

## ARTICLE XI

### DEVELOPMENT STANDARDS

#### 11-1 SIGNS

The purpose and intent of this Section is to recognize that signs serve a legitimate public service and that they complement and support trade, tourism and investment within Edgecombe County. These regulations are intended to establish standards which maximize the effectiveness of permitted signs while limiting visual distraction to motorists and preserving the land values and natural attractiveness of the area.

All signs except those specifically listed in Section 11-1.3 shall be erected, installed, or modified only in accordance with a duly-issued and valid sign permit issued by the Zoning Administrator. Sign permits shall be issued in accordance with the requirements and procedures of Article IV, Permits and Procedures, and the submission requirements of Appendix 1. If plans submitted for a zoning, special use, or conditional use permit include sign plans in sufficient detail that the permit issuing authority can determine whether the proposed sign(s) comply with the provisions of this Section, then issuance of the requested zoning, special use, or conditional use permit shall constitute approval of the proposed sign(s).

##### 11-1.1 Definitions

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this Section should have the meaning indicated when used throughout Section 11-1.

(A) Sign

Any words, lettering, numerals, parts of letters or numerals, figures, phrases, sentences, emblems, devices, designs, or tradenames or trademarks by which anything is known (including any surface, fabric or other material or structure designed to carry such devices such as are used to designate or attract attention to an individual, firm, an association, a corporation, a profession, a business, or a commodity or product) which are exposed to public view and used to attract attention.

(B) Advertising Signs (Billboards)

A sign which publicizes and directs attention to a business, profession, commodity, activity, product, service or entertainment not conducted, sold or offered upon the premises where such sign is located.

(C) Animated Sign

Any sign which flashes, revolves, rotates or swings by mechanical means, or which uses a change of lighting to depict action, or to create a special effect or scene.

(D) Banner

A temporary sign of light weight fabric or similar material which is rigidly mounted to a pole or a building by a rigid frame at two or more edges. National, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

(E) Building Marker

A sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface, or made of bronze or other permanent material.

(F) Canopy Sign

Any sign which is a part of or attached to an awning, canopy or other fabric-like or plastic protective structure which is extended over a door, window, or entranceway. A marquee is not a canopy.

(G) Commercial Message

Any sign wording, logo, or other representation that directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity. This definition does not include company nameplates or logos on instructional signs.

(H) Construction Sign

A sign on a construction site during the period of construction on which is printed or written the name of the owner, developer, contractor, architect, planner, engineer, or development title.

(I) Electronically Controlled Message Sign

A sign on which the copy changes automatically on a lampbank, such that the message or display does not run continuously in the travel mode, and any message or display remains stationary for a minimum of two seconds. Any sign on which the message or display runs continuously in the travel mode and/or on which any message or display does not remain stationary for a minimum two seconds shall be considered a flashing sign.

(J) Flashing Sign

A type of animated sign which contains an intermittent, blinking, scintillating, or flashing light source, or which includes the illusion of intermittent or flashing light, or an externally mounted intermittent light source. An electronically controlled message sign is not a flashing sign.

(K) Freestanding Sign

Any sign which is supported by structures or supports which are placed on, or anchored in the ground, and which structures or supports are independent from any building or other structure.

(L) Governmental Sign

Any sign erected by or on behalf of a governmental body to post a legal notice, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.

(M) Identification Sign

A permanent sign announcing the name of a subdivision, manufactured home park, campground/RV park, multifamily or townhouse development, planned unit development, church, school, park or quasi-public structure or facility, and uses permitted in A-1 and residential zoning districts.

(N) Incidental Sign

A sign which provides only information for the convenience and necessity of the public. Company logos may be displayed on such signs but must not occupy more than 25% of the sign area. Incidental signs include directories, entrance, exit and other necessary directional signs.

(O) Menu Sign

A permanent on-premises sign located at businesses which provide drive-up or drive-through services such as fast food restaurants, banks, laundries, etc. Menu signs shall be located so as not to create vehicle stacking problems which will interfere with the flow of traffic.

(P) Nonconforming Sign

Any sign which does not conform to size, height, location, design, construction, or other requirements of this Ordinance. The nonconformity may result from adoption of this Ordinance or any subsequent amendment.

(Q) On-Premises Sign

A sign which publicizes and directs attention to a profession, commodity, activity, product, service or entertainment conducted, sold or offered upon the premises where such sign is located. On-premises signs include pole and ground mounted signs.

(R) Portable Sign

A sign not permanently attached to any surface.

(S) Professional or Occupational Sign or Name Plate

A sign which publicizes and directs attention to a home occupation, rural family occupation, or to a profession.

(T) Projecting Sign

Any sign which is end mounted or otherwise attached to an exterior wall of a building which forms an angle with said wall.

(U) Real Estate Sign

A sign which advertises the sale, rent, or lease of property.

(V) Sign Area

The area of a sign shall be measured in conformance with the following:

- (1) The area of the face of a sign shall be calculated to include the outermost part which forms the shape or display. Necessary supports and trim moldings shall not be included when calculating the area of the sign. Aprons below advertising signs shall not exceed 3 feet in height. Aprons serve an aesthetic function and shall not be used for any purposes other than to identify, by name, the sign company responsible for the sign.
- (2) In computing the area of a sign, standard mathematical formulas for common regular geometric shapes (triangle, parallelogram, circle and ellipse, or combinations thereof) shall be used.
- (3) In the case of an irregularly shaped sign or a sign with letters and/or symbols affixed to or painted, displayed or incorporated into or upon a wall, canopy, awning or decorative facade of a building, the area of the sign shall be the area within the singular continuous perimeter, outlining the limits of the writing, representation, emblem, or any figure of similar character.
- (4) Back-to-back and V-type signs mounted so as to be connected and not spread more than 15 feet will be considered as one sign location when calculating horizontal separation between signs. Advertising signs (billboards) shall not be stacked, horizontally or vertically.

