

**ZEBULON
BOARD OF COMMISSIONERS
WORK SESSION
AGENDA
March 20, 2025
6:00pm**

1. APPROVAL OF AGENDA

2. OLD BUSINESS

A. Fire/EMS Station - Appointment of Special Counsel

8. Planning

i. UDO Text Amendments - Ordinance 2025-25

3. CLOSED SESSION

As Allowed Per NC General Statute § 143-318.11 to meet with the attorney on Deacon Development Group, LLC v. Town of Zebulon/ Case #24-CVS-020692-910

4. ADJOURN

STAFF REPORT
FIRE/EMS STATION FINANCING
AND SPECIAL COUNSEL APPOINTMENT
MARCH 20, 2025

Topic: Fire/EMS Station Financing and Special Counsel Appointment
Prepared by: Chris Perry, Fire Chief
Bobby Fitts, Finance Director
Presented by: Chris Perry, Fire Chief
Ted Cole, Davenport and Company, LLC
Approved by: Gilbert Todd, Jr., Town Manager

Executive Summary:

The design and construction document phases of the Fire/EMS station project are near completion. Over the next few months, it will be necessary to secure financing for the project and Local Government Commission (LGC) approval. Davenport and Company, the Town's financial advisors, will provide an overview of related necessary tasks. Additionally, it is recommended that special counsel be appointed to handle the legal aspects of the financing and LGC approval process. The project is at a critical stage where having dedicated counsel to keep the project moving is necessary.

Background:

The design and construction documents for the new Fire/EMS station are nearly complete, so the next steps will be to finalize and obtain the needed funding, which will include obtaining LGC approval of the process.

Davenport and Company, LLC is the Town's financial advising firm. Ted Cole with Davenport will outline the steps involved in the project over the next few months. Given the financial participation of both the United States Department of Agriculture (USDA) and Wake County, the financing is complex and requires approvals of our Board of Commissioners, the Wake County Board of Commissioners, the USDA, and the LGC.

Given the project's financial complexity, it is recommended that the Board appoint special counsel to handle the legal aspects. Sands Anderson has been recommended by our Town Attorney to be special counsel for the Town. A meeting was held to discuss what was needed with the project to ensure they were willing and able to handle the work required for the project.

The scope of work for Sands Anderson will be as follows:

- Initial analysis regarding financing requirements, required use of project as collateral for financing, proposed design and financing schedule, relationship of

installment financing with USDA grant matters including USDA property encumbrance requirements

- Participation in all working group calls for discussion of financing
- Review of and comment on draft RFP for bank installment financing prepared by Davenport
- Preparation of Findings and Application Resolution; preparation of Financing Resolution; preparation of Installment Financing Agreement and Deed of Trust; draft Escrow/Project Fund Agreement as needed (regarding holding and expenditure of financing proceeds)
- Review and comment on LGC financing application prepared by Davenport with Town input
- Work with Town representatives and financial advisors regarding coordination of financing schedule and construction schedule in relation to LGC approval of financing
- Draft letter to Joint Legislative Committee as required by state statute for Town financing
- Review draft Interlocal Agreement between Town and County and comment regarding federal tax-exempt borrowing requirements (including covenants against private activity use), installment financing issues and LGC approval issues
- Coordinate with Town attorney on bank installment financing requirements and real estate title insurance issues
- Analyze lender proposals for financing regarding compliance and consistency with state law and federal tax-exempt requirements
- Draft Notice of Public Hearing, coordinate publication of Notice of Public Hearing in accordance with state law requirements
- Work and negotiate with bank counsel and bank representatives regarding terms of Installment Financing Agreement and Deed of Trust
- Attend public hearing held by Town Board and other public meetings as necessary
- Discussions with LGC representatives, Town representatives and financial advisor regarding financing issues and schedule; availability to attend LGC meeting regarding approval of financing application
- Draft LGC proceeding minutes
- Federal tax law analysis and work with Town and financial advisors regarding bank qualification, spending exception to rebate requirements and rebate covenant, information needed for completion of federal tax form 8038-G including arbitrage yield and weighted average maturity of debt, proper drafting of debt instruments for compliance with tax-exempt borrowing requirements

STAFF REPORT
FIRE/EMS STATION FINANCING
AND SPECIAL COUNSEL APPOINTMENT
MARCH 20, 2025

- Draft Tax and Non-arbitrage Certificate regarding reasonable expectations of Town as borrower at time of debt issuance, counsel Town representatives on tax-exempt borrowing requirements, answer questions on same
- Draft, negotiate and finalize installment financing closing certificates, Town attorney opinion letter and bond counsel opinion letter
- Coordinate installment agreement closing requirements with LGC, including LGC signature on documents as needed
- Coordinate installment agreement closing document requirements with Town and lender, including Town representatives signatures on documents as needed, and conveyance of documents to lender
- Prepare transcript of financing proceedings and documents for Town, Town attorney, financial advisor and LGC; prepare for USDA as well if requested.

Fiscal Analysis:

The cost for Sands Anderson as special counsel for this project is expected to be approximately \$27,000. The Town has sufficient funding in the current Board Department budget to cover the cost of special counsel. The funds that were budgeted for the Transportation Bond would be used to cover the cost of the special counsel needed for this project.

Policy Analysis:

Special counsel has been used by the Board to assist with fulfilling the legal requirements for issuing debt obligations and drafting financial documents. Their legal opinion is relied upon by purchasers related to the Town's tax-exempt status.

Staff Recommendation:

Staff recommend the appointment of Sands Anderson as Special Counsel for the Fire/EMS station project.

Attachments:

1. None

STAFF REPORT
ORDINANCE 2025-25
UDO LEGISLATIVE TEXT AMENDMENT UPDATES
MARCH 20, 2025

Topic: ORDINANCE 2025-25 – UDO Text Amendments - Regional Mixed Use

Speaker: Matt Lower, Planning Director

Prepared by: Matt Lower, Planning Director

Approved by: Gilbert Todd, Jr., Town Manager

Executive Summary:

The Board of Commissioners will consider text amendment updates to multiple sections in the Unified Development Ordinance (UDO) for the addition of a Regional Mixed-Use District (RMU).

Background:

The proposal for the addition of the RMU District is a direct outcome of staff evaluation of gaps in the Unified Development Ordinance (UDO). Addressing these gaps introduces a crucial “tool for the toolkit” to help achieve the goals and policies outlined in the Comprehensive Plan.

While the UDO is highly effective at implementing the Comprehensive Plan, managing growth, supporting downtown, and connecting neighborhoods, it lacks a clear by-right process for large-scale mixed-use and regional activity centers. These centers are critical components of the urban fabric because they concentrate goods and services, create opportunities for social and economic engagement, offer diverse and often mixed-income housing options, and typically generate a high property tax return per acre, which contributes significantly to the town’s fiscal health over time.

At present, Planned Development (PD) districts are the primary mechanism for entitling large-scale mixed-use, commercial, and master-planned developments. PD districts offer a high degree of flexibility in project design, provided they align with the goals and policies of the Comprehensive Plan. PD districts are sometimes described as “alternate means of compliance”. However, this flexibility comes at a cost. The case-by-case nature of PD districts can make the entitlement process lengthy, unpredictable, and, at times, challenging for both developers and municipalities.

The proposed RMU District addresses these challenges by establishing clear expectations for large-scale mixed-use developments while ensuring alignment with the town’s vision and goals. This new district is not intended to replace the PD process, but rather to serve as the standard means of compliance by providing a predictable, “by-right” pathway for developments that meet specific criteria.

This new district includes:

- A **Dimensional Standards Table** similar to the Downtown Mixed Use
- A **Master Plan Requirement** similar to that of PD District
- **Clear District Specific Standards** to provide baseline design expectations
- **Compatibility Standards** to ensure consistent application of buffering and screening
- **Update Table of Uses** that exclude uses unaligned with a regional, mixed-use destination development

This approach creates an efficient process for “by-right” mixed-use development while upholding the town’s vision and goals for these critical areas. It is important to note that supporting regional mixed-use through a by-right process is not novel, and several municipalities in our region, including Morrisville, Clayton, and Burlington, have similar districts.

Outcomes:

The following updates to the UDO will require approval by the Planning Board and Board of Commissioners:

1. **By-Right Development Pathway:** Introduces a method to entitle large-scale mixed-use, commercial, and master-planned developments, ensuring alignment with the Comprehensive Plan while simplifying the process.
2. **Predictable Investment Environment:** Codifies clear standards for regional mixed-use developments, fostering investor confidence.
3. **Streamlined Process:** Reduces entitlement timelines from 6-8 months (for Conditional Rezoning or PD) to 2-3 months, accelerating market readiness while maintaining robust design standards and board oversight.
4. **Alignment with Public Objectives:** Ensures redevelopment adheres to public goals and the Comprehensive Plan through codified design standards.

This proposal balances the need for flexibility, predictability, and efficiency, ultimately enhancing the town’s ability to manage growth and achieve its vision for vibrant, mixed-use regional activity centers.

Policy Analysis:

The proposed Regional Mixed-Use District aligns with several goals and policies outlined in the Zebulon Comprehensive Land Use Plan (CLUP). Specifically, the district supports the following:

1. **Goals for Land Use and Development:**
 - o **Goal 1:** Advance a land use allocation and pattern that supports greater housing variety, economic development, and a complete community with access to schools, recreation, shopping, and services (Land Use and Development, p. 2).
 - o **Goal 3:** Facilitate ongoing collaboration between land use and transportation planning to ensure a well-connected community (Land Use and Development, p. 2).

2. Policies for Land Use and Development:

- **Policy B:** Accommodate a range of character settings within its planning area to address diverse market preferences, including walkable, mixed-use environments (Land Use and Development, p. 3).
- **Policy C:** Emphasize compatible intensities and character when evaluating applications for intensive development near neighborhoods (Land Use and Development, p. 3).
- **Policy D:** Promote land use outcomes that prevent traffic congestion, ensure pedestrian- and cyclist-friendly design, and support public transit options (Land Use and Development, p. 3).

3. Economic Development Goals and Actions:

- **Goal 2:** Establish Zebulon as a regional destination supporting employment, commerce, and cultural activities (Economic Development, p. 2).

4. Framework for Urban Downtown Mixed Use:

- Aligns with the objective to encourage redevelopment and prevent auto-oriented patterns, fostering vibrant, walkable mixed-use districts (Future Land Use, p. 18).

Changes in Draft Text between the Joint Public Hearing (January 13, 2025) and Board of Commissioners Meeting March 3, 2025:

No materially significant changes occurred since the public hearing. The only changes in the draft text were clarifications and minor adjustments that were identified through the public hearing process:

1. Clarified that stormwater retention facilities do not count towards open space requirements.
2. Minor adjustments to permitted use tables:
 - a. Blood and Tissue Collection from Permitted to Special Use Permit
 - b. Laundry or Cleaning Service from Not Permitted to Special Use Permit
 - c. Tattoo and Piercing Establishment from Permitted to Special Use Permit
 - d. Helistop from Not Permitted to Permitted
 - e. Outdoor Display and Sales from Permitted to Special Use Permit
3. Clarified that RMU will share sign regulations with that of Downtown Mixed Use and Downtown Periphery Districts.
4. Added our standard language regarding setbacks: added street setback (zero feet) and "if provided" section for side setback.
5. Clarified utility use standards will align with residential district standards.
6. Referenced master plan requirement for RMU in the procedures section for zoning map amendments.

Planning Board Recommendation:

The Planning Board voted to recommend approval of Text Amendment TA 2025-01 on January 13, 2025.

Staff Recommendation:

Staff recommends approval of Ordinance 2025-25, because in our professional opinion, the community can expect the following outcomes should this text amendment be approved:

1. **By-Right Development Pathway:** Introduces a method to entitle large-scale mixed-use, commercial, and master-planned developments, ensuring alignment with the Comprehensive Plan while simplifying the process.
2. **Predictable Investment Environment:** Codifies clear standards for regional mixed-use developments, fostering investor confidence.
3. **Streamlined Process:** Reduces entitlement timelines from 6-8 months (for Conditional Rezoning or PD) to 2-3 months, accelerating market readiness while maintaining robust design standards and board oversight.
4. **Alignment with Public Objectives:** Ensures redevelopment adheres to public goals and the Comprehensive Plan through codified design standards.

Suggested Motion:

I hereby motion to approve Ordinance 2025-25, finding that the RMU District is consistent with the *Grow Zebulon Comprehensive Land Use Plan* and meets the standards of UDO 2.2.21.G, as described in the prepared statement per UDO 2.2.21.F.

Attachments:

1. Prepared Statement per UDO 2.2.21.F
2. Public Hearing Notification Affidavit
3. Ordinance 2025-25 – UDO Text Amendment

WRITTEN STATE OF ADOPTION
ORDINANCE 2025-25
REGIONAL MIXED-USE DISTRICT
MARCH 20, 2025

Per Zebulon Unified Development Ordinance (UDO) 2.2.21.F.4, the Zebulon Board of Commissioners shall adopt a written statement upon the approval of a UDO Text Amendment (TA):

1. TA 2025-1 2025-1 is approved.
2. TA 2025-1 is fully consistent with the Town's adopted Policy Guidance in the Comprehensive Plan
3. TA 2025-1 is consistent with the comprehensive plan as it will implement the following goals and policies:
 - a. Goals for Land Use and Development:
 - i. Goal 1: Advance a land use allocation and pattern that supports greater housing variety, economic development, and a complete community with access to schools, recreation, shopping, and services (Land Use and Development, p. 2).
 - ii. Goal 3: Facilitate ongoing collaboration between land use and transportation planning to ensure a well-connected community (Land Use and Development, p. 2).
 - b. Policies for Land Use and Development:
 - i. Policy B: Accommodate a range of character settings within its planning area to address diverse market preferences, including walkable, mixed-use environments (Land Use and Development, p. 3).
 - ii. Policy C: Emphasize compatible intensities and character when evaluating applications for intensive development near neighborhoods (Land Use and Development, p. 3).
 - iii. Policy D: Promote land use outcomes that prevent traffic congestion, ensure pedestrian- and cyclist-friendly design, and support public transit options (Land Use and Development, p. 3).
 - c. Economic Development Goals and Actions:
 - i. Goal 2: Establish Zebulon as a regional destination supporting employment, commerce, and cultural activities (Economic Development, p. 2).
 - d. Framework for Urban Downtown Mixed Use:
 - i. Aligns with the objective to encourage redevelopment and prevent auto-oriented patterns, fostering vibrant, walkable mixed-use districts (Future Land Use, p. 18).
4. TA 2025-1 does not amend the Town's adopted policy guidance in the Comprehensive Plan
5. TA 2025-1 is not associated with any development application approval.

