

Table of Contents

ARTICLE I ♦ GENERAL PROVISIONS

Chapter 1—General Provisions..... 1-1

§1.010	Short Title	1-1
§1.020	Purpose and Intent	1-1
§1.030	Definitions Referenced	1-3
§1.040	Jurisdiction and Applicability	1-3
§1.050	Authority	1-5
§1.060	Consistency With and Relationship to Comprehensive Plan	1-5
§1.070	Transitional Rules	1-5
§1.080	Interpretation and Conflicts	1-6
§1.090	Codes and Specifications	1-6
§1.100	Previously Granted Approvals	1-7
§1.110	Transition to New Zoning Districts	1-9
§1.120	Site Plan Review Subsequent to Adoption of Ordinance	1-9
§1.130	Posting of Street Addresses	1-9
§1.140	Altering of Ordinances Prohibited	1-10
§1.150	Remedies	1-10
§1.160	Penalties	1-10
§1.170	Injunctive Relief	1-10
§1.180	Severability	1-10
§1.190	Effective Date	1-10

Chapter 2—Rules of Interpretation

§2.010	General Interpretation of the Ordinance	2-1
§2.020	Responsibility for Interpretation	2-1
§2.030	Delegation of Authority	2-1
§2.040	Interchange	2-1

Chapter 3—Definitions

§3.010	"A" Definitions	3-1
§3.020	"B" Definitions	3-6
§3.030	"C" Definitions	3-8
§3.040	"D" Definitions	3-13
§3.050	"E" Definitions	3-17
§3.060	"F" Definitions	3-18
§3.070	"G" Definitions	3-20
§3.080	"H" Definitions	3-22
§3.090	"I" Definitions	3-24
§3.100	"J" Definitions	3-25
§3.110	"K" Definitions	3-25
§3.120	"L" Definitions	3-26
§3.130	"M" Definitions	3-30
§3.140	"N" Definitions	3-33
§3.150	"O" Definitions	3-34
§3.160	"P" Definitions	3-35
§3.170	"Q" Definitions	3-39
§3.180	"R" Definitions	3-40

§3.190	"S" Definitions	3-42
§3.200	"T" Definitions	3-50
§3.210	"U" Definitions	3-52
§3.220	"V" Definitions	3-53
§3.230	"W" Definitions	3-53
§3.240	"Y" Definitions	3-54
§3.250	"Z" Definitions	3-55

Chapter 4—Annexation Zoning Policy

§4.010	Purpose	4-1
§4.020	Annexation Zoning Process.....	4-1
§4.030	House Bill 489	4-2
§4.040	Building Permits.....	4-5

Chapter 5—Administrative and Decision Making Bodies

§5.010	Purpose and Intent	5-1
§5.020	Definitions Referenced	5-1
§5.030	Applicability	5-1
§5.040	City Council	5-1
§5.050	Planning Commission	5-2
§5.060	Board of Zoning Appeals	5-7
§5.070	Staff Agencies and Departments	5-11
§5.080	Other Agencies	5-15

Chapter 6—Enforcement

§6.010	Purpose and Intent	6-1
§6.020	Definitions Referenced	6-1
§6.030	Applicability	6-1
§6.040	Enforcing Officer	6-1
§6.050	General Provisions.....	6-1
§6.060	Violations.....	6-2

Chapters 7 - 19—Reserved

ARTICLE II ♦ ZONING DISTRICT REQUIREMENTS

Chapter 20—Zoning Districts Established

§20.010	Enumeration.....	20-1
§20.020	Zoning Map Adopted	20-2
§20.030	District Boundary Uncertainty	20-2
§20.040	Additions to Existing Development	20-3
§20.050	Zoning and Development within Rights-of-Way.....	20-3

Chapter 21—General Provisions of Zoning

§21.010	Purpose and Intent	21-1
§21.020	Definitions Referenced	21-1
§21.030	Applicability	21-1

§21.040	Zoning Provisions.....	21-1
§21.050	Allowable Uses	21-10
§21.060	Explanation of Measurements and Calculations Used in This Ordinance.....	21-12
§21.070	Homeowners and Other Associations	21-14
§21.080	Fee Schedule.....	21-14
§21.090	Use Table.....	21-14
	Table 21.04 Allowable Uses.....	21-15