(W) Sign Height

The vertical distance measured from the ground elevation where the sign is located, to the highest point of the sign except as follows: When the ground elevation is different from the elevation of an adjacent road, the height of a sign shall be measured from the road elevation of the adjacent road at the edge of the pavement.

(X) Temporary Signs

Temporary signs are those signs which relate to such events as elections, farm auctions, yard sales, agricultural production sales, annual charitable, civic or

fraternal events, horse shows, festivals, bona fide grand openings and home show openings.

(Y) Wall Sign

A sign which is attached to a wall or facade of a building or canopy.

(Z) Warning Sign

Any sign with no commercial message that displays information pertinent to the safety or legal responsibilities of the public such as signs warning of 'high voltage', 'no trespassing', and similar directives.

### 11-1.2 Sign Standards

- (A) Sufficient documentation shall be submitted to the Zoning Administrator for review to assure that wind and stress requirements have been met prior to any permit being issued. Such documentation shall be signed and sealed by a registered North Carolina Architect or Engineer.
- (B) All signs shall be installed and maintained in compliance with the North Carolina State Building Code and the National Electrical Code and shall have appropriate permits and inspections. Electrical signs and fixtures shall bear labels of a nationally accepted testing laboratory.
- (C) All signs shall be maintained in a state of good repair and shall present a neat, well-kept appearance.
- (D) All lights used for the illumination of a sign shall be shielded so that the light will not shine directly on surrounding areas or create a traffic hazard or distraction to operators of motor vehicles on the public thoroughfares. The Zoning Administrator shall have the power to order a change in the illumination of any sign that becomes a hazard or a nuisance.
- (E) No illuminated sign, other than professional or occupational signs or nameplates, on-premises signs, incidental signs, or identification signs shall be permitted within 100 feet of any residential zone. Illuminated signs other than those listed above which are located within 300 feet of a residence or residentially zoned district shall not be illuminated between the hours of 12 midnight and 6 a.m.
- (F) The Zoning Administrator or his authorized representative shall have the authority to order the painting, repair, alteration or removal of a sign, at the expense of the owner of such sign, which shall constitute a hazard to safety, health or public welfare by reasons of inadequate maintenance, dilapidation or obsolescence. The existence of a sign or its support structure with no message display for a period of 90 days, shall be justification to declare the sign abandoned and require its removal.
- (G) Any sign erected without proper permits or in violation of this Ordinance shall be brought into compliance within 30 days of notification by the Zoning Administrator or said sign shall be removed immediately.

### 11-1.3 Exempt Signs

The following listed signs are subject to all placement and dimensional requirements of this Section and shall comply with the North Carolina Department of Transportation sight distance and road rights-of-way clearances. The following listed signs shall, however, be exempt from permit and fee requirements. Exempt signs shall be maintained in good condition and shall not constitute a hazard to safety, health or public welfare. Exempt signs which are found to be in violation shall be ordered corrected or removed.

- (A) Any warning signs; utility signs; signs for public use; and no trespassing, no hunting, or neighborhood watch signs shall contain no commercial message.
- (B) Any sign that is required by law or erected at the direction of a governmental agency, including but not limited to signs erected for the purpose of promoting travel, tourism, and growth of Edgecombe County.
- (C) Signs erected to regulate traffic.
- (D) Mailboxes, house numbers, nameplates, and building markers not exceeding 4 square feet in area.
- (E) Religious symbols at a place of worship or at a church-owned or operated facility. Such symbols must meet all setbacks and lighting requirements for signs.
- (F) Construction signs having a maximum area of 32 square feet and a maximum height of 6 feet and limited to one sign per construction site per road frontage. Exempt construction signs must be removed within 15 days following the completion of the project.
- (G) Real estate signs having a maximum area of 4 square feet in residential districts and 32 square feet in other districts and a maximum height of 6 feet. Real estate signs are limited to one per site or one per 300 feet of road frontage.

Temporary real estate signs associated with the marketing of a subdivision shall be limited to one sign per subdivision entrance and 32 square feet in area and 6 feet in height. This type of sign must be set back a minimum of 2 feet from all exterior property lines of the subdivision and shall remain clear of the roadway sight distance easement. An additional directory-type sign of the same dimension, height and setback requirements may be located within the interior of a subdivision. Real estate signs must be removed within 30 days following completion of the project or transaction.

- (H) Temporary signs shall not be placed more than 30 days prior to the event, election or grand opening and must be removed within 10 days following the event, election or grand opening. Such signs are limited to 32 square feet in area and 6 feet maximum height.

### 11-1.4 Prohibited Signs

The following signs shall not be permitted, erected or maintained within the Edgecombe County planning and zoning jurisdiction.

- (A) Signs with moving, revolving or rotating parts, optical illusions or movement or mechanical movements by any description or other apparent movement achieved by electrical, electronic or mechanical means, except for time, temperature, date signs; traditional barber poles; and electronically controlled message signs.
- (B) Signs with lights or illuminations which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color or use intermittent electrical pulsations, except for: time, temperature, date signs; traditional barber poles; and electronically controlled message signs.
- (C) Strings of light bulbs used in connection with commercial premises for commercial purposes other than traditional holiday decorations, during the appropriate holiday period.
- (D) Portable signs, including signs painted on or displayed on vehicles or trailers used to serve primarily as a sign, shall be prohibited except that portable signs used as temporary signs as defined in 11-1.1(M) and in compliance with 11-1.3(H) are permitted.
- (E) Signs erected, maintained, painted or drawn on any tree, rock or other natural feature.
- (F) Signs which extend vertically above the highest portion of the roof of any structure.