WRITTEN STATE OF ADOPTION
ORDINANCE 2025-25
REGIONAL MIXED-USE DISTRICT
MARCH 20, 2025

6. TA 2025-1 is reasonable as it aligns with the town’s long-term planning goals, promotes orderly growth, and provides clarity in the development process. By ensuring consistency with adopted land use policies, it creates a predictable framework that balances private property rights with the community’s vision for sustainable development.
7. TA 2025-01 is in the public interest because of provides a tool to enable high-value per acre mixed-use development where such development reflects a highest and best use, which will enhance economic growth, protects community character, and ensures that land use regulations meet the evolving needs of residents and businesses.

Adopted this the 20th day of March, 2025

Glenn L. York – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

ZEBULON

NORTH CAROLINA

CASE # Text Amendment 2025-01 – Regional Mixed Use

HEARING DATE: January 13, 2025

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, Stacie Paratore on this 9th day of January 2025, personally appeared Matthew Lower, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Matthew Lower, Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- Advertisement in a Paper of General Circulation sent on December 31st, 2024 (Wake weekly, publication dates **1/3/2025 & 1/10/2025**)
- Posted to Planning Department Website **1/3/2025**

Matthew Lower

Jan 9 2025

Matthew Lower

Date

Subscribed and sworn to before me, this 9th day of January 2025

[Notary Seal:]

STACIE PARATORE
NOTARY PUBLIC
WAKE COUNTY, N.C.

Stacie Paratore

[signature of Notary]

Stacie Paratore

[printed name of Notary]

NOTARY PUBLIC

My commission expires: 6/27, 2025

ORDINANCE 2025-25

UDO Text Amendments adding Regional Mixed Use

ARTICLE 2: PROCEDURES

2.2. Application Review Procedures

2.2.25. Zoning Map Amendment

J. ZONING MAP AMENDMENT REVIEW STANDARDS

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the Board of Commissioners may weigh the relevance of and consider the following:

1. Whether the proposed zoning map amendment advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.
3. Whether an approval of the rezoning is reasonable and in the public interest.
4. Other factors as the Board of Commissioners may determine to be relevant.

K. REVIEW OF REGIONAL MIXED-USE ZONING

4. Any property seeking a Zoning Map Amendment to the Regional Mixed-Use (RMU) zoning classification will provide a master plan in accordance with Section 3.5.5.E.1 Master Plan Requirements as part of the Zoning Map Amendment review.

K.L. EFFECT

1. Lands subject to an approved map amendment shall be subject to all the applicable standards in this Ordinance, which shall be binding and shall run with the land.
2. Development located outside the Zebulon corporate limits shall comply with all Town policies related annexation and the extension of utilities.

L.M. AMENDMENT

Amendment of a decision on a zoning map amendment may only be reviewed and considered in accordance with the procedures and standards established for its original approval.

M.N. APPEAL

1. Any decision by the Board of Commissioners shall be subject to review by the Superior Court of Wake County.
2. Petitions for review must be filed with the Clerk of Court within 30 days of the date the decision is filed in the office of the appropriate review authority and delivered by personal delivery, electronic mail, or first-class mail to the applicant, landowner, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective.

ARTICLE 3: DISTRICTS

3.1. Introductory Provisions

3.1.4 Organization of These Zoning District Standards

TABLE 3.1.3: ZONING DISTRICTS ESTABLISHED	
ZONING DISTRICT ABBREVIATION	ZONING DISTRICT NAME
LI	Light Industrial
CI	Industrial Campus
HI	Heavy Industrial
Mixed Use Districts	
OI	Office and Institutional
DTP	Downtown Periphery
DTC	Downtown Core
RMU	Regional Mixed Use
PD	Planned Development
CONDITIONAL ZONING DISTRICTS	
R1-C	Residential Watershed - Conditional
R2-C	Residential Suburban - Conditional
R4-C	Residential Neighborhood - Conditional
R6-C	Residential Urban - Conditional
RMF-C	Residential Multi-family - Conditional
NC-C	Neighborhood Commercial - Conditional
GC-C	General Commercial - Conditional
HC-C	Heavy Commercial - Conditional
LI-C	Light Industrial - Conditional
CI-C	Campus Industrial - Conditional
HI-C	Heavy Industrial - Conditional
OI-C	Office and Institutional - Conditional
DTP-C	Downtown Periphery - Conditional
DTC-C	Downtown Core - Conditional
SPECIAL USE ZONING DISTRICTS	
R-13 SUD	Residential 13 - Special Use
CA-SUD	Commercial Amusement - Special Use

3.1.4. ORGANIZATION OF THESE ZONING DISTRICT STANDARDS

A. OFFICIAL ZONING MAP

Section 3.1.4.A, Official Zoning Map, establishes the Official Zoning Map and describes how it is updated and interpreted.

B. GENERAL ZONING DISTRICTS

1. Sections 3.3.1, 3.4.1, and 3.5.1, Summary Purpose and Intent Statements, set out a series of purpose and intent statements broadly applicable to each individual district type in the Residential, Commercial, and Mixed Use districts.
2. Sections 3.3 through 3.5 include the detailed purpose statement, dimensional standards, and example images for each general zoning district listed in Table 3.1.3, Zoning Districts Established.
3. The black lettered circles included in each dimensional standards table correspond to the black lettered circles in the dimensional and development configuration example images for the same zoning district.
4. The development, lot pattern, dimensional, and lot configuration example diagrams are for illustrative purposes only. In cases where an image conflicts with the text for the district or some other portion of this Ordinance, the text, not the illustration, shall control.

ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Regional Mixed-Use (RMU) District

3.5.5. REGIONAL MIXED-USE (RMU) DISTRICT

A. DISTRICT CHARACTER	B. EXAMPLE LOT PATTERN
<p>The Regional Mixed Use (RMU) district is established to facilitate the development of vibrant, compact, and pedestrian-friendly "town center" areas. It aims to integrate a mix of residential, commercial, civic, and open space uses within a single cohesive development. This district encourages a high quality of life, efficient land use, and reduced dependency on automobiles by fostering a walkable urban environment.</p>	
C. DIMENSIONAL STANDARDS	
Minimum Lot Area (square feet)	None
Minimum Lot Width (linear feet)	100
Maximum Lot Coverage (% of lot area)	75
Minimum Street Setback (feet)	None
Maximum Front Street Setback (feet)	15 Feet, unless the front area is used for outdoor public seating, plazas, or green space, in which additional feet for these purposes may be granted
Minimum Setback for Off-Street Parking (feet)	20
Minimum Side Setback (feet)	None; 5 if provided
Minimum Rear Setback (feet)	15
Maximum Building Height (feet/stories)	75/5
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	None; 10 if provided
Minimum Required Open Space Set-Aside (% of lot area)	15% of development area, with at least half dedicated to urban open space or purposely constructed passive open space (site features listed in 5.7.5.A.2 are not creditable to this requirement.)
D. DEVELOPMENT EXAMPLES	

ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Regional Mixed-Use (RMU) District



E. DISTRICT-SPECIFIC STANDARDS

1. MASTER PLAN REQUIREMENT

- a. To rezone a tract of land to RMU, the applicant must establish a district master plan in addition to all other materials required for rezoning. This ensures that development within the RMU district substantially aligns with the Comprehensive Plan;
- b. Subsequent development applications, project phasing, and non-residential site plan review shall demonstrate substantial consistency with the master plan in addition to other applicable standards;
- c. Subdivisions within an RMU district shall substantially conform to the master plan;
- d. The master plan shall include the following features:
 - i. Depiction of development for all contiguous parcels under common ownership, with no more than 15 acres required per rezone application;
 - ii. On-site transportation circulation system, including the general location of public streets, existing or projected transit service, pedestrian and vehicular circulation features, and connections to existing and planned systems;
 - iii. Description of the development area, including acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The master plan applicant can provide a reasonable range for these figures, if necessary;
 - iv. General configuration and relationship of the principal elements of the proposed development, including general building types;
 - v. General location, amount, and type (active, passive, or urban) of open space, with at least 15% of the site dedicated to plaza or green space;
 - vi. Identification of environmentally sensitive lands, wildlife habitat, and resource protection areas;
 - vii. General location of on-site potable water and wastewater facilities and connections to existing systems;
 - viii. General location of on-site stormwater management facilities and connections to existing public systems;
 - ix. Phasing plan, if applicable.

2. STREET DESIGN STANDARDS

- a. Development in the RMU district shall establish a grid street pattern;
- b. Except in cases where an arterial street must be constructed, no street segment shall extend more than 500 feet without another street intersection, alley intersection, or mid-block pedestrian accessway;
- c. Any arterial street segment shall require pedestrian accessway every 750 feet;

ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Regional Mixed-Use (RMU) District

- d. New development shall dedicate and construct new streets in RMU district in accordance with the master plan;
- e. Separate pedestrian and bicycle facilities must be provided on all streets. This can be achieved in the following ways:
 - i. Establishment of pedestrian street through a minimum 26-foot right-of-way only for non-motorized and emergency traffic, to serve as a primary street for the purposes of building siting;
 - ii. A shared-use path with a 10 ft minimum width on both sides of the street;
 - iii. Separate bicycle lane and sidewalks, with the bicycle lanes physically separated from the vehicular travel lanes, all on both sides of the street except for when a two-way cycle track can be constructed on one side of the street;
 - iv. In areas with single-family, duplexes, or townhomes only, a shared bicycle/vehicular street with off-street sidewalks, all on both sides of the street;
- f. Street parking shall be permitted on all streets wherever feasible;
- g. All street parking must occur between vehicular travel lanes and bicycle lanes when bicycle lanes are present;
- h. Private streets are prohibited within the RMU district; and
- i. Rear- or side-loaded alleys shall be provided and dedicated to the Town wherever possible.

3. BUILDING AND SITE DESIGN

- a. All non-residential, and mixed residential/non-residential development shall be configured in accordance with the applicable design standards in Section 5.3.2, Mixed-Use Design Standards;
- b. All multi-family development can either 5.3.2 or 5.3.3 Multifamily Residential Design Standards;
- c. Parcels featuring single-family, duplexes, or townhomes shall meet the dimensional standards of the Residential Urban (R6) district;
- d. Development in the RMU zone shall conform to the following additional standards:
 - i. Buildings which front a right-of-way for non-motorized traffic must provide vehicular access is provided via rear alley way or parking area;
 - ii. Buildings may have a primary entrance that faces a side parking lot provided an equally prominent entrance is provided at the street front;
 - iii. Shade trees must be planted at 30-foot intervals within public spaces;
 - iv. RMU developments are exempt from parking minimums; however, parking lots remain subject to all other standards;
 - v. Shared parking is encouraged; and
 - vi. No specific buffering standards are required between use types within an RMU district, but a Type C buffer shall be required at the perimeter of the district master plan and shall be developed in accordance with project phasing.

4. COMPATIBILITY STANDARDS

New multi-family, non-residential, and mixed-use development that abuts or is across a street from a single-family detached dwelling located in a Residential Zoning District shall be configured in accordance with the following standards:

- a. The building shall maintain a maximum height of two stories or less within 150 linear feet of a lot line subject to these compatibility standards;
- b. The use shall not include speakers that produce music or other noise that is audible beyond the lot line;
- c. Drive-throughs or other vehicular-related service area shall not be adjacent to a lot line subject to these compatibility standards;

ARTICLE 3: DISTRICTS

3.5. General Mixed Use Zoning Districts

3.5.5 Regional Mixed-Use (RMU) District

- d. Surface off-street parking areas that abut a lot line subject to these compatibility standards shall be screened by an opaque fence or privacy wall with a minimum height of six feet above grade;
- e. Vending machines, service areas, mechanical equipment, loading areas, and similar functional elements shall be located as far as possible from lot lines subject to these compatibility standards, or shall be configured in a manner that prevents any negative impacts (visual, auditory, or otherwise); and;
- f. Refuse collection, recycling, and other waste-related activities shall be located as far as possible from a lot line subject to these standards.

5. AMENDING THE MASTER PLAN

- a. The property owner, authorized agent thereof, or a developer with authorization from the property owner or their agent, may submit an application to amend the master plan.
- b. The Planning Director shall determine if the amendment can be approved administratively or must proceed to the Board of Commissioners.
- c. The Planning Director may grant the following changes administratively:
 - i. A change not exceeding 15% in the number of residential units (by use type), non-residential area (by type), residential density, or non-residential intensity.
 - ii. Relocation of public utilities provided service levels remain consistent with the current master plan.
 - iii. Adjustment of the perimeter buffer if the master plan footprint expands or retracts.
 - iv. Any changes allowed through Administrative Adjustment Procedures (Section 2.2.1); and
- d. If the Planning Director determines the requested amendment exceeds these standards, the Board of Commissioners shall review and decide the request after a public hearing.