Chapter 22—Residential Districts

§22.010	Purpose and Intent.....	22-1
§21.020	Definitions Referenced	22-1
§22.030	Applicability.....	22-1
§22.040	General Residential District Provisions.....	22-1
§22.050	RS-20, Suburban Residential Single Family Dwelling District - Low Density	22-10
§22.060	RS-15, Suburban Residential Single Family Dwelling District - Medium Density.....	22-11
§22.070	RU-7, Urban Residential Single Family Dwelling District - High Density.....	22-13
§22.080	RU-I, Urban Residential Dwelling District – Historical and Infill.....	22-14
§22.100	RU-2, Townhouse Residential Dwelling District.....	22-16
§22.110	RML, Residential Multiple Family Dwelling-Lower Density District.....	22-18
§22.120	RMH, Residential Multiple Family Dwelling-Higher Density District.....	22-20
	Table 22.02 Residential Dimensional Requirements.....	22-24

Chapter 23—Commercial Districts

§23.010	Purpose and Intent.....	23-1
§23.020	Definitions Referenced	23-1
§23.030	Applicability.....	23-1
§23.040	General Commercial District Provisions.....	23-1
§23.050	OI-1, Low Density Office and Institutional District.....	23-3
§23.060	OI-2, High Density Office and Institutional District	23-4
§23.070	CSN, Suburban Neighborhood Commercial District Regulations.....	23-5
§23.080	CUN, Urban Neighborhood Commercial District Regulations.....	23-7
§23.090	CCS, Community Shopping Center District Regulations.....	23-9
§23.100	CBD, Central Business District.....	23-13
§23.110	CGN, General Commercial District.....	23-14
§23.120	CHV, Heavy Commercial District	23-15
	Table 23.01 Commercial Dimensional Requirements	23-18

Chapter 24—Industrial Districts

§24.010	Purpose and Intent.....	24-1
§24.020	Definitions Referenced	24-1
§24.030	Applicability.....	24-1
§24.040	General Provisions	24-1
§24.050	ILT, Light Industrial District Regulations.....	24-2
§24.060	IHV, Heavy Industrial District Regulations	24-3
§24.70	PIP, Planned Industrial Park District.....	24-4
	Table 24.01 Industrial Dimensional Requirements.....	24-8

Chapter 25--Planned Development District

§25.010	General Purpose and Description	25-1
§25.020	Types of Planned Development Districts.....	25-2

§25.030	Location and Siting of Planned Development Districts	25-2
§25.040	Designing a Planned Development District.....	25-2
§25.050	Planned Developments Approved Prior to the Date of Adoption of This Section	25-3
§25.060	PDR, Planned Residential Development District.....	25-4
§25.070	PDC, Planned Commercial Development District.....	25-6
§25.080	PDO, Planned Office and Institutional District	25-7
§25.090	PDI, Planned Industrial District	25-8
§25.100	Planned Development Standards and Requirements.....	25-9
§25.110	Application Procedures and Requirements	25-18
§25.120	Variances	25-26
	Table 25.01 Planned Development District Dimensional Standards.....	25-27

Chapter 26—Open Space Districts

§26.010	Purpose and Intent	26-1
§26.020	Definitions Referenced	26-1
§26.030	Applicability	26-2
§26.040	CS, Conservation Subdivision District	26-2
§26.050	General Development Standards – Open Space (CS).....	26-3
§26.060	General Development Standards – Incentive Bonuses (CS).....	26-6
§26.070	General Site Planning Standards and Procedures (CS).....	26-6
§26.080	OSD-2, Urban Open Space Design District	26-7
§26.090	General Development Standards (OSD-2).....	26-9
§26.100	Specific Development Standards (OSD-2)	26-16
§26.110	General Site Planning Standards and Procedures (OSD-2)	26-17
§26.120	Guidelines for Ownership & Maintenance Open Space & Other Common Elements (OSD-2)..	26-22
§26.130	Modification of Regulations (OSD-2).....	26-24
	Table 26.01 Conservation Subdivision Dimensional Requirements.....	26-26
	Table 26.02 Open Space Design District Dimensional Requirements.....	26-27
	Table 26.03 Determination of Density and Parcel Size.....	26-28