**11-1.5 Sign Placement, Size, Height, Setback, Separation, Clearances and Construction By Sign Type**

- (A) Advertising Signs (Billboards)
  - (1) Maximum height: 35 feet. (In the event that unique conditions exist on a site which render the 35-foot maximum height requirement impracticable, the Board of Adjustment may, upon proper finding of facts, grant a height variance not to exceed a maximum height of 50 feet.)
  - (2) Minimum separation from another billboard: 300 feet measured along the same side of the road and 300 feet radius along an intersecting or adjacent road.
  - (3) Billboards shall maintain a minimum separation of 150 feet from any residence as measured along the road beginning at a point projected perpendicular from the near side of an existing residence to the road right-of-way and 150 feet from any residential zoning district boundary.
    - (a) 300 square feet in area.
    - (b) 12 feet in height, 25 feet in width.

- (c) Top outs and side outs are permitted in addition to the above sign area dimensions. Top outs and side outs shall be confined to the immediate plane of the sign and may extend above and/or to the side of the sign face a maximum of two feet. Top outs and side outs shall not exceed a total of 32 square feet in area.
  - (4) Minimum setback from the road right-of-way: 10 feet, except at an intersection the minimum setback along the right-of-way shall be 50 feet.
  - (5) Minimum separation from other structures and side or rear property lines: 15 feet, except that a billboard shall be set back 100 feet from any residentially-zone lot.
  - (6) Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.
  - (7) All structures, blank surfaces, backs and supports shall be uniformly painted in a neutral finish when exposed to any road and shall be maintained in good repair.
  - (8) Minimum requirements contained within the North Carolina Outdoor Advertising Control Act (North Carolina General Statute 136-126 et seq.) which are more stringent or in addition to those contained in this Section shall apply.
- (B) On-Premises Signs (freestanding pole or ground mounted on-premises signs)
- (1) Maximum height: 35 feet.
  - (2) Maximum Sign Size: 200 square feet of sign area per adjoining public road frontage. Maximum sign size is a cumulative total and shall not exceed 300 square feet in area when multiple displays are used on a single support.
  - (3) Maximum number of freestanding or ground mounted on-premises signs per parcel: 1 sign per adjoining public road frontage.
  - (4) Minimum separation from rights-of-way, property lines and structures: 10 feet.
  - (5) Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.
  - (6) No unfinished surfaces or structures shall be exposed on-premises signs.
- (C) Wall Signs (including canopy, awning and building facade signs)
- (1) Maximum area: 1 square foot of sign area per linear foot of building, canopy or awning per building side. Sign footage permitted per building side may not be used on other than that building side (no transfers or cumulative totals).



- (2) Minimum guaranteed wall signage area at any individual premises is 32 square feet.
  - (3) The maximum projection of a wall sign shall not exceed 12 inches.
  - (4) The height of a wall sign shall not exceed the height of the building or canopy facade.
- (D) Professional or Occupational Name Plates and Incidental Signs
- (1) Maximum sign area: 6 square feet.
  - (2) Maximum height: 30 inches if ground mounted, signs in this category may also be mounted against the structure.
  - (3) Minimum setback from all property lines: 2 feet.
  - (4) Maximum number of signs per business establishment: 1.
- (E) Identification Signs
- (1) Maximum sign area: 32 square feet.
  - (2) Maximum height: 6 feet.
  - (3) Minimum setback: 10 feet from all property lines.
  - (4) Maximum number of signs per adjoining road frontage: 1.
- (F) Menu Signs
- (1) Maximum sign area: 45 square feet.
  - (2) Maximum height if ground mounted: 8 feet.
  - (3) Minimum setback from all property lines: 10 feet.
  - (4) Maximum number of signs per business establishment: 1.

**Table 11-1-1 Table of Permitted Signs By Type of Sign**

<b>Sign Type</b>	<b>A-1</b>	<b>Residential</b>	<b>OI</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>M-2</b>
Advertising Signs (Billboards)*				X	X	X	X
On-Premises			X	X	X	X	X
Wall Sign			X	X	X	X	X
Professional or Occupational Nameplate, Incidental	X	X	X	X	X	X	X
Identification	X	X	X	X	X	X	X
Menu			X	X	X	X	X
Construction	X	X	X	X	X	X	X
Real Estate	X	X	X	X	X	X	X
Temporary	X	X	X	X	X	X	X

Exempt	X	X	X	X	X	X	X
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**Notes:**

**X** = Indicates permitted.

**Blank** = Indicates not permitted.

\* Advertising signs in this category shall also comply with the permit procedures contained in the current edition of the North Carolina Department of Transportation outdoor advertising manual.

**11-1.6 Nonconforming Signs**

It is the intent of this Ordinance to permit signs that were lawful before the effective date of this Ordinance to remain in service. Specific provisions regarding nonconforming signs are delineated in Section 6-7.

**11-2 OFF-STREET PARKING, STACKING, AND LOADING AREAS**

**11-2.1 General Requirements**

(A) Parking, Stacking and Loading Space Required

When any building or structure is erected, modified, enlarged or increased in capacity, or any open use is established, modified or enlarged, the requirements of this Section shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Section shall apply only to such enlargements, modifications or increases in capacity.

(B) Required Number

The minimum number of required off-street parking, stacking and loading spaces is indicated in Section 11-2.3 (Parking and Stacking Areas) and Section 11-2.7 (Loading Areas). In cases of mixed occupancy, the minimum number of off-street parking, stacking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.

(C) Handicapped Spaces

Spaces for the physically handicapped shall be provided as required by the NC Building Code, Volume I-C.

(D) Minimum Required

In all instances where off-street parking is required, except for residential uses, a minimum of five parking spaces shall be provided.

(E) Reduction of Minimum Requirements

Unless there is a change in use requiring fewer spaces, the number of spaces shall not be reduced below the minimum requirements of this Ordinance.

(F) Maintenance

All parking, stacking and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.