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

4.2.3. PRINCIPAL USE TABLE

TABLE 4.2.3: PRINCIPAL USE TABLE																	
A=Allowed (if listed in a PD master plan) P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; -=Prohibited																	
USE TYPE [1]	RESIDENTIAL					COMMERCIAL					MIXED USE				USE-SPECIFIC STANDARDS [2]		
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP		RMU	PD
RESIDENTIAL USE CLASSIFICATION																	
Assisted Living Facility	-	-	-	S	S	-	P	-	-	-	-	P	-	P	P	A	4.3.3.A
Boarding/ Rooming House	-	S	S	S	P	P	-	-	-	-	-	S	-	P	P	A	4.3.3.B
Bungalow Court	-	P	P	P	P	P	-	-	-	-	-	S	-	P	P	A	4.3.3.C
Continuing Care Retirement Center	-	-	-	P	P	S	P	-	-	-	-	P	-	P	P	A	4.3.3.D
Duplex Dwelling	-	S	S	P	P	P	S	-	-	-	-	P	-	P	P	A	
Family Care Home	P	P	P	P	P	P	P	-	-	-	-	P	-	P	P	A	4.3.3.E
Group Home	-	-	-	S	S	S	-	-	-	-	-	S	-	S	-	A	4.3.3.F
Halfway House	-	-	-	S	S	-	-	-	-	-	-	S	-	-	-	A	4.3.3.G
Live/Work Dwelling	-	-	-	-	P	P	P	P	S	-	-	P	P	P	P	A	4.3.3.H
Manufactured Dwelling	[3]					-	-	-	-	-	-	[3]	-	-	-	A	4.3.3.I
Manufactured Dwelling Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3.3.J
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3.3.K
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3.3.L
Multi-family Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	P	P	P	A	4.3.3.M
Pocket Neighborhood	-	P	P	P	P	P	-	-	-	-	-	P	-	P	P	A	4.3.3.N
Nursing Home	-	-	S	S	S	S	P	-	-	-	-	P	-	P	P	A	
Single-family Attached Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	-	P	P	A	4.3.3.O
Single-family Detached Dwelling	P	P	P	P	P	P	P	-	-	-	-	P	-	P	P	A	4.3.3.P
Triplex/Quadplex	-	-	S	P	P	P	P	-	-	-	-	P	-	P	P	A	4.3.3.Q
Upper-story Residential	-	-	-	P	P	P	P	P	P	P	-	P	P	P	P	A	4.3.3.R
INSTITUTIONAL USE CLASSIFICATION																	
Adult Day Care Center	-	-	-	-	S	-	P	P	-	-	-	P	-	S	P	A	4.3.4.A
Airport & Related Facilities	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	A	
Antenna Collocation, Major	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

TABLE 4.2.3: PRINCIPAL USE TABLE																	
A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; -=Prohibited																	
USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU		PD
Arboretum or Formal Garden	P	P	P	P	P	P	P	-	-	-	-	P	P	P	P	A	
Auditorium	-	-	-	-	-	-	P	P	S	P	-	P	P	P	P	A	4.3.4.C
Blood/Tissue Collection	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S	-	
Broadcasting Studio	-	-	-	-	-	-	P	P	P	-	-	-	P	P	S	A	4.3.4.D
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	-	A	4.3.4.E
Child Day Care Center	-	S	S	S	P	P	P	P	-	-	-	P	P	P	P	A	4.3.4.F
Child Day Care, Drop In	-	-	-	-	-	P	P	P	-	-	-	P	P	P	P	A	
College or University	-	-	-	-	-	-	S	S	-	-	-	P	-	P	P	A	
Community/Youth/Senior Center	-	-	-	-	P	P	P	P	-	-	-	P	P	P	P	A	4.3.4.G
Community Garden	P	P	P	P	P	P	-	-	-	-	-	-	-	P	P	A	
Coliseum or Arena	-	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	4.3.4.H
Conference or Convention Center	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	A	4.3.4.H
Cultural Facility, Library, or Museum	-	-	-	-	S	P	P	P	-	-	-	P	P	P	P	A	
Drug/Alcohol Treatment Facility	-	-	-	-	-	-	S	S	-	-	-	P	-	S	-	-	4.3.4.I
Fire/EMS/Police Station	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	A	
Fraternal Club or Lodge	-	S	S	P	P	S	P	P	-	-	-	P	-	S	P	A	4.3.4.J
Government Office	-	-	-	-	P	P	P	P	P	P	-	P	P	P	P	-	
Government Maintenance, Storage, Distribution	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	
Helicopter Landing Pad	-	-	-	-	-	-	-	-	P	P	P	S	-	-	S	A	4.3.4.K
Hospital	-	-	-	-	-	-	-	S	-	-	-	S	-	S	P	A	4.3.4.L
Indoor Private Recreation	-	P	P	P	P	P	P	-	-	-	-	P	-	P	P	A	
Outdoor Private Recreation	-	S	S	P	P	P	P	-	-	-	-	P	-	S	P	A	
Park (public or private)	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	A	
Passenger Terminal	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	
Post Office	-	-	-	-	-	P	P	P	-	-	-	P	P	P	P	A	

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

TABLE 4.2.3: PRINCIPAL USE TABLE																	
A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited																	
USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU		PD
Psychiatric Treatment Facility	S	.	S	.	.	-	.	
Religious Institution	.	S	S	P	P	S	P	P	.	.	.	P	.	S	P	A	4.3.4.M
School, Elementary	.	S	S	P	P	S	P	P	.	.	.	P	.	S	P	A	
School, High/Middle	.	S	.	.	.	S	P	P	.	.	.	P	.	S	P	A	4.3.4.N
School, Vocational	P	P	P	P	P	.	P	P	A	4.3.4.O
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	S	A	4.3.4.P 4.3.4.S
Telecommunications Tower, Major	S	S	.	P	.	.	.	-	.	4.3.4.Q 4.3.4.S
Telecommunications Tower, Minor or Concealed	.	.	S	S	S	S	S	S	P	P	P	S	.	.	-	A	4.3.4.Q 4.3.4.S
Temporary Wireless Facility	.	S	S	S	S	S	P	P	P	P	P	S	S	S	-	A	4.3.4.R 4.3.4.S
Urgent Care Facility	P	P	P	.	.	.	P	.	P	P	A	
Utility, Major	P	P	P	P	P	P	.	P	P	A	4.3.4.T
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.T
COMMERCIAL USE CLASSIFICATION																	
ABC Store	P	.	.	.	.	S	S	P	A	
Adult Business	S	.	.	.	.	.	.	-	.	4.3.5.A
Aircraft Parts, Sales, and Maintenance	P	P	P	.	.	.	-	A	
Animal Day Care / Grooming	P	P	P	P	.	P	.	.	P	S	A	4.3.5.B
Animal Shelter	S	.	S	.	.	.	-	.	4.3.5.C
Art Gallery	P	P	P	.	.	.	P	P	P	P	A	4.3.5.D
Artisan Studio	P	P	P	.	P	.	P	P	P	P	A	4.3.5.E
Auction House	P	P	P	.	P	.	.	P	P	A	
Automotive Repair and Servicing (without painting/bodywork)	P	P	P	.	P	.	.	S	-	.	4.3.5.F
Automotive Sales and Rentals	P	P	P	.	P	.	.	P	-	A	4.3.5.G
Automotive Painting/Body Shop	P	P	.	P	.	.	.	-	.	4.3.5.H
Automotive Parts and Accessories Sales	P	P	.	.	.	.	.	P	-	A	
Automotive Wrecker Yard	P	.	P	.	.	.	-	.	4.3.5.I

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

TABLE 4.2.3: PRINCIPAL USE TABLE																	
A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited																	
USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE					USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU	PD	
Bar, Cocktail Lounge, or Private Club	-	-	-	-	-	S	S	S	S	-	-	-	P	P	P	A	4.3.5.J
Bed and Breakfast	S	S	S	S	P	P	P	P	-	-	-	P	P	P	P	A	4.3.5.K
Boat and Marine Rental, Sales, and Service	-	-	-	-	-	-	P	P	P	-	P	-	-	-	-	A	
Bottle Shop (with on premise consumption)	-	-	-	-	-	S	S	P	S	-	-	-	P	P	P	A	4.3.5.L
Business Incubator	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	A	4.3.5.M
Campground	-	-	-	-	P	-	P	-	P	-	-	-	-	-	S	A	4.3.5.N
Car Wash or Automobile Detailing	-	-	-	-	-	-	P	P	P	-	-	-	-	P	-	A	4.3.5.O
Catering Establishment	-	-	-	-	-	-	P	P	P	-	P	-	P	P	-	A	
Check Cashing/Payday Lending Establishment	-	-	-	-	-	-	S	S	-	-	-	-	-	S	-	-	
Clothing Rental	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	A	
Coffee Shop	-	-	-	-	S	P	P	P	-	P	-	P	P	P	P	A	4.3.5.P
Commercial Recreation, Indoor	-	-	-	-	-	-	P	P	P	-	-	-	P	P	P	A	
Computer-Related Services	-	-	-	-	-	P	P	P	P	-	-	-	P	P	P	A	
Convenience Store (no gasoline sales)	-	-	-	-	-	P	P	P	-	S	-	-	P	P	P	A	
Convenience Store (with gasoline sales)	-	-	-	-	-	-	P	P	-	-	-	-	-	S	S	A	4.3.5.Q
Co-Working Space	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	A	4.3.5.R
Crematorium	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	-	
Equipment and Tool Rental	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	A	
Event Venue	S	-	-	-	-	P	P	P	-	P	-	-	P	P	P	A	4.3.5.S
Fairgrounds	-	-	-	-	-	-	-	S	S	-	S	-	-	-	S	-	
Financial Services Establishment	-	-	-	-	-	P	P	P	-	-	-	P	P	P	P	A	4.3.5.T
Flea Market	-	-	-	-	-	-	-	P	S	-	-	-	-	-	P	-	4.3.5.U
Funeral-Related Services	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	4.3.5.V
Games of Skill	-	-	-	-	-	-	S	S	-	-	-	-	-	-	S	-	4.3.5.W
Golf Course or Driving Range	-	S	S	-	-	-	-	P	-	-	-	-	-	-	S	A	4.3.5.X 4.3.5.Y

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

TABLE 4.2.3: PRINCIPAL USE TABLE

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "- "=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU		PD
Grocery Store	P	P	P	.	.	.	.	P	P	P	A	
Gymnasium/ Fitness Center	S	P	P	P	S	.	.	P	P	P	P	A	4.3.5.Z
Hair, Nails, and Skin-Related Services	P	P	P	.	.	.	P	P	P	P	A	
Heavy Equipment, Sales, Rental, and Repair	P	.	P	.	.	.	.	A	4.3.5.AA
Hotel or Motel	P	P	P	.	.	.	P	P	P	A	
Kennel, Indoor/Outdoor	P	P	.	.	.	.	.	.	A	4.3.5.BB
Laundry or Cleaning Service	S	P	P	P	.	.	.	.	P	P	S	A	4.3.5.CC
Microbrewery, Microwinery, or Microdistillery	S	P	P	P	.	P	.	P	P	P	A	4.3.5.DD
Nightclub or Dance Hall	P	P	.	.	.	.	P	P	P	A	4.3.5.EE
Office, Medical	P	P	P	P	.	.	P	P	P	P	A	
Office, Professional	P	P	P	P	P	.	.	P	P	P	P	A	
Office, Sales or Service	P	P	P	.	P	.	P	P	P	P	A	
Outdoor Commercial Recreation	P	S	.	S	.	.	.	P	A	4.3.5.FF
Outdoor Storage	P	.	P	.	.	.	P	.	4.3.5.GG
Package and Printing Service	P	P	P	.	S	.	P	P	P	P	A	
Park and Ride Facility	P	P	P	P	P	P	P	P	P	P	P	A	
Parking Lot	P	P	P	P	P	P	P	P	P	P	P	A	4.3.5.HH
Parking Structure	S	S	P	P	P	P	P	P	P	P	P	A	4.3.5.II
Pawn Shop	P	P	.	.	.	.	P	P	S	A	4.3.5.JJ
Pharmacy	S	P	P	.	.	.	S	P	P	P	A	4.3.5.KK
Pool Hall	S	S	.	.	.	.	S	S	P	A	
Racetrack	S	.	S	.	.	.	P	.	
Recreational Vehicle Park	S	.	.	.	S	.	S	.	.	.	S	A	4.3.5.LL
Repair Shop	P	P	P	.	.	.	P	P	.	A	4.3.5.MM
Restaurant Indoor/Outdoor Seating	P	P	P	.	P	.	P	P	P	P	A	4.3.5.NN
Restaurant with Drive-through/Drive-up Service	P	P	.	P	.	P	.	.	P	A	4.3.5.NN