Chapter 27—Mixed Use Development Districts

§27.010	General Purpose and Description	27-1
§27.020	Types of Mixed-Use Development Districts	27-2
§27.030	Location and Siting of MXD Districts.....	27-2
§27.040	Designing an MXD District	27-3
§27.050	Permitted and Prohibited Uses.....	27-3
	Table 27.01 CDB Base Zone Use Groups	27-3
	Table 27.02 ILT Base Zone Groups	27-4
	Table 27.03 PDR/RU7 Base Zone Groups.....	27-4
	Table 27.04 PDC/CUN/CGN Base Zone Use Groups	27-4
§27.060	Accessory Buildings and Structures	27-5
§27.070	Signs	27-5
§27.080	Dimensional Requirements	27-6
	Table 27.05 Dimensional Requirements for MXD Districts	27-6
§27.090	Infrastructure Requirements.....	27-7
§27.100	Requirements for Public Facilities and Utilities.....	27-8
§27.110	Additional Development Requirements	27-8
	Table 27.06 MXD Minimum Open Space Requirements.....	27-11
§27.120	Application Procedures and Requirements	27-13

Chapter 28—Special Districts

§28.010	Purpose and Intent	28-1
§28.020	Definitions Referenced	28-1
§28.030	Applicability	28-1
§28.040	HST, Historic Preservation Overlay District.....	28-1
§28.050	OCR, Open Space, Conservation, and Recreation District.....	28-12
§28.060	FHD, Flood Hazard District	28-14
§28.070	QDC, Quality Development Corridor Overlay District.....	28-16
§28.080	Transition Districts	28-25
§28.090	Water Resource Districts Established.....	28-26
§28.100	Groundwater Recharge Area District	28-28
§28.110	Wetland Districts	28-31
§28.120	Water Supply Watershed District.....	28-33
§28.130	BEQ, Building Exterior Quality Design Overlay District	28-35
§28.140	LFR, Lower Fayetteville Road Commercial Landscape Corridor Overlay District.....	28-40
§28.140	DDO, Downtown Design Overlay District	28-43

Chapter 29—Reserved

ARTICLE III ♦ ADDITIONAL REQUIREMENTS AND STANDARDS

Chapter 30—Parking and Loading Requirements

§30.010	Purpose and Intent	30-1
§30.020	Definitions Referenced	30-1
§30.030	Applicability	30-1
§30.040	General Provisions	30-1
§30.050	Off-Street Parking Standards	30-2
	Table 30.01 Parking Space Dimensional Requirements	30-2
§30.060	Off-Street Parking Requirements.....	30-3
	Table 30.02 Off-Street Parking Requirements	30-4
§30.070	Shared Parking	30-6
§30.080	Parking Barriers	30-6
§30.090	Landscaping, Buffers, and Screening.....	30-6
§30.100	Restrictions on Use of Off-Street Parking and Loading Spaces	30-7
§30.110	Remote Parking Area	30-7
§30.120	Provision for On-Street Parking.....	30-8
§30.200	Loading Standards and Requirements	30-8
	Table 30.03 Required Loading Spaces—By Use.....	30-8

Chapter 31—Sign Regulations

§31.010	Purpose and Intent	31-1
§31.020	Applicability-Effect	31-2
§31.030	Definitions and Interpretation.....	31-3
§31.040	Computations	31-8
§31.050	Signs Allowed on Private Property with and without Permits	31-9
§31.060	Permits Required	31-10
§31.070	Design, Construction, and Maintenance.....	31-10
§31.080	Signs in the Public Right-of-Way	31-11
§31.090	Signs Exempt from Regulation under this Ordinance	31-12
§31.100	Signs Prohibited Under this Ordinance.....	31-13
§31.110	Permits to Construct or Modify Signs.....	31-14