(G) Access

All parking, stacking and loading facilities shall have vehicular access to a public street or approved private street.

(H) Use for No Other Purpose

Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for temporary events. If such land is devoted to any other purpose, the Certificate of Occupancy of the affected principal use shall immediately become void.

(I) Compliance With Air Quality Standards

The construction of or modification to (i) open parking lots containing 1,500 or more spaces or (ii) parking decks and garages containing 750 or more spaces shall comply with the concentrated air emissions standards of the NC Division of Environmental Management.

**11-2.2 Parking Requirements for Change in Use**

If a change in use causes an increase in the required number of off-street parking, stacking or loading spaces, such additional spaces shall be provided in accordance with the requirements of this Ordinance; except that if the change in use would require an increase of less than five percent in the required number of parking spaces, no additional off-street parking shall be required.

**11-2.3 Number of Parking and Stacking Spaces Required**

(A) The minimum number of required off-street parking and stacking spaces is indicated in Table 11-2-1.

- (B) Whenever the number of parking spaces required by Table 11-2-1 results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.
- (C) For any use not specifically listed in Table 11-2-1, the parking and stacking requirements shall be those of the most similar listed use, as determined by the Zoning Administrator.
- (D) All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.
- (E) The Board of Commissioners recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth in Table 11-2-1 may result in a development either with inadequate parking space or parking space far in excess of its needs. Therefore, the permit-issuing authority may permit deviations from the requirements of Table 11-2-1 and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the general standard delineated in subsection (D). The permit-issuing authority may allow deviations, for example, when it finds that a residential development is irrevocably oriented toward the elderly, disabled or other population that demonstrates a lesser parking need or when it finds that a business or service is primarily oriented to walk-in trade. Whenever the permit-issuing authority allows or requires a deviation from the requirements of Table 11-2-1, it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

**Table 11-2-1**

**Off-Street Parking and Stacking Requirements**

<b>USE</b>	<b>SPACES REQUIRED</b>
<b>Residential Uses</b>	
1) Boarding and rooming house; bed & breakfast	1/bedroom plus 2/3 employees on the largest shift
2) Congregate care, family care, or group care facilities	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
3) Multi-family dwellings (including condominiums)	
0 to 1 bedroom units	1.50/unit
2 bedroom units	1.75/unit
3 or more bedroom units	2.00/unit
4) Homeless shelter	1/resident staff member, plus 2/3 nonresidential staff members and/or volunteers on the largest shift, plus 1/each vehicle used in the operation
5) Single-family detached & two-family dwellings; manufactured homes; townhouse dwellings; manufactured home parks	2/dwelling unit on the same lot
<b>Accessory Uses</b>	
1) Accessory dwelling unit	1/attached unit, 2/detached unit
2) Caretaker dwelling	2/unit
3) Home & rural family occupations	1/each non-resident employee
<b>Recreational Uses</b>	
1) Amusement parks; fairgrounds; skating rinks	1/200 square feet of activity area
2) Athletic fields	25/field
3) Auditorium; assembly hall; convention center; stadium	1/5 persons based upon the design capacity of the building
4) Batting cages, golf driving ranges; miniature golf; shooting ranges	1/cage, tee, or firing point
5) Billiard parlors; tennis courts	3/table or court
6) Bowling centers	4/lane
7) Clubs; coin-operated amusement; physical fitness centers and similar indoor recreation	1/200 square feet of gross floor area
8) Riding academy	1/2 stalls
9) Go-cart raceways	1/go-cart plus 1/employee on the largest shift
10) Recreational vehicle park or campground	See Section 11-4.63
11) Swimming pools, swim clubs	1/100 square feet of water and deck space
<b>Educational and Institutional Uses</b>	
1) Ambulance services; fire stations; law enforcement stations	1/employee on the largest shift
2) Churches	1/4 seats in main chapel
3) Colleges and universities	7/classroom plus 1/4 beds in main campus dorms plus 1/250 square feet of office space plus 1/5 fixed seats in assembly halls and stadiums
4) Correctional institutions	1/10 inmates plus 2/3 employees on largest shift plus 1/vehicle used in the operation
5) Elementary and middle schools	3/room used for offices plus 3/classroom

<b>USE</b>	<b>SPACES REQUIRED</b>
6) Government offices; post offices	1/150 square feet of public service area plus 2/3 employees on largest shift
7) Hospitals	1/4 in-patient or out-patient beds plus 2/3 employees on largest shift plus 1/staff doctor
8) Libraries; museums and art galleries	1/450 square feet of gross floor area for public use plus 2/3 employees on the largest shift
9) Nursing and convalescent homes	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
10) Senior high schools	3/room used for offices plus 7/classroom
<b>Business, Professional and Personal Services</b>	
1) Automobile repair services	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on the largest shift
2) Banks and financial institutions	*1/200 square feet gross floor area plus stacking for 4 vehicles at each drive-through window or automatic teller machine
3) Barber and beauty shops	3/operator
4) Car washes	
a) Full-service	*stacking for 30 vehicles or 10/approach lane, whichever is greater plus 3 spaces in the manual drying area plus 2/3 employees on the largest shift
b) Self-service	*3 stacking spaces/approach lane plus 2 drying spaces/stall
5) Delivery services	2/3 employees on largest shift plus 1/vehicle used in the operation
6) Equipment rental and leasing	1/200 square feet gross floor area
7) Funeral homes or crematoria	1/4 seats in main chapel plus 2/3 employees on the largest shift plus 1/vehicle used in the largest operation
8) Hotels and motels containing...	
a) 5,000 square feet or less ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing 3,000 square feet or less	1.1/rental unit
b) more than 5,000 square feet of ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing over 3,000 square feet	1.25/rental unit
9) Kennels or pet grooming	1/300 square feet of sales, grooming or customer waiting area plus 2/3 employees on the largest shift
10) Laundromat (coin operated)	1/4 pieces of rental equipment
11) Laundry and dry cleaning plants or substation	*2/3 employees on the largest shift plus 1/vehicle used in the operation plus stacking for 4 vehicles/pickup station
12) Laboratories	*2/3 employees on the largest shift plus 1/250 square feet of office space
13) Medical, dental, or related offices	3/examining room plus 1/employee including doctors
14) Motion picture production	1/1000 square feet of gross floor area
15) Offices not otherwise classified	1/250 square feet of gross floor area
16) Repair of bulky items (appliances, furniture, boats, etc.)	2/3 employees on largest shift plus 1/vehicle used in operation
17) Theaters (indoor)	1/4 seats
18) Truck wash	*3 stacking spaces/stall
19) Veterinary service (other)	4/doctor plus 1/employee including doctors