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

TABLE 4.2.3: PRINCIPAL USE TABLE																	
A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "—"=Prohibited																	
USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	RMU		PD
Restaurant, Walk-up Only	P	P	P	P	P	P	.	P	P	P	P	A	4.3.5.NN
Retail, Bulky Item	S	P	P	.	.	.	.	.	P	A	4.3.5.OO
Retail, Large Format	S	P	P	.	.	.	S	P	P	A	4.3.5.PP
Retail Use, Other	P	P	P	P	.	.	.	P	P	P	A	
Self Service Storage, External Access Only	S	P	.	P	.	.	.	.	A	4.3.5.QQ
Self Service Storage, Internal Access Only	S	S	P	.	P	.	.	P	.	A	4.3.5.QQ
Shooting Range, Indoor	S	S	.	.	.	.	.	.	.	4.3.5.RR
Specialty Eating Establishment	P	P	P	.	.	.	S	P	P	P	A	4.3.5.SS
Tattoo and Piercing Establishment	P	P	.	.	.	.	S	S	A		
Theatre	P	P	P	.	.	.	.	P	P	P	A	
Truck Stop	P	P	.	P	.	.	.	.	.	4.3.5.TT
Vape, Tobacco, and CBD Shop	P	P	.	.	.	.	P	P	.	A	4.3.5.UU
Veterinary Clinic	P	P	P	.	.	.	.	P	P	P	A	4.3.5.VV
INDUSTRIAL USE CLASSIFICATION																	
Asphalt or Concrete Plant	S	.	S	.	.	.	.	.	4.3.6.A
Contractor Services/Yard	P	P	.	P	.	.	.	.	.	4.3.6.B
Electrical, Plastic, or Plumbing Fabrication	P	.	P	.	.	.	.	.
Extractive Industry	S	.	S	.	.	.	.	.	4.3.6.C
Flex Space	P	P	P	P	.	.	P	.	A	4.3.6.D
Fuel Oil/Bottled Gas Distributor	S	.	.	.	.	.	4.3.6.E
Gas Energy Conversion	S	.	.	.	.	.
General Industrial Services	S	P	P	P	.	.	S	.	A	
Landfill	S	.	.	.	.	.	4.3.6.F
Makerspace	P	P	P	P	P	.	P	P	P	A	4.3.6.G
Manufacturing, Heavy	S	S	P	.	.	.	.	.	4.3.6.H
Manufacturing, Light	P	P	P	.	.	.	.	A	4.3.6.H

ARTICLE 4: USES

4.3. Use-Specific Standards

4.3.1. Standards Applied to All Uses

TABLE 4.2.3: PRINCIPAL USE TABLE

A=Allowed (if listed in a PD/master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PMU		PD
Metal Fabrication	P	P	P	.	.	.	-	A	
Public Convenience Center/Transfer Station	P	.	P	.	.	.	-	-	4.3.6.I
Recycling Center	S	P	.	P	.	.	S	-	A	4.3.6.J
Research and Development	S	P	P	P	S	.	P	S	A	
Salvage or Junkyard	S	.	S	.	.	.	-	-	4.3.6.K
Solar Farm	.	S	.	.	.	.	.	.	S	.	P	.	.	.	-	A	4.3.6.L
Truck or Freight Terminal	S	P	P	.	.	.	-	A	4.3.6.M
Warehouse, Distribution	P	P	P	.	.	.	-	A	4.3.6.N
Warehouse, Storage	P	P	P	.	.	P	-	A	4.3.6.N
Waste Composting	S	.	S	.	.	.	-	-	
Wholesale Sales	P	P	P	P	.	.	.	-	A	4.3.6.O
Wind Energy Conversion	.	S	.	.	.	.	.	S	S	S	S	.	.	.	-	A	4.3.6.P
AGRICULTURAL USE CLASSIFICATION																	
Agriculture and Horticulture	P	P	.	.	.	.	.	.	P	.	P	.	.	.	-	A	4.3.7.A
Agricultural Support Services	P	P	P	.	P	.	.	-	A	4.3.7.B
Animal Husbandry	P	S	.	.	.	.	.	.	.	.	S	.	.	.	-	A	4.3.7.C
Farmer's Market	P	P	P	P	.	.	.	.	P	P	P	A	4.3.7.D
Plant Nursery	.	S	.	.	.	.	.	P	P	.	.	.	.	.	S	A	

NOTES:
 [1] Some use types may be further limited in allowable zoning districts or may require a different procedure for establishment in accordance with [Section 4.7, Prohibited Uses](#) or [Section 3.8, Overlay Zoning Districts](#).
 [2] Uses are defined in Article 9, Measurement and Definitions.
 [3] Manufactured housing is only permitted on lots in the manufactured home overlay district.

4.3. USE-SPECIFIC STANDARDS

Use-specific standards are the requirements applied to individual use types, unless otherwise stated to the contrary in this Ordinance. This section identifies the use-specific standards applied to principal use types identified in [Table 4.2.3, Principal Use Table](#), as subject to "use-specific standards."

4.3.1. STANDARDS APPLIED TO ALL USES

ARTICLE 4: USES

4.3. Use-Specific Standards

4.3.3. Residential Use Types

- i. A dwelling unit shall be at least 600 square feet in floor area, but not more than 2,000 square feet in floor area.
- ii. At least 2 dwellings in a pocket neighborhood shall maintain a total square footage that differs by at least 200 square feet in floor area from the average square footage of all other dwellings. Nothing shall prohibit a configuration where all dwellings are different sizes.

c. FENCES

Pocket neighborhoods are exempted from the standards in Section 5.5, Fences and Walls, but shall comply with the following:

- i. Fences within front yards or side yards forward of the front façade plane shall not exceed three feet in height.
- ii. Fences in rear yards or side yards behind the front facade plane shall not exceed six feet in height.
- iii. In no instance shall a fence be placed within a use or access easement.

d. HOMEOWNER'S ASSOCIATION

A pocket neighborhood shall include a homeowner(s) or property owner(s) association that maintains control of common areas and takes responsibility for maintenance of common features in the neighborhood established and configured in accordance with Section 6.5, Owners' Associations.

O. SINGLE-FAMILY ATTACHED DWELLING

Single-family attached development shall comply with the following provisions:

1. BUILDING PLACEMENT

- a. A minimum ten feet of separation shall be maintained between all buildings in the development.
- b. Buildings must be set back from private drives and parking lots a minimum of ten feet as measured from back of curb or edge of pavement, if no curb is provided.
- c. Buildings shall be setback from public streets in the development in accordance with the street setbacks for the district where located.

2. MAXIMUM NUMBER OF UNITS PER BUILDING

Table 4.3.3.O.2: Maximum Number of Units in a Buildings, sets out the maximum number of attached residential dwelling units allowed in a single building by zoning district:

TABLE 4.3.3.O.2: MAXIMUM NUMBER OF UNITS IN A BUILDING	
ZONING DISTRICT	MAXIMUM NUMBER OF UNITS IN A SINGLE BUILDING
R4 & R6	6
RMF	12
GC	12
OI	8
DTC	5
DTP	8
RMU	6

3. RECREATION FACILITIES

Active recreation facilities must be placed a minimum of 50 feet from adjacent land used for single-family detached residential purposes.

ARTICLE 4: USES

4.3. Use-Specific Standards

4.3.4. Institutional Uses

- i. The Town may require the wireless services provider or the owner of the land, if different, to remove an abandoned wireless telecommunications facility within 30 days of the date it is deemed abandoned.
- ii. Should the wireless services provider, or the owner of the land, if different, fail to remove the abandoned wireless facility within 30 days of the date that notice of abandonment is filed, the Town may cause the wireless telecommunications facility to be removed and may recover the actual cost of such removal, including legal fees, if any, from the wireless services provider, or the owner of the land, if different.

T. UTILITIES

1. All uses in the utility use category shall comply with the following standards:
 - a. Where possible, utilities should be located on lots interior to a development rather than on lots abutting streets.
 - b. Except when a utility crosses a street, it shall be setback at least 25 from all lot lines unless the zoning district requirements specify a deeper setback.
 - c. Major utilities may only be located on lots that meet the dimensional requirements for the zoning district where located. Minor utilities may be on lots, leaseholds, or easements that do not meet the minimum dimensional standards for lots in the district where located.
 - d. The design of buildings, structures, and facilities located in residential neighborhoods shall conform as closely as possible to the character of development in the area to ensure compatibility. Utility placement and screening may also be used as a means of ensuring compatibility.
 - e. Portions of properties not used for facilities, off-street parking, or related services shall be maintained with natural ground cover.
 - f. Service and storage yards shall not be permitted within utility facilities located in residential ~~or OI, OI, or RMU~~ districts.
2. Ground-based electrical substations and transformers shall also comply with the following additional standards:
 - a. Ground-based electrical substations and transformers may only be located on a lot of one acre in area when located in a residential ~~, or OI, or RMU~~ district.
 - b. Ground-based electrical substations and transformers shall include non-climbable fences or comparable safety devices to limit accessibility by the general public.
 - c. Ground-based electrical substations and transformers shall include a durable masonry wall, fence, hedge, or other natural planting of comparable opacity shall be provided along the exterior lot lines abutting a lot in a residential ~~, OI or RMU, or OI~~ district.
 - d. Walls, fences, or hedges required in this section shall be between five and seven feet in height measured from the ground along the lot line.
 - e. Plantings shall maintain an initial height of at least three feet at time of planting and shall achieve an average height of six feet within two years of the time of planting.
3. Communications or relay towers associated with a utility use type shall comply with the following additional standards:
 - a. Communications or relay towers associated with a utility use type may only be located on a lot of one acre in area when located in a residential ~~, OI or RMU, or OI~~ district.
 - b. The minimum distance from the base of any tower to the nearest property line shall be equal to the height of the tower.

ARTICLE 4: USES

4.3. Use-Specific Standards

4.3.5. Commercial Uses

- 9. Signage shall be limited to ground-mounted or wall signage with a maximum sign face area of eight square feet with a maximum height of six feet.

L. BOTTLE SHOP (WITH ON-PREMISE CONSUMPTION)

A bottle shop use shall comply with the standards in [Section 4.3.5.J, Bar, Cocktail Lounge, or Private Club.](#)

M. BUSINESS INCUBATOR

- 1. A business incubator may be provided as a principal use in its own building, as a tenant in a multi-tenant building, or as an accessory use to an existing office, personal service, or industrial use.
- 2. [Table 4.3.5.M: Business Incubator Composition](#), sets out the types of individual uses permitted within a business incubator, based on the zoning district where proposed:

ZONING DISTRICT	MAXIMUM NUMBER OF UNITS IN A SINGLE BUILDING
NC, OI	3
GC, HC	12
LI, IC	No limit
DTC, DTP, <u>RMU</u>	No limit

- 3. When proposed as an accessory use to an existing business or development, the floor area devoted to the business incubator shall not exceed 25 percent of the building's gross floor area.
- 4. Business incubators shall meet the off-street parking requirement for this use type in [Table 5.8.4.H: Minimum Off-Street Parking Requirements Table](#), not the individual types of uses within the business incubator.
- 5. Floor area within a building serving as a business incubator may be used for storage, but no outdoor activity or storage is permitted.

N. CAMPGROUND

Campgrounds shall comply with the following standards:

- 1. Campgrounds shall not include permanent residences, except as necessary for caretakers;
- 2. Individual campsites shall maintain a minimum size of 1,200 square feet in area and at least 25 feet in width;
- 3. Campgrounds shall provide a common recreational area consisting of 100 square feet per campsite;
- 4. Campgrounds shall provide sufficient groundcover to prevent erosion; and
- 5. Individual campsites shall be set back at least 100 feet from the front lot line and at least 50 feet from the side and rear lot lines.

O. CAR WASH OR AUTO DETAILING

Car wash or auto detailing uses proposed in the NC district shall comply with the following:

- 1. No outdoor display or storage of merchandise, materials, or rubbish shall be permitted.
- 2. No flags, banners, pennants, or other devices that flutter or revolve and that are designed and used solely to attract attention shall be permitted.
- 3. All floodlights shall be turned off at the close of business or at 11:00 p.m., whichever is earlier.

ARTICLE 4: USES

4.3. Use-Specific Standards

4.3.5. Commercial Uses

- e. Flammable liquids or gas containers in excess of 1,000 gallons shall be stored underground.
- f. No materials shall be stored in areas intended for vehicular or pedestrian circulation.
- g. No materials shall be stored on any potable or non-potable water easement, stormwater easement, or sanitary sewer easement.

2. SCREENING REQUIREMENTS

Screening of outdoor storage shall be in accordance with the applicable standards in Section 5.10, Screening.

HH. PARKING LOT

A commercial parking lot that is the principal use shall comply with the parking lot configuration requirements in Section 5.8, Parking and Loading, and the following standards:

1. Parking shall be the principal use of the parking lot. Parking spaces may be rented for parking, or otherwise used in accordance with an approved temporary use permit or other permit, but no other business of any kind shall be conducted on the lot, including repair service, washing, display, or storage of vehicles or other goods.
2. Commercial parking lots shall not be located contiguous to a single-family residential zoning district.
3. Commercial parking lots that are the principal use of the lot shall have no more than 100 feet of street frontage occupied by parking or vehicular access area. The balance of the frontage shall be screened or occupied by vegetation.

II. PARKING STRUCTURE

Parking structures, whether serving as a principal or accessory use in the DTC, DTP, RMU, and OI districts, shall be configured in accordance with the following standards:

1. DIMENSIONAL REQUIREMENTS

Parking structures shall comply with the dimensional standards applicable to the zoning district where located.

2. GROUND FLOOR CONFIGURATION

The ground floor of a parking structure abutting a sidewalk shall be configured as building floor area capable of accommodating a nonresidential use or shall be configured with a minimum first floor ceiling height of 20 feet above grade to ease conversion of the ground floor to habitable space in the future.

3. ARCHITECTURE

- a. Parking structures visible from street frontages shall be designed to be compatible with the architectural character and quality of adjacent buildings and shall not adversely impact abutting sidewalks.
- b. Parking structure elevations shall use color, massing, or architectural features to reduce the appearance of bulk.
- c. Parking structure façades facing residential lots shall:
 - i. Be enclosed to prevent light spillover from headlights, adverse noise, or pollutants; and
 - ii. Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent residential uses.