§31.120	Temporary Sign Permits (Private, Residential, and Commercial Property)	31-15
§31.130	Violations	31-15
§31.140	Notice of Violations	31-16
§31.150	Nonconforming Signs	31-16
§31.160	Signs Permitted by Type and Zoning District.....	31-16
§31.170	Number of Signs Permitted.....	31-19
§31.180	Dimensions and Location of Signs.....	31-19
§31.190	Special Exceptions	31-21
§31.200	Appeals from Decision of Building Official	31-22
§31.210	Variances	31-22
§31.220	Severability	31-23

Chapter 32—Reserved

Chapter 33—Additional Requirements Governing Structures and Uses

§33.010	Purpose and Intent	33-1
§33.020	Definitions Referenced	33-1
§33.030	Applicability	33-1
§33.040	General Provisions	33-1
§33.050	Fences and Walls.....	33-2
§33.060	Accessory Uses and Structures	33-3
	Table 33.01 Limitation on the Number of Residential Out-Buildings.....	33-6
	Table 33.02 Permitted Residential Accessory Building, Structure or Use	33-9
	Table 33.03 Permitted Non-Residential Accessory Building, Structure, or Use	33-17
§33.070	In-Home Occupations	33-17
§33.080	Special Exception and Other Specific Use Requirements	33-19
§33.100	Temporary or Seasonal Uses	33-56
§33.110	Non-Conforming Uses, Structures, Signs, or Buildings	33-64
§33.120	Unique Uses	33-70

Chapter 34—Alternative Residential Accommodations

§34.010	Purpose and Intent	34-1
§34.020	Definitions Referenced	34-1
§34.030	Applicability	34-1
§34.040	General Provisions	34-1
§34.050	Accessory Apartments.....	34-2
§34.060	Apartments above Commercial Storefronts	34-4
§34.070	Residences for Domestic Help.....	34-7
	Table 34.01 Development Requirements for Alternative Residential Accommodations	34-9

Chapter 35—Special Care Residential Accommodations

§35.010	Purpose and Intent	35-1
§35.020	Definitions Referenced	35-1
§35.030	Applicability	35-1
§35.040	General Provisions	35-1
§35.050	Residential and Short Term Care Options for Elderly or Adult Persons	35-4
§35.060	Residential and Short Term Care Options for Children	35-14
§35.070	Residential and Short Term Care Options for the Developmentally Disabled	35-18
§35.080	Residential and Short Term Care Options for Abused Persons.....	35-21
§35.090	Other Residential and Short Term Care Options.....	35-22

Chapter 36—Reserved

Chapter 37—Telecommunications Towers and Antennas

§37.010	Purposes, Findings, Goals.....	37-1
§37.020	Definitions.....	37-2
§37.030	Approval as Conditional Use.....	37-4
§37.040	Application Requirements for Conditional Uses.....	37-4
§37.050	Co-Location Requirements.....	37-4
§37.060	Applications for Antennas, Micro-Cell or Repeater Facilities.....	37-5
§37.070	Applications for Monopoles and Towers as Conditional Uses.....	37-5
§37.080	Conditional Use Issuance Standards.....	37-6
§37.090	Zoning Requirements for Location of Telecommunications Antennas, Monopoles and Towers.....	37-8
§37.100	Location of Antennas on an Existing Building, Structure, or Telecommunications Facilities.....	37-9
§37.110	Communication Towers and Monopoles.....	37-9
§37.120	Landscape Buffer/Screening Requirements for Telecommunication Towers and Monopoles ..	37-11
§37.130	Principal, Accessory and Joint Uses Associated with Towers or Monopoles.....	37-12
§37.140	Microwave Dishes.....	37-12
§37.150	Commercial Satellites.....	37-12
§37.160	Conformance of Existing Telecommunications Facilities.....	37-13
§37.170	Periodic Inspections, Inspection Fee; Unsafe Facilities; Abandoned Facilities.....	37-13
§37.180	Pre-Existing Antennas, Towers or Telecommunication Facilities.....	37-13
§37.190	Community Notification.....	37-14
§37.200	Third Party Review.....	37-14
§37.210	Height Variance.....	37-14
§37.220	Exemptions.....	37-15
§37.230	Severability.....	37-15