<b>USE</b>	<b>SPACES REQUIRED</b>
20) Vocational, business, or secretarial schools	1/100 square feet of classroom space plus 1/250 square feet of office space
21) Services and repairs not otherwise classified	1/250 square feet gross floor area plus 1/vehicle used in the operation
<b>Drive-throughs not otherwise classified</b>	*Stacking for 4 vehicles at each bay, window, lane, ordering station or machine in addition to the use requirement
<b>Retail Trade</b>	
1) Bars, night clubs, taverns	1/3 persons based upon the design capacity of building plus 2/3 employees on the largest shift, located on the same zone lot
2) Convenience stores	*1/200 square feet gross floor area plus 4 stacking spaces at pump islands
3) Department stores, food stores	1/200 square feet gross floor area
4) Fuel oil sales	2/3 employees on largest shift plus 1/vehicle used in the operation
5) Furniture; floor covering sales	1/1,000 square feet gross floor area
6) Motor vehicle, motorcycle, or recreational vehicle sales or rental; manufactured homes sales	5 spaces plus 1/10,000 square feet of display area plus 2/3 employees on the largest shift
7) Restaurants	*1/4 seats plus 2/3 employees on the largest shift & 11 total stacking spaces with minimum 5 spaces at or before ordering station
8) Retail sales not otherwise classified	1/200 square feet gross floor area
9) Retail sales of bulky items (appliances, building materials, etc.)	1/500 square feet of gross floor area
10) Service stations, gasoline sales	*3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on largest shift plus 4 stacking spaces at pump islands
<b>Wholesale Trade</b>	
1) Market showroom	1/1,000 square feet gross floor area
2) Wholesale uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation
<b>Transportation, Warehousing and Utilities</b>	
1) Airport, bus and railroad terminals	1/4 seats plus 2/3 employees on the largest shift
2) Communications towers; demolition debris landfills; heliports; utility lines or substations	No required parking
3) Self-storage warehouses	1 space/5,000 square feet devoted to storage
4) Transportation, warehousing and utility uses not otherwise classified	2/3 employees on the largest shift plus 1/vehicle used in the operation
<b>Manufacturing and Industrial Uses</b>	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation
<b>Other Uses</b>	
Flea markets; other open air sales	1/1,000 square feet of lot area used for storage, sales, and display
Shopping Centers	

a) < 250,000 square feet gross floor area	1/200 square feet gross floor area in main building(s) (excluding theaters) plus parking as required for outparcels or theaters
b) > 250,000 square feet gross floor area	1,250 spaces plus 1/225 square feet gross floor area above 250,000 square feet

/ = Per

\* = NCDOT may require additional stacking spaces on state or federal highways.



#### 11-2.4 Design Standards for Parking, Stacking and Loading Areas

- (A) Parking facilities shall be designed and constructed so as to:
  - (1) Allow unobstructed movement into and out of each parking space without interfering with fixed objects or vehicles;
  - (2) Minimize delay and interference with traffic on public roads and access drives;
  - (3) Maximize sight distances from parking lot exits and access drives; and
  - (4) Allow off-street parking spaces in parking lots to have access from parking lot driveways and not directly from roads.

- (B) Dimensional Requirements

Parking facilities shall be designed and constructed to meet the minimum parking space dimensions, aisle dimensions and other standards found in Table 11-2-2.

- (C) Improvements

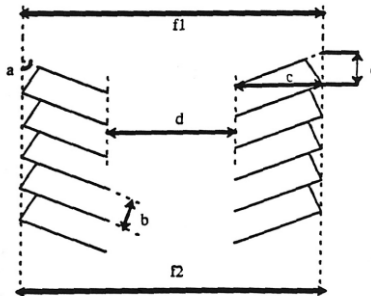
- (1) Paving
  - (a) Required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
  - (b) Access drives shall be paved and maintained from the curblineline to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.

**Table 11-2-2  
Parking Space Geometric Design Standards**

a	b	c	d	e	f1	f2
PARKING ANGLE (degrees)	STALL WIDTH (*)	STALL TO CURB (ft.)	AISLE WIDTH (ft.)	CURB LENGTH (ft.)	CENTER-TO-CENTER WIDTH OF TWO ROW BIN WITH ACCESS ROAD BETWEEN (ft)	
					CURB-TO-CURB	OVERLAP C-C
0	7'-6"	7.5	12.0	23.0	27.0	
	8'-6"	8.5	12.0	23.0	29.0	-
	9'-0"	9.0	12.0	23.0	30.0	-
	9'-6"	9.5	12.0	23.0	31.0	-
	10'-0"	10.0	12.0	23.0	32.0	-
30	7'-6"	16.5	11.0	17.5	44.0	41.0
	8'-6"	16.9	11.0	17.0	44.8	37.4
	9'-0"	17.3	11.0	18.0	45.6	37.8
	9'-6"	17.8	11.0	19.0	46.6	38.4
	10'-0"	18.2	11.0	20.0	47.8	38.7
45	7'-6"	17.0	11.0	10.5	43.0	48.1
	8'-6"	19.4	13.5	12.0	52.3	46.3
	9'-0"	19.8	13.0	12.7	52.6	46.2
	9'-6"	20.1	13.0	13.4	53.2	46.5
	10'-0"	20.5	13.0	14.1	54.0	46.9
60	7'-6"	17.7	14.0	8.7	47.4	44.0
	8'-6"	20.7	18.5	9.8	59.9	55.6
	9'-0"	21.0	18.0	10.4	60.0	55.6
	9'-6"	21.2	18.0	11.0	60.4	55.6
	10'-0"	21.2	18.0	11.5	61.0	56.0
90	7'-6"	17.0	20.0	7.5	54.0	
	8'-6"	19.0	25.0	8.5	63.0	-
	9'-0"	19.0	24.0	9.0	62.0	-
	9'-6"	19.0	24.0	9.5	62.0	-
	10'-0"	19.0	24.0	10.0	62.0	-