4. DRAINAGE

Parking structures shall be designed and constructed so that surface water will not drain over sidewalks or adjacent lots; and

5. LIGHTING

ARTICLE 4: USES

4.4. Accessory Uses

4.4.6. Listed Accessory Uses

- B.** If a specific accessory use is allowed subject to a special use permit, the cell underneath the zoning district is marked with a "S".
- C.** If the accessory use or structure is not allowed in a zoning district, the cell is blank.
- D.** In the case of planned development districts, if an accessory use is allowable, it is marked with an "A", and the accessory use must be set out in the approved master plan.
- E.** If there is a reference contained in the column entitled "Acc. Use-Specific Standards," refer to the cited section(s) for additional standards that apply to the specific accessory use.

TABLE 4.4.6: ACCESSORY USE TABLE [1]

A=Allowed (if listed in a PD master plan), P=Permitted subject to applicable use-specific standards, S=Requires approval of a special use permit and compliance with applicable use-specific standards, "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL					MIXED USE					ACC. USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	CG	HC	LI	IC	HI	OI	DTC	DTP	RMU		PD
Accessory Dwelling Unit	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	A	4.4.7.A
Amateur Ham Radio	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.4.7.B
Art Installation	P	P	P	P	P	P	P	P	-	P	-	P	P	P	P	A	4.4.7.C
Automated Teller Machine	-	-	-	-	-	P	P	P	P	P	S	P	P	P	P	A	4.4.7.D
Bus Shelter	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	A	4.4.7.E
Child Care, Incidental	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	A	4.4.7.F
Cluster Box Unit	P	P	P	P	P	P	P	-	-	-	-	P	P	P	P	A	4.4.7.G
Detached Accessory Structure	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	A	4.4.7.H
Drive Through	-	-	-	-	-	S	P	P	-	-	-	S	-	-	P	A	4.4.7.I
Electric Vehicle Charging Station	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	A	4.4.7.J
Family Health Care Structure	P	P	P	P	P	P	-	-	-	-	-	P	-	P	P	A	4.4.7.K
Guard House, Shelter, or Gatehouse	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	A	4.4.7.L
Helistop	-	-	-	-	-	-	-	S	S	S	S	-	-	-	S	A	4.4.7.M
Home Occupation	P	P	P	P	P	P	P	-	-	-	-	P	P	P	P	A	4.4.7.N
Ice House	-	-	-	-	-	P	P	P	S	-	-	-	-	-	-	A	4.4.7.O
Outdoor Dining	-	-	-	-	P	P	P	P	-	P	-	P	P	P	-	A	
Outdoor Display/Sales	-	-	-	-	-	P	P	P	P	-	-	S	P	P	-	A	4.4.7.P
Outdoor Storage	-	-	-	-	-	-	-	S	S	S	P	-	-	-	-	A	4.4.7.Q
Parking of Heavy Trucks or Trailers	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	A	4.4.7.R
Parking of Recreational Vehicles	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	A	4.4.7.S

ARTICLE 4: USES

4.4. Accessory Uses

4.4.7. Standards for Specific Accessory Uses

TABLE 4.4.6: ACCESSORY USE TABLE [1]

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards;
S=Requires approval of a special use permit and compliance with applicable use-specific standards;
P=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL					MIXED USE					ACC. USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	CG	HC	LI	IC	HI	OI	DTC	DTP	RMU		PD
Storage of Unlicensed or Inoperable Vehicles or Trailers	.	P	P	P	.	.	.	.	.	.	.	.	.	.	.	.
Play Equipment	P	P	P	P	P	P	P	.	.	.	.	P	P	P	P	A	4.4.7.I
Produce Stand	P	P	P	P	P	P	P	P	.	.	.	P	P	P	P	A	4.4.7.U
Solar Energy Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.4.7.V
Stable (horses)	P	P	.	.	.	.	.	.	.	.	.	.	.	.	.	A	4.4.7.W
Swimming Pool/Hot Tub	P	P	P	P	P	P	.	.	.	.	.	P	P	P	P	A	4.4.7.X
Tool/Storage Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	.	A	
Underground Storage Tank	.	.	.	.	.	.	.	S	P	P	P	.	.	.	S	A	4.4.7.Y
Wind Energy Conversion	.	P	P	P	P	P	P	P	P	P	P	P	.	.	S	A	4.4.7.Z

NOTE:
[1] Unlisted accessory uses may be permitted in accordance with [Section 4.4.3, Procedure for Establishment](#).

4.4.7. STANDARDS FOR SPECIFIC ACCESSORY USES

Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This section sets forth and consolidates the standards for all accessory uses and structures for which a reference to this section is provided in the "Acc. Use-Specific Standards" column of [Table 4.4.6: Accessory Use Table](#). These standards may be modified by other applicable standards or requirements in this Ordinance.

A. ACCESSORY DWELLING UNIT

An accessory dwelling unit (ADU) is permitted as accessory to a single-family detached dwelling, and shall comply with the following standards:

1. No more than one ADU shall be located on a lot with a single-family detached dwelling.
2. An ADU shall not exceed 35 percent of the total amount of finished floor area in the principal structure.
3. An ADU shall not exceed one story, but nothing shall limit an ADU from being located on a second or third story provided the structure complies with the applicable maximum height limitations in the district where located.
4. An ADU and the principal dwelling shall have the same street address and mailbox.
5. An ADU shall not be subdivided or otherwise separated in ownership from the principal dwelling unit.

ARTICLE 5: DEVELOPMENT STANDARDS

5.3. Design Standards

5.3.2. Mixed-Use Design Standards

- b. Synthetic Stucco or EFIS
 - c. Chain-Link
 - d. Reflective Corrugated Metal
 2. Gates shall be constructed of a metal panel system and painted or coated black, grey, or similar neutral color.
 3. Enclosures shall meet the standards of Table 5.10.5. Screening Methods.

FIGURE 5.3.1.H: COMMERCIAL DUMPSTER ENCLOSURE DESIGN



5.3.2. MIXED-USE DESIGN STANDARDS

A. PURPOSE AND INTENT

The purpose for these standards is to create vibrant, pedestrian-oriented areas of residential and non-residential use that are located in the same building or in close proximity to one another on the same site. More specifically, these standards are intended to:

1. Create well-designed, desirable places for Town residents and visitors to shop, dine, recreate, and live;
2. Ensure development within mixed use areas is compact and walkable;
3. Shorten travel times and support alternative modes of transportation by reducing the need for automobile travel within urban portions of the Town;
4. Encourage human-scaled development that is pedestrian-oriented;
5. Reduce development costs by facilitating the most dense forms of development in areas easily served by public infrastructure; and
6. Accommodate both vertically mixed-use development within an individual building as well as horizontally mixed-use development on a single site.

B. APPLICABILITY

The standards in this section shall apply to all the following:

1. New development within the OI or RMU districts;
2. New multi-story development within the DTP district;
3. Live/work dwellings;
4. Upper story residential; and

ARTICLE 5: DEVELOPMENT STANDARDS

5.6. Landscaping

5.6.11. Foundation Plantings

Table 5.6.10.F, Buffer Application, specifies the type of perimeter buffer that development shall provide between it and adjacent land, based on the zoning district of the development site and that of the adjacent land. The buffer type is indicated by a letter corresponding to one of the three buffer types described in Table 5.6.10.C: Perimeter Buffer Configuration.

ZONING DISTRICT OF DEVELOPING LAND [1] [2]	ZONING DISTRICT OF LAND ADJACENT TO PROPOSED DEVELOPMENT [3] [4] [5]					
	R1, R2	R4, R6	RMF, OI	NC, DTP	GC, HC	LI, IC, HI
R1, R2	A	None	None	A	A	B
R4, R6	B	A	A	None	A	A
RMF, OI, RMU	C	B	A	A	None	None
NC, DTP	D	C	B	A	A	None
GC, HC	D	D	C	B	A	None
LI, IC, HI	D	D	D	D	C	None

NOTES:
 [1] Development in PD districts is subject to the perimeter buffer configurations proposed in the applicable planned development master plan.
 [2] No perimeter buffers are required in the DTC, ~~and DTP, and RMU~~ districts, but are required where these districts abut other districts.
 [3] A Type A or B perimeter buffer shall not be required when the lot line abuts unbuildable land within a riparian buffer, the FHO, a Town-designated tree-save area, a reforestation area, or other Town-designated conservation area where existing vegetation will not be removed.
 [4] In cases where a Type C or D perimeter buffer is required but the lot line abuts unbuildable land within a riparian buffer, the FHO, a Town-designated tree-save area, a reforestation area, or other Town-designated conservation area where existing vegetation will not be removed, the required perimeter buffer width and amount of required landscaping material may be reduced by 50 percent (see Table 5.6.10.C: Perimeter Buffer Configuration).
 [5] Lot lines abutting public street rights-of-way shall be subject to the standards in Section 5.6.12: Streetscape Buffers.
 [6] In cases where development abuts land outside the Town's planning jurisdiction, only a Type A buffer shall be required along the boundary.

G. EXEMPTIONS

Developments consisting of multiple lots that are planned and developed as a single, unified, or consolidated project may be configured so that perimeter buffers are only located around the perimeter of the entire development instead of between lots within the development.

5.6.11. FOUNDATION PLANTINGS

A. PURPOSE AND INTENT

1. Foundation plantings provided in accordance with this section are intended to soften the visual impacts of a building's base or foundation along any façade visible from a street other than an alley.
2. These standards are also intended to provide for the even dispersal of trees across a development site.

B. APPLICABILITY

Except where exempted by Section 5.6.11.C, Exemption, these standards shall apply to all new residential, institutional, and commercial development constructed in the Town after January 1, 2020.

ARTICLE 5: DEVELOPMENT STANDARDS

5.7. Open Space

5.7.4. Minimum Open Space Set-Aside Requirements

5.7.4. MINIMUM OPEN SPACE SET-ASIDE REQUIREMENTS

A. AMOUNT

1. The minimum required amount of open-space set-aside, as a percentage of a development's size, shall be provided in accordance with the Table 5.7.4.A: Minimum Open Space Set-Aside Required.
2. Nothing shall limit the provision of a greater minimum percentage or other type of open space set-aside, provided the minimum requirements in this section are met.

TABLE 5.7.4.A: MINIMUM OPEN SPACE SET-ASIDE REQUIRED				
TYPE OF LAND USE [1]	AMOUNT OF OPEN SPACE SET-ASIDE REQUIRED (% OF DEVELOPMENT AREA) [2]	OPEN SPACE SET-ASIDE COMPOSITION [3] [4]		
		MIN. % ACTIVE	MIN. % PASSIVE	MIN. % URBAN
Residential, Single-Family Detached	10	At least 25% when outside of OI or DTC districts	No minimum requirement	Up to 50% when inside OI or DTP districts
Residential, All Use Types Except Single-Family Detached	10	At least 50% when outside of OI or DTC districts	No minimum requirement	At least 50% when inside OI or DTP districts
Institutional, Other Than Utility-Related	8	No requirement	No minimum requirement	Up to 100% when inside OI or DTP districts
Institutional, Utility-Related	None Required	N/A		
Mixed-Use, with Residential	5	At least 25% when outside of OI & DTC districts	No minimum requirement	Up to 100% when inside OI or DTP districts
Mixed-Use, no Residential	3	No minimum requirement	No minimum requirement	Up to 100% when inside OI or DTP districts
<u>Development in RMU District</u>	<u>15</u>	<u>No Requirement</u>	<u>50% excluding site features listed in 5.7.5.A.2</u>	
Commercial	3	No minimum requirement	No minimum requirement	Up to 100% when inside OI or DTP districts
Industrial	None Required	N/A		
Agricultural	None Required	N/A		

NOTES:
 [1] Determined based on the Use Classification listing in Table 4.2.3, Principal Use Table.
 [2] Applied at the time of subdivision or site plan if subdivision is not required.
 [3] See Section 5.7.5, Open Space Set-Aside Configuration, for details on the distinctions between active, passive, and urban set-aside.
 [4] In cases where the total amount of open space set-aside is insufficient to be useable in the opinion of the Planning Director, the Town may accept a fee-in-lieu (see Section 6.3, Fee-in-Lieu).



B. TYPE

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE




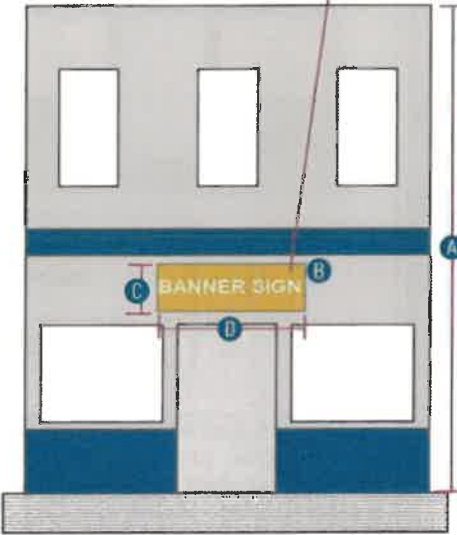

A. AWNING SIGN							
			<p>LEGEND</p> <ul style="list-style-type: none"> 1. Max. Height: Roof or Top of Parapet Wall 2. Max. Sign Face Area: 25% of Awning Area 3. Max. Area of All Awning Signs: 5% of Facade Facing Street 				
<p>EXAMPLE: Total Awning Area of Lower Awning = 90 sf Total Area of Facade Facing Street = 600 sf Max. Awning Sign Area on Lower Awning = 25% x 90 = 22.5 sf Max. Area of All Awning Signs: 5% x 600 sf = 30 sf</p>							
1. DEFINITION		A sign that is part of or attached to an awning, canopy, or other protective canvas, plastic, or metal cover affixed to a building and located over a door, entrance, window, or other outdoor area. Colors, stripes, or patterns on an awning's surface shall not be considered as signage.					
2. WHERE PERMITTED		Residential	OI	NC	GC & HC	DTC, DTP & RMUP	LI, CI, HI
		No	No	Yes	Yes	Yes	Yes
3. DIMENSIONAL STANDARDS							
Maximum Number of Awning Signs per Lot		1 per every ten linear feet of building façade facing a street [1]					
Maximum Height		Under the roof or top of a parapet wall [2]					
Maximum Sign Face Area per Individual Awning Sign		25 percent of the awning area upon which it is located, including the drip flap, if provided					
Maximum Sign Face Area of all Awning Signs per Lot		5 percent of each façade facing a street [1]					
NOTES:							
[1] Signage on umbrellas or shade structures associated with an outdoor dining area are not counted as awning signs and are exempted from the awning sign number and face area standards.							
[2] Awning signs shall maintain a minimum height of at least eight feet above grade.							
4. ADDITIONAL STANDARDS							
a. Signage may be located on the drip flap, subject to the maximum sign face area standards.							
b. No awnings above the 3rd building story may be internally illuminated.							
c. Awning signs, when allowed within a street right-of-way, shall not project more than five feet into a right-of-way, nor closer than two feet from the curbline.							