Chapters 38 - 39—Reserved

ARTICLE IV ♦ DEVELOPMENT PROCEDURES

Chapter 40—Amendments to Zoning Ordinance and Map

§40.010	Purpose and Intent.....	40-1
§40.020	Authority.....	40-1
§40.030	Definitions Referenced.....	40-1
§40.040	Applicability.....	40-1
§40.050	Initiation of Amendment.....	40-1
§40.060	Application Submittal Requirements.....	40-2
§40.070	Review of Application.....	40-6
§40.080	Staff Review of Application.....	40-6
§40.090	Amendment to Application.....	40-7
§40.100	Withdrawal of Application.....	40-7
§40.110	Limitation on Application after Denial.....	40-8
§40.120	Conditional Zoning.....	40-8
§40.130	Proffered Conditions.....	40-8
§40.140	Hearing Before Planning Commission.....	40-10
§40.150	Report by Planning Commission.....	40-10
§40.160	Hearing Before City Council.....	40-11
§40.170	Action by City Council.....	40-11
§40.180	Evidentiary Matters before City Council.....	40-12

§40.190	Public Hearings	40-12
§40.200	Standards of Review by City Council	40-13

Chapter 41—Reserved

Chapter 42—Other Permits, Licenses, and Applications

§42.010	Purpose and Intent	42-1
§42.020	Jurisdiction and Authority	42-1
§42.030	Definitions Referenced	42-1
§42.040	Residential Development Procedures.....	42-1
§42.050	Non-Residential and Multi-Family Development Procedures	42-2
§42.060	Site Preparation Permits	42-3
§42.070	Land Disturbing Activity Permits.....	42-4
§42.080	Building Permits	42-4
§42.090	Certificates of Occupancy	42-6

Chapter 43—Special Exceptions

§43.010	Purpose and Intent	43-1
§43.020	Definitions Referenced	43-1
§43.030	Applicability	43-1
§43.040	Authorized Special Exception Uses	43-1
§43.050	Special Exception Application Submittal Requirements	43-2
§43.060	Review of Application	43-4
§43.070	Staff Review of Application	43-5
§43.080	Amendment to Application.....	43-6
§43.090	Withdrawal of Application	43-6
§43.100	Limitation on Application after Denial	43-6
§43.110	Conditional Approval	43-6
§43.120	Proffered Conditions	43-7
§43.130	Issues for Consideration.....	43-8
§43.140	Hearing Before Board of Zoning Appeals	43-10
§43.150	Action by Board of Zoning Appeals.....	43-10
§43.160	Public Hearings.....	43-11
§43.170	Conditions and Restrictions	43-12
§43.180	Effect of Issuance of a Permit for a Special Exception	43-12
§43.190	Period of Validity	43-12

Chapter 44—Variances and Appeals

§44.010	Purpose and Intent	44-1
§44.020	Jurisdiction and Authority	44-1
§44.030	Definitions Referenced	44-1
§44.040	Authorized Variances	44-1
§44.050	Unauthorized Variance	44-2
§44.060	Application for Variance	44-2
§44.070	Decision on Variance Application.....	44-2
§44.080	Standards for Variances	44-2
§44.090	Burden of Applicant	44-3
§44.100	Conditions and Restrictions	44-3
§44.110	Withdrawal of Application.....	44-3
§44.120	Re-Application	44-3
§44.130	Appeals [From Administrative Ruling].....	44-3

§44.140	When Appeals May Be Taken.....	44-4
§44.150	When Appeals to Stay Proceedings	44-4
§44.160	Decisions on Appeal.....	44-4
§44.170	Withdrawal of Application.....	44-4
§44.180	Proceedings to Prevent Construction of a Building.....	44-4

Chapter 45—Site Plans

§45.010	Purpose and Intent	45-1
§45.020	Definitions Referenced	45-1
§45.030	Applicability	45-1
§45.040	Site Development Plans.....	45-2
§45.050	Amendments to Site Development Plans	45-3
§45.060	Content of Site Development Plans	45-3