(\*) 9'-0" Recommended (\*) 8'-6" Minimum (\*) 7'-6" Compact Cars Only, for non-required spaces only.

Stacking Space Geometric Design Standards  
Stacking Spaces shall be twelve feet (12) by twenty (20) feet.



(c) Paving shall not be required for:

- (i) Parking facilities used on an irregular basis for churches, private clubs or other similar nonprofit organizations.
  - (ii) Parking facilities for residential uses where six or fewer spaces are required.
  - (iii) Parking areas for agricultural uses in the Agricultural District (A-1).
  - (iv) Parking areas in the General Industrial District or manufacturing and industrial uses in the Light Industrial District (OI, M-1, & M-2), provided they are constructed with an all-weather surface.
  - (v) Parking areas for tracked heavy construction equipment, skid-mounted equipment and similar equipment, provided they are constructed with an all-weather surface.
- (d) Where parking facilities are paved, curb and gutter or an equivalent drainage system shall be provided along the periphery of the parking lot, except where it is determined by the Zoning Administrator that such system is not practical for storm drainage purposes.
  - (e) All facilities shall be graded, properly drained, stabilized and maintained to minimize dust and erosion.
  - (f) All parking spaces and stacking lanes shall be clearly identified with paint lines, bumper guards, curbs, or similar treatment.
  - (g) All parking spaces shall be provided with wheel guards or curbs located so that no part of the parked vehicle will extend beyond the property line or encroach more than two feet into a required planting area.
  - (h) Concrete pads for stationary refuse containers shall be provided beneath and in the approach to each container.
  - (i) Parking lots shall be designed and constructed such that walkways shall maintain a minimum unobstructed width of four feet (vehicle encroachment is calculated as two feet beyond curb).

**11-2.5 Location**

(A) Off-site Parking Lots

When required off-street parking is permitted to be located off-site, it shall begin within five hundred feet of the zone lot containing the principal use. Required off-street parking shall not be located across an intervening major or minor thoroughfare.

(B) Parking in Nonresidential District

Automobile parking for any use may be provided in any nonresidential district.

(C) Parking in Residential Districts

Surface parking in a residential district for any use not permitted in that district is allowed under the following conditions:

- (1) Property on which the parking is located must abut the lot containing the use that the parking serves. The property must be under the same ownership or subject to a parking encumbrance agreement. All access to such property shall be through nonresidentially-zoned property;
- (2) Parking shall be used only during daylight hours;
- (3) Parking shall be used by customers, patrons, employees, guests, or residents of the use that the parking serves;
- (4) No parking shall be located more than one hundred twenty feet into the residential zoning district.
- (5) No parking shall be permitted closer than one hundred fifty feet to any public road right-of-way upon which the principal use would not be permitted driveway access; and
- (6) Long-term or dead storage, loading, sales, repair work or servicing of vehicles is prohibited.

**11-2.6 Combined Parking**

(A) Separate Uses

The required parking for separate or mixed uses may be combined in one facility.

(B) Shared Parking

A maximum of fifty percent of the parking spaces required for a church, theater, auditorium or assembly hall or other similar use may also serve as required spaces for another use located on the same zone lot. Shared spaces may also be located off-site as allowed in Section 11-2.5(A) (Off-site Parking Lots). In either case, the Zoning Administrator must determine that the various activities will have peak parking demand at different periods of the day or week. Otherwise, no off-street parking required for one building or use shall be applied toward the requirements of any other building or use.

(C) Reassignment

Required off-street parking spaces shall not be leased or otherwise assigned to another use except as provided in subsection (B).

**11-2.7 Loading Areas**

(A) Location

Off-street loading areas shall be located on the same zone lot as the use they serve.

(B) Design Standards

(1) Minimum Number of Loading Spaces Required:

- (a) Retail operations, including restaurant and dining facilities within hotels and office buildings:

Gross Floor Area (FT <sup>2</sup> )	Number of Spaces
0 - 20,000	0
20,001 - 40,000	1
40,001 - 75,000	2
5,001 - 150,000	3
150,001 - 250,000	4
For each additional 250,000 square feet or fraction thereof	1

- (b) Office buildings and hotels:

Gross Floor Area (FT <sup>2</sup> )	Number of Spaces
0 - 100,000	0
For each additional 100,000 square feet or fraction thereof	1

- (c) Industrial and wholesale operations:

Gross Floor Area (FT <sup>2</sup> )	Number of Spaces
0 - 10,000	0
10,001 - 40,000	1
40,001 - 100,000	2
100,001 - 160,000	3
160,001 - 240,000	4
240,001 - 320,000	5
320,001 - 400,000	6
For each additional 90,000 square feet or fraction thereof	1

- (2) Each loading space shall be at least twelve feet wide, sixty-five feet long, and fourteen feet in clearance.
- (3) All off-street loading areas shall be arranged and marked to provide for orderly and safe unloading and loading, and shall not hinder the free movement of vehicles and pedestrians. All loading and unloading maneuvers shall take place on private property. No backing in from a road or maneuvering on the road right-of-way shall be permitted.