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

B. BANNER SIGN						
	<p>EXAMPLE: Facade Length = 30' Max. Banner Length = 30% x 30' = 9' Potential Banner Area Calculation = 4' x 9' = 36' Max. Sign Face Area = 20 sf</p> 					<p>LEGEND</p> <ul style="list-style-type: none"> Ⓐ Max. Height: Roof or Top of Parapet Wall Ⓑ Max. Sign Face Area: 20 sf Ⓒ Max. Banner Width: 4' Ⓓ Max. Banner Length: Lesser of 30% of the Façade Length or 20 Linear Feet
						
						
1. DEFINITION	A sign made of a flexible fabric or plastic material that is affixed to a building or other vertical projection, except utility poles, but is not an awning sign or a flag. Feather flags and bow signs are not banners and are prohibited by this Ordinance.					
2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC, DTP, RMU	LI, CI, HI
	No	No	No	Yes	Yes	No
3. DIMENSIONAL STANDARDS						
Maximum Number of Banners per Lot	1 per use or non-residential tenant in a multi-tenant building [1]					
Maximum Mounting Height	Below the roof or parapet [2] [3]					
Maximum Sign Face Area per Individual Banner	20 square feet					
Maximum Banner Length	Lesser of: 30% of the façade length or 20 linear feet					
Maximum Banner Width	4 linear feet					
<p>NOTES:</p> <p>[1] Maximum of 3 banners per multi-tenant site at any one time.</p> <p>[2] When located over a street right-of-way, at least 18 feet above the street pavement and at least 9 feet above a sidewalk.</p> <p>[3] When located on a fence, wall, or as a freestanding banner, a maximum height of 12 feet to the highest point. When located on a building wall, the banner shall not be mounted above the first floor.</p>						

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

C. Construction Sign/Development Advertising Signs



- A** Maximum Height = 8'
- B** Maximum Sign Face Area = 32 sf Per Side
- C** Min. Setback from Lot Line = 10'



1. DEFINITION	A temporary sign located on a lot for the duration of its construction/development.					
2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC, DTP, RMU	LI, CI, HI
	Yes	Yes	Yes	Yes	Yes	Yes
3. DIMENSIONAL STANDARDS						
Maximum Number of Construction /Development Advertising Signs Per Lot	One sign per frontage with public Right-of-Way access which must maintain at least a 200 ft separation from a construction sign on the same site.					
Maximum Sign Height [1]	8 Feet					
Maximum Sign Face Area	32 Square Feet per side (max. 2 sides)					
Minimum Setback from any Lot Line	10 feet from any lot line					
NOTES: [1] Sign support structures shall be included in maximum sign height and face area.						
3. DURATIONAL STANDARDS						
Maximum Duration of the Sign	All Residential Districts		2 Years			
	Non Residential and Mixed Use Districts		1 Year			
Removal	All Construction/Development Advertising signs must be removed once the development is determined to be complete					
Notes:						

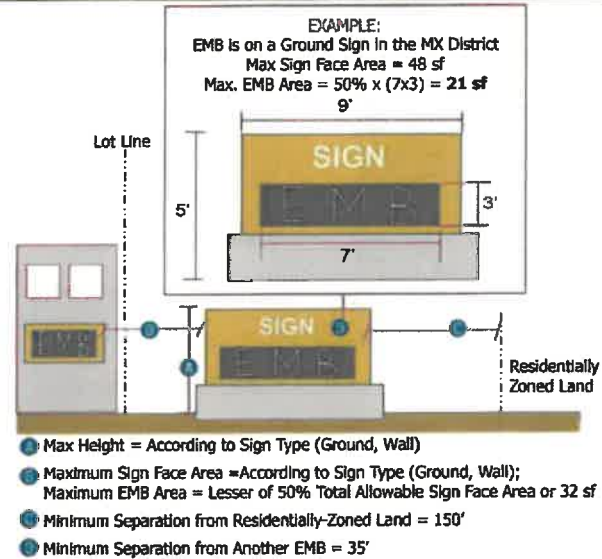
ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

C. ELECTRONIC MESSAGE BOARD



1. DEFINITION
 A wall or ground sign, or portion thereof that displays electronic, non-pictorial, or text information that may or may not change. Sign content is displayed by light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices arranged in a matrix within the display area. Electronic message boards ("EMBs") do not display animation or imagery that appears to move.

2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC, DTP & RMU	LI, CI, HI
	No	No	No	Yes	Yes	No



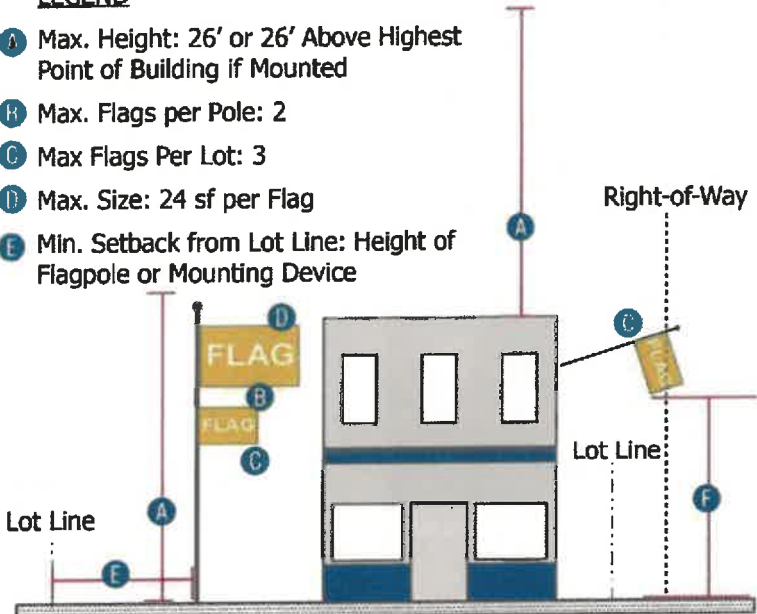

3. DIMENSIONAL STANDARDS	
Maximum Number of EMBs per Lot	One per lot or development
Minimum Separation of EMB from Residentially-Zoned Land	150 linear feet
Minimum Separation from Another EMB	35 linear feet
Maximum Height	In accordance with wall or ground sign standards, as appropriate [1]
Maximum EMB Face Area	In accordance with wall or ground sign standards, as appropriate [2]
Maximum Percentage of Total Sign Face Area Devoted to an EMB	Lesser of: 32 square feet or 50% of the total allowable sign face area for the type of sign proposed (i.e., wall, ground)
Minimum Static Hold Time Between Message Changes	1 minute [3]
Maximum Brightness	465 lumens per square foot during daytime hours; 70 lumen per square foot during dawn, dusk, and nighttime hours

NOTES:
 [1] In no instance shall an EMB extend higher than 30 feet above grade.
 [2] The face area shall include all mounting hardware, framework, and sign supports.
 [3] Transition between images shall take place within one second or less.

- 4. ADDITIONAL STANDARDS**
- a. EMBs may only be configured as a wall or ground sign, or portion thereof.
 - b. EMBs may only be allowed as part of a permanent sign, not a temporary sign.
 - c. Use of the terms "stop", "caution", or "danger" is prohibited on an EMB for reasons of public safety.


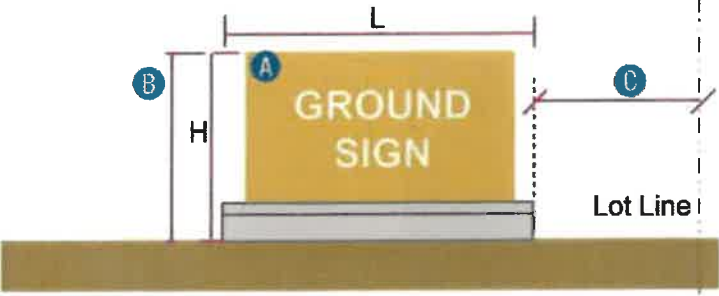

ARTICLE 5: DEVELOPMENT STANDARDS

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

D. FLAGS						
	<p>LEGEND</p> <ul style="list-style-type: none"> A Max. Height: 26' or 26' Above Highest Point of Building if Mounted B Max. Flags per Pole: 2 C Max Flags Per Lot: 3 D Max. Size: 24 sf per Flag E Min. Setback from Lot Line: Height of Flagpole or Mounting Device 					
						
						
<p>1. DEFINITION</p>	<p>A piece of cloth or similar material, typically rectangular or square in shape, that is attached to a pole or rope along the shorter side of the material. Flags flown by a governmental agency, located on land owned or operated by a governmental agency, or on a building owned or operated by a governmental agency are exempted from these standards. Flags affixed to two or more poles at the same time are subject to the standards for banners. Feather flags and bow signs are prohibited.</p>					
<p>2. WHERE PERMITTED</p>	<p>Residential</p> <p>Yes</p>	<p>OI</p> <p>Yes</p>	<p>NC</p> <p>Yes</p>	<p>GC & HC</p> <p>Yes</p>	<p>DTC, DTP & RMU</p> <p>Yes</p>	<p>LI, CI, HI</p> <p>Yes</p>
<p>3. DIMENSIONAL STANDARDS</p>						
Maximum Number of Flags per Lot	3					
Maximum Mounting Height	25 feet above grade or 25 feet above the highest point of a building if building-mounted [1]					
Maximum Number of Flags per Flag Pole	2					
Maximum Size per Flag	24 square feet					
Minimum Setback from any Lot Line for a Flagpole or other Mounting Device	The height of the flagpole or mounting device					
<p>NOTES:</p> <p>[1] In cases where a flag projects out into a street right-of-way, the flag shall maintain a minimum vertical clearance of 18 feet above the street pavement and 9 feet above a sidewalk.</p>						
<p>4. ADDITIONAL STANDARDS</p>						

ARTICLE 5: DEVELOPMENT STANDARDS

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

E. GROUND SIGNS						
	<p>LEGEND</p> <ul style="list-style-type: none"> A Maximum Sign Face Area = 36 SqFt. (LxW) B 6' Max. Height in Residential District; 15' in Mixed-Use and Commercial Districts C 5' Minimum Setback from Lot Line 					
						
1. DEFINITION	<p>Any sign, other than a pole sign, that is attached directly to the ground by means of a supporting system comprised of a solid pedestal, or other bracing system where there is no open space between the bottom of the sign face area and the ground. Ground signs are configured so that the base of the sign support structure is at least as wide as the sign face area. Ground signs may also be referred to as "pedestal" signs or "monument" signs. Any sign with an opening between the bottom of the sign's face area and ground or where the sign face area is wider than the sign support structure shall be considered as a pole or "freestanding" sign, which are prohibited. Ground signs are not mounted to a building wall, and are not located within a street right-of-way.</p>					
2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC DTP RMU	LI, CI, HI
	Yes	Yes	Yes	Yes	Yes	Yes
3. DIMENSIONAL STANDARDS						
Maximum Number of Ground Signs Per Lot	1 [1]					
Maximum Height [2] [3] [4]	Residential	OI	NC	GC & HC	DTP, DTC & RMUP & DTC	LI, CI, HI
	3 Feet	4 Feet	4 Feet	6 Feet	3 Feet	15 Feet
Maximum Sign Face Area [5]	36 Square Feet					
Minimum Setback from any Lot Line	5 feet [6]					
Minimum Separation between Ground Signs on Adjacent Lots	50 feet [7]					
NOTES:						
[1] Developments on lots of 2 acres in size or greater and corner lots may have a ground sign for each roadway fronting the perimeter of the development.						
[2] Sign height shall be determined based on the higher of: the adjacent grade level or the grade level of the adjacent street.						
[3] In nonresidential districts, the maximum height of a ground sign may be increased by 1 foot for every 10 feet of setback beyond the minimum applicable setback to a maximum ground sign height of 25 feet.						

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

- [4] The support structure shall be included within the measurement of the sign's maximum height.
- [5] The maximum sign face area may be increased by 4 square feet for every 10 feet of setback beyond the minimum applicable setback to a maximum ground sign face area of 175 square feet.
- [6] Except within the ~~DTC~~ DTP and RMU districts, all portions of a ground sign shall be at least 5 feet from a street right-of-way.
- [7] In cases where a ground sign is proposed and it is impossible to meet the minimum separation distance requirements from an existing ground sign, the proposed sign shall maintain the minimum street setback necessary to ensure an unimpeded view of the existing ground sign on an adjacent lot.

4. ADDITIONAL STANDARDS

a. Ground signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.

b. Ground signs with support structures of three feet in height or more above grade shall include evergreen plantings around the base of the sign support structure in sufficient number to screen its view from off-site areas.


