention to comply with the provisions of this Ordinance shall be submitted for all applications for requests for Board consideration and requests for a Zoning Permit. The development site plan shall contain a map or maps drawn to scale, with the date of preparation, and shall contain, where applicable, the following information:

A. Minimum Site Plan Requirements for all Development.

- 1) Existing site conditions, including contours, water courses, any unique natural or man-made features.

- 2) Boundary lines of the proposed development, proposed lot lines and plot designs.
- 3) Proposed location, size and use of all existing and proposed structures (including setbacks).
- 4) Location of existing and proposed driveways, parking areas, easements, and rights-of-way.

B. Additional Site Plan Requirements for Development that exceed Single-Family Residential.

- 1) Location and size of all areas to be conveyed, dedicated, or reserved as common open space, parks, recreational areas, school sites and similar public or semi-public uses.
- 2) Existing and proposed street system, including location and number of off-street parking spaces and traffic circulation, service areas, loading areas and major points of ingress and egress to public right-of-way. Notations of proposed ownership of the street system (public or private).
- 3) Service areas, off-street loading facilities, service drives and dimensions thereon.
- 4) Approximate location of proposed utility systems, including documentation approving the proposed water and sewer systems from the appropriate local and/or state agencies.
- 5) Documentation of an approved Sedimentation and Erosion Control Plan shall also be submitted where required. Provisions for storm-water drainage shall be shown.
- 6) The proposed treatment of the perimeter of the development, including materials and/or techniques such as buffers, screens, fences and walls.
- 7) Information on adjacent land areas, including land use, zoning classifications, public facilities, and any unique natural features.
- 8) Water resource and stormwater management provisions.
- 9) Size and location of signs.
- 10) Lighting plans.
- 11) Hours of operation.
- 12) Where applicable, the following written documentation shall be submitted:
 - a) A legal description of the total site proposed for development, including a statement of present and proposed ownership.
 - b) The zoning district or districts in which the project is located.
 - c) A development schedule indicating approximate beginning and completion dates of development, including any proposed stages.
 - d) A statement of the applicant's intentions regarding the future selling and/or leasing of all or portions of the development.

- e) Quantitative data for the following: proposed total number and type of residential dwelling units, parcel size, and total amount of open space.
 - f) Plan for maintenance of common areas, recreation areas, open spaces, streets, and utilities.
- 13) *See Article V, Section 9, Special Use Permits, for additional requirements for specific uses.*