**11-2.8 Parking and Loading Area Landscaping**

All parking lots containing ten or more spaces shall provide landscaping and screening in accordance with the standards delineated in Section 11-3.1.

### **11-2.9 Excessive Illumination In Parking Lots and Loading Areas**

Lighting within any parking and loading area that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of such other lot is prohibited.

### **11-3 LANDSCAPING AND SCREENING**

The purpose of this Section is to establish minimum landscaping and screening requirements that provide (i) a visual buffer between parking and loading areas and public roads, (ii) a visual buffer between parking and loading areas and adjoining residential land uses, (iii) screening of solid waste collection dumpsters, and (iv) screening between certain incompatible land uses.

#### **11-3.1 Parking and Loading Area Landscaping**

##### **(A) Roadside Buffer Yard Requirements**

- (1) All parking lots containing ten or more parking spaces shall include a minimum 10-foot perpetually maintained natural or planted buffer yard to screen the parking lot from all adjoining public road rights-of-way (where such parking lot is not screened visually by an intervening building).
- (2) The required roadside buffer yard shall contain at least one canopy tree for each sixty linear feet of road frontage and each tree shall be a minimum of 8 feet in height and shall have a minimum caliper of 2 inches (measured six inches above grade) at the time of planting. Each tree shall be a species which can be expected to attain a minimum height of 40 feet and have a crown width of 30 feet or greater at maturity.
- (3) The required buffer yard shall also contain evergreen shrubs, planted four feet on center, which are of a species which can be expected to reach a minimum height of 36 inches and a minimum spread of 30 inches within 3 years of planting.
- (4) All portions of the roadside buffer yard not planted with trees or shrubs or covered by a wall or other barrier shall be planted with grass, ground cover, or natural mulch of a minimum depth of 3 inches.

##### **(B) Property Line Buffer Yard Requirements**

Any parking lot and loading area (i) which contains ten or more parking spaces, (ii) which is located on a commercially-, industrially-, or institutionally-used lot, and (iii) which abuts a residentially zoned lot, shall include a minimum 10-foot perpetually maintained natural or planted buffer yard along all adjoining property lines that do not coincide with road rights-of-way.

The required property line buffer yard shall comply with the planting standards set out in subsection (A) for roadside buffer yards except that there shall be one canopy tree for each 60 LF of property line adjoining a residentially zoned lot rather than for each 60 LF of road frontage.

#### **11-3.2 Screening of Dumpsters**

Solid waste collection dumpsters which are (i) located on sites used for multi-family residential, commercial, institutional, or industrial purposes and (ii) abutting a residence, residentially zoned lot, or road right-of-way shall be screened from the view of adjoining residences, residentially zoned lots, or road rights-of-way. Such screening may consist of natural vegetation, fences, walls, or berms and shall be installed, located, or constructed so as to create an effective screen.

### **11-3.3 Screening of Adjoining Incompatible Land Uses**

#### **(A) Multi-family Residential Uses**

Whenever 8 or more multi-family residential dwelling units are proposed to be located directly abutting property which is used for single-family residential purposes or which is zoned for single-family residential use, the multi-family use shall provide screening in accordance with the following standards:

- (1) A minimum 15-foot perpetually maintained natural or planted buffer yard shall be provided along all property lines directly abutting a single-family used or zoned lot.
- (2) The buffer yard shall contain 2 canopy trees and 3 understory trees per 100 linear feet of buffer yard. Canopy trees shall be a minimum of 8 feet in height and 2 inches in caliper (measured 6 inches above grade) when planted. When mature, a canopy tree should be at least 40 feet high and have a crown width of 30 feet or greater. Understory trees shall be a minimum of 4 feet high and 1 inch in caliper (measured 6 inches above grade) when planted.
- (3) The buffer yard shall also contain 17 shrubs per 100 linear feet of buffer yard. All shrubs shall be of a species that can be expected to reach a minimum height of 36 inches and a minimum spread of 30 inches within 3 years of planting.
- (4) All portions of the buffer yard not planted with trees or shrubs or covered by a wall or other barrier shall be planted with grass, ground cover, or natural mulch of a minimum depth of 3 inches.

#### **(B) Industrial and Commercial Uses**

Whenever an industrial or commercial use is proposed to be located so that the principal building, accessory building(s), outdoor use areas, or parking and loading areas are within 100 feet of a lot which is used for residential purposes or which is zoned for residential use, the industrial or commercial use shall provide screening in accordance with the following standards:

- (1) A minimum 25-foot perpetually maintained natural or planted buffer yard shall be provided along all property lines directly abutting a residentially used or zoned lot.
- (2) The buffer yard shall contain 3 canopy trees and 5 understory trees per 100 linear feet of buffer yard. Canopy trees shall be a minimum of 8 feet in height and 2 inches in caliper (measured 6 inches above grade) when planted. When mature, a canopy tree should be at least 40 feet high and have a crown width of 30 feet or greater. Understory trees shall be a

minimum of 4 feet high and 1 inch in caliper (measured 6 inches above grade) when planted.

- (3) The buffer yard shall also contain 25 shrubs per 100 linear feet of buffer yard. All shrubs shall be of a species that can be expected to reach a minimum height of 36 inches and a minimum spread of 30 inches within 3 years of planting.
- (4) All portions of the buffer yard not planted with trees or shrubs or covered by a wall or other barrier shall be planted with grass, groundcover, or natural mulch of a minimum depth of 3 inches.