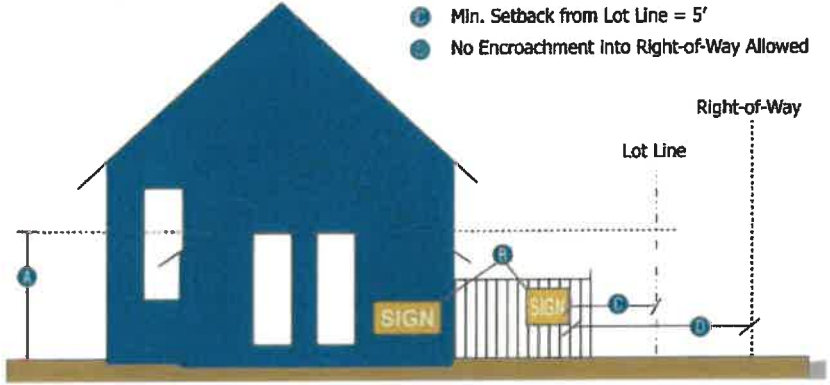
c. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

F. INCIDENTAL SIGN						
	<p>LEGEND</p> <ul style="list-style-type: none"> 1 Maximum Height <ul style="list-style-type: none"> 6' in Residential Districts 12' in Mixed-Use and Nonresidential Districts 2 Maximum Sign Face Area: <ul style="list-style-type: none"> Max. Area 1.5 sf Per Sign Up to Two Signs May Have Area Up to 3 sf Max. Area Per Lot or Development = 36 sf 3 Min. Setback from Lot Line = 5' 4 No Encroachment into Right-of-Way Allowed 					
						
	<p>Any small or nondescript sign that only provides directional information or safety information for the public. Examples of incidental signs include signs addressing on-site traffic circulation (such as "entrance" or "exit" signs), public safety (such as "high voltage" or "beware of dog" signs), or address signs.</p>					
1. DEFINITION						
2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC, DTP, RMU	LI, CI, HI
	Yes	Yes	Yes	Yes	Yes	Yes
3. DIMENSIONAL STANDARDS [1]						
Maximum Number of Incidental Signs Per Lot	Lots with an existing single family detached dwelling, mobile home, or manufactured home				1 per principal structure	
	Lots with a duplex, triplex, or quadplex dwelling unit				1 per dwelling unit	
	Single family attached dwelling				1 per dwelling unit	
	Multi-family development				1 per building + 5	
	Lots in a mixed-use or commercial district				[2]	
Maximum Height	6 feet for lots in residential districts; 12 feet for lots in mixed-use and nonresidential districts [3]					
Maximum Sign Face Area	1½ square feet per sign [4]					
Total Incidental Sign Face Area per Mixed-use or Nonresidential Lot or Development	20 square feet					
Minimum Setback from any Lot Line	5 feet [5]					
<p>NOTES:</p> <p>[1] Incidental signs that exceed the maximum height or sign face area shall be considered as a wall sign, ground sign, pole sign, or projecting sign, as appropriate.</p> <p>[2] See total incidental sign face area per lot or development.</p> <p>[3] Sign height shall be determined based on the grade immediately adjacent to the sign.</p> <p>[4] Up to two incidental signs on any single lot may be up to three square feet in sign face area size.</p> <p>[5] In no instance shall an incidental sign be located within a right-of-way, a sight distance triangle, or in locations that obstruct the safe movement of vehicles and pedestrians</p>						
4. ADDITIONAL STANDARDS						

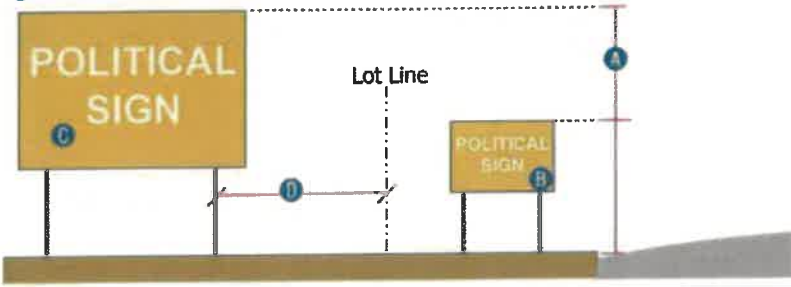
ARTICLE 5: DEVELOPMENT STANDARDS

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

G. POLITICAL SIGNS



- LEGEND**
- A** Maximum Height = 60" Above Adjacent Grade When on an Individual Lot; 42" Above Pavement of Adjacent Roadway when in a Street Right-of-Way
 - B** Maximum Sign Face Area within ROW= 6 sf
 - C** Maximum Sign Face Area on a Lot= 32 sf
 - D** No Min. Setback from Lot Line



1. DEFINITION
Any sign that advocates for a particular political candidate, party, position, or political action that is made available for view by the public before and during the portion of a calendar year when elections are underway as described in Section 136-32 of the North Carolina General Statutes. Political signs are also referred to as "campaign" signs or "election" signs. Signs of a political nature that are placed on private property outside the period of time when elections are underway shall be considered as an incidental sign.

2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC, DTP, RMU	LI, CI, HI
	Yes	Yes	Yes	Yes	Yes	Yes

3. DIMENSIONAL STANDARDS		
Maximum Number of Political Signs Per Lot	6 [1]	
Maximum Height	In a right-of-way	42 inches above the edge of the pavement of the adjacent roadway
	On an individual lot	60 inches above adjacent grade
Maximum Sign Face Area	In a right-of-way	6 square feet per sign
	On an individual lot	32 square feet per sign
Minimum Setback from any Lot Line	None	
Minimum Separation between Political Signs	[2]	

NOTES:
 [1] There is no limit on the number of political signs that may be placed within the right-of-way in front of a lot during the portion of the year when elections are underway provided the owner of the sign obtains the consent of the lot's owner to place the sign in front of the lot.
 [2] No political sign may be placed in any manner that obscures another sign from view.

- 4. ADDITIONAL STANDARDS**
- a. Political signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.
 - b. Political signs may not be placed on utility poles or traffic control signal poles.
 - c. Political signs may be placed in the right-of-way only during the period of time when elections are underway as identified in Section 136-32 of the North Carolina General Statutes.
 - d. Political signs may not be illuminated.

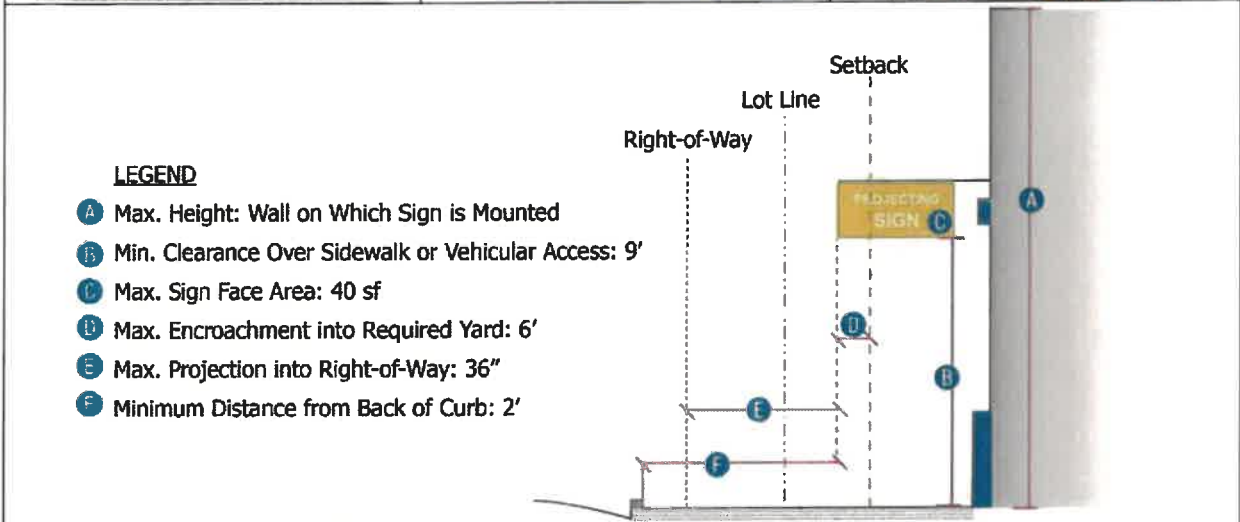
ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

H. PROJECTING SIGNS



1. DEFINITION	Any sign that projects outward from a building's exterior wall where the sign face area is not parallel to the building wall upon which is mounted. Projecting signs are also referred to as "marquee" signs. Signs mounted to a building wall with sign face areas that are parallel to the building wall are considered "wall" signs. A sign comprised of fabric or similar material is a "flag" or a "banner" sign.					
2. WHERE PERMITTED	Residential Yes	OI Yes	NC Yes	GC & HC Yes	DTC, DTP & RMUP Yes	LI, CI, HI Yes
3. DIMENSIONAL STANDARDS						
Maximum Number of Projecting Signs Per Lot	One per building façade					
Maximum Height	A projecting sign shall not project above the height of the wall it is mounted to [1]					
Maximum Sign Face Area	40 square feet [2]					
Minimum Setback from any Lot Line	A projecting sign shall not encroach into a required yard by more than 6 feet [3]					
NOTES:						
[1] Any projecting sign that projects into a right-of-way or that projects over a sidewalk or vehicular accessway shall maintain a minimum clearance of at least 9 feet above grade.						
[2] Projecting signs with 3 sides may have up to 80 square feet of sign area.						
[3] A projecting sign shall not project into a right-of-way by more than 36 inches, and shall maintain a minimum of two feet of horizontal distance from the back of the curb.						
4. ADDITIONAL STANDARDS						

ARTICLE 5: DEVELOPMENT STANDARDS


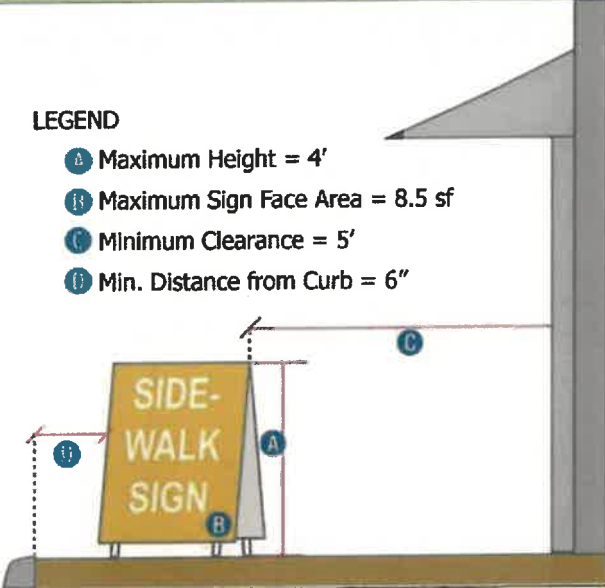

5.11. Signage

5.11.9. Sign Standards by Sign Type

- a. Projecting signs of 1½ square feet in total sign area or less shall be considered incidental signs.
- b. Any electrical wiring shall be located within the sign or the wall it is affixed to.
- c. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

I. SIDEWALK SIGNS

	<p>LEGEND</p> <ul style="list-style-type: none"> A Maximum Height = 4' B Maximum Sign Face Area = 8.5 sf C Minimum Clearance = 5' D Min. Distance from Curb = 6" 					
	<p>A pedestrian-oriented movable sign that sits on the grade located proximate to the primary entrance of the nonresidential or mixed use being advertised. Sidewalk signs are also referred to as "A-frame" signs or "Board" signs. The sign shall be self-supporting and only visible during operating hours. Sidewalk signs are configured with a broader base than a top or are equipped with supports to ensure they remain stable in normal wind conditions.</p>					
<p>1. DEFINITION</p>						
<p>2. WHERE PERMITTED</p>	<p>Residential</p>	<p>OI</p>	<p>NC</p>	<p>GC & HC</p>	<p>DTC, DTP, RMU</p>	<p>LI, CI, HI</p>
	<p>No</p>	<p>No</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>No</p>
<p>3. DIMENSIONAL STANDARDS</p>						
<p>Maximum Number of Sidewalk Signs Per Lot</p>	<p>1 per street frontage, regardless of the number of tenants [1] [2]</p>					
<p>Minimum Clearance Around Sidewalk Sign</p>	<p>5 feet [3] [4]</p>					
<p>Maximum Height</p>	<p>4 feet</p>					
<p>Maximum Sign Face Area</p>	<p>8.5 square feet</p>					
<p>Maximum Number of Sidewalk Sign Sides</p>	<p>2</p>					
<p>Maximum Distance from Primary Entrance of Use Being Advertised</p>	<p>25 linear feet</p>					
<p>NOTES:</p>						
<p>[1] Sidewalk signs may only be permitted on a sidewalk or on-site pedestrian walkway.</p>						
<p>[2] Nothing shall limit the rotating of different sidewalk signs on an individual lot provided the total number of signs does not exceed the maximum.</p>						
<p>[3] A sidewalk sign may only be placed in a manner that allows for unrestricted pedestrian access around all sides of the sign, and shall not be located within an access ramp, proximate to an accessible parking space, or within a sight distance triangle.</p>						
<p>[4] A sidewalk sign shall be no closer than 6 inches from the curb.</p>						
<p>4. ADDITIONAL STANDARDS</p>						

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

- a. A sidewalk sign shall not be permanently attached to the sidewalk, signs, street trees, landscaping, bicycle rack, or any other fixtures on the sidewalk.
- b. Each sidewalk sign shall be removed each day by the close of business.
- c. Sidewalks signs may include changeable copy.
- d. Sidewalks signs shall not be illuminated.
- e. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

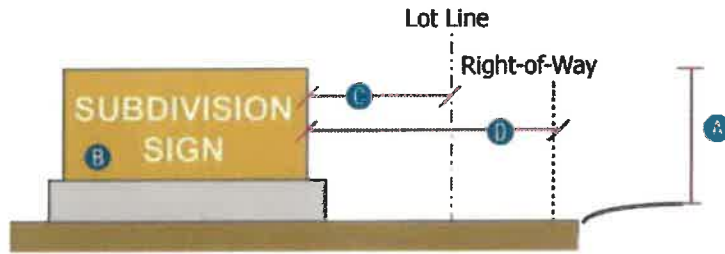
TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

J. SUBDIVISION SIGNS



LEGEND

- A 6' Maximum Height
- B Maximum Sign Face Area = 32 sf (Support Structure Not Counted as Sign Area)
- C No Min. Setback from Lot Line
- D Minimum Setback from Right-of-Way = 5'



1. DEFINITION

A ground sign located at the entrance to a subdivision consisting of two or more lots. Subdivision signs shall be located outside all street rights-of-way, and shall not be located on a lot with a principal building.

2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC, DTP, & RMU	LI, CI, HI
Yes	Yes	Yes	Yes	Yes	Yes

3. DIMENSIONAL STANDARDS

Maximum Number of Subdivision Signs Per Development	1 per development entrance
Maximum Height	6 feet [1]
Maximum Sign Face Area	32 square feet [2] [3]
Minimum Setback from any Lot Line	None
Minimum Setback from Right-of-Way	5 feet

NOTES:

- [1] Sign height shall be determined based on the higher of: the adjacent grade level or the grade level of the adjacent street.
- [2] The support structure for a subdivision sign configured as a ground sign shall not be included with the calculation of the maximum allowable sign face area.
- [3] Developments with 2 or more entries may have up to 64 square feet of subdivision sign provided that no single entry has a subdivision sign with a sign face area exceeding 32 square feet.

4. ADDITIONAL STANDARDS


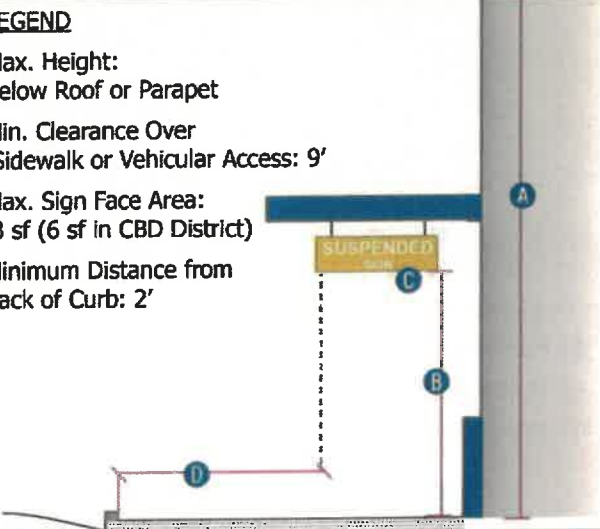
- a. Subdivision signs may only be configured as a ground sign.
- b. Subdivision signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

K. SUSPENDED SIGNS						
	<p>LEGEND</p> <ul style="list-style-type: none"> A Max. Height: Below Roof or Parapet B Min. Clearance Over Sidewalk or Vehicular Access: 9' C Max. Sign Face Area: 3 sf (6 sf in CBD District) D Minimum Distance from Back of Curb: 2' 					
1. DEFINITION	<p>A sign that is suspended from the underside of a principal building's overhang or canopy that is intended for view by pedestrians or patrons already on a site. The sign may be parallel or perpendicular to the building wall. A sign that is not suspended from a canopy or overhang of a building is not a suspended sign. A sign mounted on a building wall parallel to the wall is a "wall" sign. A sign mounted on a building wall perpendicular to the building wall is a "projecting" sign. Signs visible through a window are "window" signs.</p>					
2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC RMU DTP RMU	LI, CI, HI
	No	Yes	Yes	Yes	Yes	Yes
3. DIMENSIONAL STANDARDS						
Maximum Number of Projection Signs Per Development		1 per lot or 1 per tenant in a multi-tenant building				
Maximum Mounting Height		Below the roof or parapet [1]				
Maximum Sign Face Area		3 square feet; 6 square feet in the CBD district				
Minimum Setback from any Lot Line		[2]				
NOTES:						
[1] Any suspended sign that projects into a right-of-way or that projects over a sidewalk, walkway, or vehicular accessway shall maintain a minimum clearance of at least 9 feet above the grade or the walkway.						
[2] A suspended sign shall maintain a minimum of two feet of horizontal distance from the back of the curb.						
4. ADDITIONAL STANDARDS						
a. Suspended signs shall not project beyond the canopy or overhang they are mounted to.						
b. Suspended signs shall be flush mounted or drop mounted with metal pipe, chain, wire, or other comparable material and permanently affixed to the overhang or canopy where mounted.						
c. Suspended signs shall not be mounted to an accessory structure.						
d. Signage may be subject to additional standards identified in Section 3.8.3. Gateway Corridor Overlay (GCO) District.						

ARTICLE 5: DEVELOPMENT STANDARDS

TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

L. SUPPLEMENTAL SIGNS

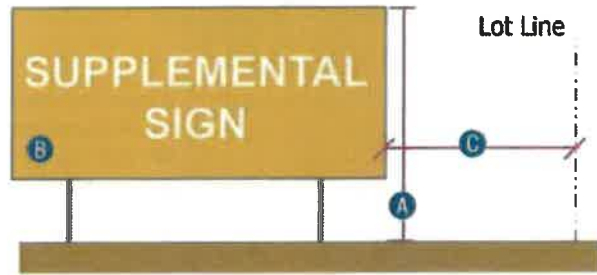
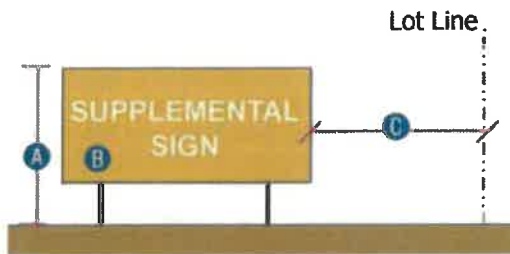


In Residential Districts

- Ⓐ Maximum Height = 6'
- Ⓑ Maximum Sign Face Area = 6 sf
- Ⓒ Min. Setback from Lot Line = 10'

In Nonresidential Districts

- Ⓐ Maximum Height = 12'
- Ⓑ Maximum Sign Face Area = 20 sf
- Ⓒ Min. Setback from Lot Line = 10'



1. DEFINITION

Any sign that is not permanently affixed to the ground or a building which can be removed without special handling and that may be located on a lot or site in addition to other forms of signage. Banners and incidental signs are not supplemental signs. Ideological signs are considered supplemental signs.

2. WHERE PERMITTED

Residential	OI	NC	GC & HC	DTC DTP RMU	LI, CI, HI
Yes	Yes	Yes	Yes	Yes	Yes

3. DIMENSIONAL STANDARDS

Maximum Number of Supplemental Signs Per Lot	1 per lot; 1 per nonresidential tenant in a multi-tenant development	
Maximum Sign Height [1]	Residential Districts	6 feet
	All Other Districts	12 feet
Maximum Sign Face Area [2]	Residential Districts	6 square feet
	All Other Districts	20 square feet
Minimum Setback from any Lot Line	10 feet from any lot line	

NOTES:

- [1] Sign support structures shall be included in maximum sign height and face area.
- [2] Signs visible through a window are also subject to the standards for window signs.

4. ADDITIONAL STANDARDS

- a. Supplemental signs shall not require issuance of a sign permit and are not subject to a maximum duration.
- b. Supplemental signs shall not be located within a street right-of-way.
- c. Supplemental signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.
- d. Supplemental signs shall not include permanent modifications to a site or building.
- e. Supplemental signs may not be illuminated.

ARTICLE 5: DEVELOPMENT STANDARDS

5.11. Signage

5.11.9. Sign Standards by Sign Type

f. Supplemental signs shall not block windows or doors.

h. Signage may be subject to additional standards identified in Section 3.8.3, Gateway Corridor Overlay (GCO) District.

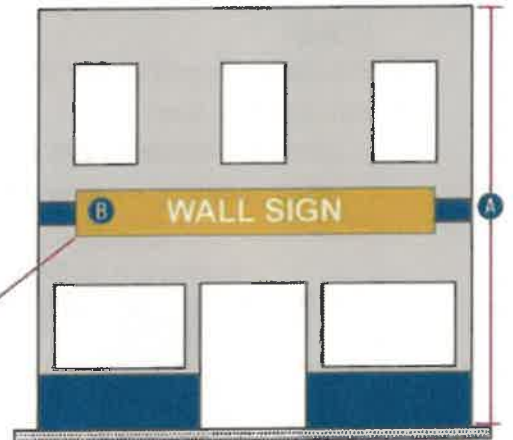
TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

M. WALL SIGNS



- Ⓐ Max. Height: Height of Building
- Ⓑ Max. Sign Face Area:
 - 16 sf Residential Districts
 - 32 sf OI and NC Districts
 - DTC and DTP Districts = 1/2 sf area per lineal foot of facade fronting a street; max. 32 sf
 - GC, HC and Industrial Districts = 1/2 sf area per lineal foot of facade fronting a street; max. 64 sf

EXAMPLE:
 Building is in DTP District
 30' Facade Fronting Street
 Max. Wall Sign Area = 30 x 1/2 = 15 sf



1. DEFINITION
 Any sign, other than a projecting sign, that is mounted to or painted on an exterior building wall. Wall signs have only one sign face and are configured to be parallel to the building wall upon which they are located. Signs mounted perpendicular to a wall are "projecting" signs. Signs mounted from the ceiling of a building's canopy or overhang are "suspended" signs. Signs made of fabric or other material that moves are "banners" or "flags." Signs visible through a window are "window" signs.

2. WHERE PERMITTED	Residential	OI	NC	GC & HC	DTC, DTP, & RMU	LI, CI, HI
	RMF Only	Yes	Yes	Yes	Yes	Yes

3. DIMENSIONAL STANDARDS		
Maximum Number of Wall Signs Per Development	Lots in residential districts	1
	Lots in all other districts – single tenant building	1 per building façade
	Lots in all other districts – multi-tenant building	1 per tenant
Maximum Mounting Height	No wall sign shall extend above, below or beyond the building wall to which it is attached [1]	
Maximum Sign Face Area [2]	Lots in residential districts	16 square feet
	Lots in OI and NC districts	32 square feet
	Lots in DTC, DTP, and RMU and DTP districts	1/2 square foot of sign face area per lineal foot of building façade upon which the sign is located [3]
	Lots in GC, HC, and industrial districts	1/2 square foot of sign face area per lineal foot of building façade upon which the sign is located [4]

ARTICLE 5: DEVELOPMENT STANDARDS

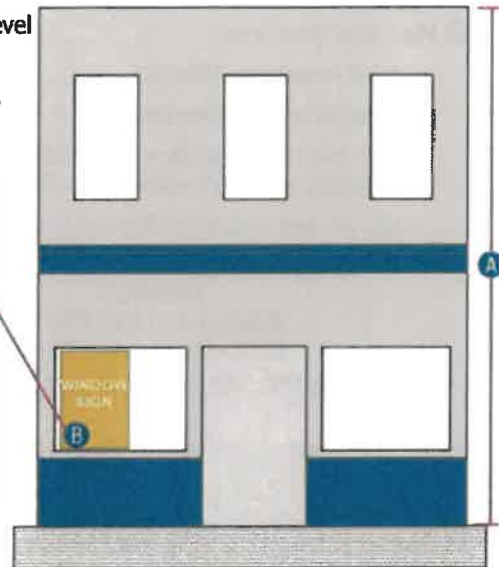
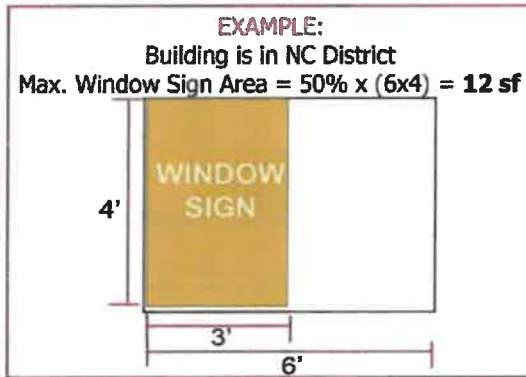
TABLE 5.11.9: SIGN STANDARDS BY SIGN TYPE

N. WINDOW SIGNS



LEGEND

- Ⓐ Max. Height: Second Story or 25' Above Ground Level
- Ⓑ Max. Sign Face Area:
 DTP & DTC Districts = 25% of Window or Door
 All Other Districts = 50% of Window or Door



1. DEFINITION	A sign affixed to or visible through the surface of a window or glass door that is intended to be visible to the public from outside the building. Signs painted on glass and etched or frosted glass that includes text or symbols shall be considered as a window sign. Signs not visible from off-site areas are exempted from these standards. Signs mounted to a building's exterior wall are "wall" signs.					
2. WHERE PERMITTED	Residential No	OI Yes	NC Yes	GC & HC Yes	DTC ⬆️ DTP ⬆️ RMU ⬆️ Yes	LI, CI, HI Yes
3. DIMENSIONAL STANDARDS						
Maximum Number of Window Signs Per Development	No limit, subject to the maximum sign face area standards					
Maximum Mounting Height	Window signs are not permitted above the second story or higher than 25 feet above ground level					
Maximum Sign Face Area [1]	DTP & DTC ⬆️ RMU		25% of the outer extent of any single window or door [2][3]			
	All other districts		40% of the outer extent of any single window or door [2]			
NOTES:						

Ordinance 2025-25 adopted this the 20th day of March 2025.

Glenn L. York – Mayor

SEAL

Lisa M. Markland – Town Clerk