(C) **Manufactured Home Parks**

Whenever a manufactured home park is proposed to be located directly abutting property which is used for single-family residential purposes or which is zoned for single-family residential use, the manufactured home use shall provide screening in accordance with the following standards:

- (1) A minimum 15-foot perpetually maintained natural or planted buffer yard shall be provided along all property lines directly abutting a single-family used or zoned lot.
- (2) The buffer yard shall contain 2 canopy trees and 3 understory trees per 100 linear feet of buffer yard. Canopy trees shall be a minimum of 8 feet in height and 2 inches in caliper (measured 6 inches above grade) when planted. When mature, a canopy tree should be at least 40 feet high and have a crown width of 30 feet or greater. Understory trees shall be a minimum of 4 feet high and 1 inch in caliper (measured 6 inches above grade) when planted.
- (3) The buffer yard shall also contain 17 shrubs per 100 linear feet of buffer yard. All shrubs shall be of a species that can be expected to reach a minimum height of 36 inches and a minimum spread of 30 inches within 3 years of planting.
- (4) All portions of the buffer yard not planted with trees or shrubs or covered by a wall or other barrier shall be planted with grass, ground cover, or natural mulch of a minimum depth of 3 inches.

**11-3.4 Alternative Screening Methods**

- (A) Under certain circumstances the application of the standards delineated in Section 11-3.1 through 11-3.3 is either inappropriate or ineffective in achieving the purposes of this Ordinance. When screening is required by this Section or by other provisions of this Ordinance and the site design, topography, unique relationships to other properties, lot configuration, spatial separation, natural vegetation, or other special considerations exist relative to the proposed development, the developer may submit a specific plan for screening to the Zoning Administrator. This plan must demonstrate how the purposes and standards of this Ordinance will be met by measures other than those listed in Sections 11-3.1 through 11-3.3. If approved by the Zoning Administrator, the alternative screening plan may be utilized to meet the requirements of this Ordinance.



- (B) A combination of natural vegetation, fences, walls and berms may be utilized to achieve the screening requirements of Sections 11-3.1 through 11-3.3 provided that the following standards are met:
- (1) Walls (a minimum of 5 feet in height and constructed of masonry, stone or pressure treated lumber) or an opaque fence (a minimum of 5 feet in height) may be used to reduce the widths of the buffer yards required in Sections 11-3.3(A)(1) and (B)(1) by 10 feet.
  - (2) Understory trees may be substituted for canopy trees if, in the opinion of the Zoning Administrator upon conferring with the electrical utility provider, a conflict exists with overhead utility lines.
  - (3) Wall planters shall be constructed of masonry, stone or pressure treated lumber and shall have a minimum height of 30 inches. The minimum height of shrubs in wall planters shall be 6 inches. The effective planting area of the wall planter shall be 4 feet in width (7 feet if the wall planter contains trees).
  - (4) Any berm utilized for screening purposes shall have a minimum height of 3 feet, a minimum crown width of 3 feet, and a side slope no greater than 3:1.

### **11-3.5 Maintenance**

In order for any screening to fulfill the purpose for which it was established, it must be properly maintained. The owner of the property and any tenant on the property where screening is required will be jointly and severally responsible for the maintenance of all required screening materials. Maintenance includes actions necessary to keep screening materials healthy, neat and orderly in appearance and free of litter and debris.

Any live screening materials such as shrubs and trees that may die must be replaced in compliance with the minimum standards of this Ordinance. All screening and landscaping areas must be protected from damage by motor vehicles or pedestrians, which could reduce the effectiveness of the screening.

### **11-3.6 Use of Existing Screening**

When a lot is to be developed so that screening is required and that lot abuts an existing hedge, fence or other screening material on the adjoining lot, then that existing screen may be used to satisfy the requirements of this Ordinance. The existing screen must meet the minimum standards for screening established by this Ordinance and it must be protected from damage by pedestrians or motor vehicles. However, the burden to provide the necessary screening remains with the use to be screened and is a continuing obligation that runs with the land so long as the original use continues in operation. Consequently, should the screening on the adjoining lot be removed, the use required to be screened shall, at that time, provide screening in accordance with the requirements of this Ordinance.

### **11-3.7 Obstructions Prohibited**

Landscaping and screening materials shall not obstruct the view of motorists using any road, driveway, or parking aisle.

### **11-3.8 Guarantee in Lieu of Immediate Installation of Landscaping and Screening Materials**

It is recognized that land development occurs continuously and that vegetation used in landscaping or screening should be planted at certain times of the year to ensure the best chance of survival. In order to ensure compliance with this Ordinance and reduce the potential expense of replacing landscaping or screening materials that were installed in an untimely or improper fashion, the developer may provide, in accordance with the provisions of Section 4-8, an adequately secured performance bond or other security to ensure that all of the requirements of Section 11-3 will be fulfilled.

## **11-4 DEVELOPMENT STANDARDS FOR INDIVIDUAL USES**

### **11-4.1 Application of Development Standards**

The development standards listed herein are additional to other requirements in this Ordinance. These development standards are use-specific and apply to those uses designated with a 'D' in Table 9-3-1 Table of Permitted Uses. Uses requiring approval of a Special Use or Conditional Use Permit (designated with a 'S' or 'C' in Table 9-3-1) shall also be subject to these standards and any additional standards or conditions required by the Special Use Permit or Conditional Use Permit.

## 11-4.2 Standards for All Uses

The following rules apply to all development standards and uses listed below:

(A) Property Separation

All measurements shall be made by drawing straight lines from the nearest point of the lot line where the proposed use is to be located to the lot line of the closest use (or zoned property) from which the proposed use is to be separated.

(B) Use Separation

All measurements shall be made by drawing straight lines from the nearest point on the wall of a proposed or existing principal building or edge of a proposed use to the nearest point on the wall of the principal building from which the subject building is to be separated, unless otherwise specified.

(C) Outdoor Lighting

Outdoor lighting structures shall be located, angled, shielded, or limited in intensity so as to cast no direct light upon adjacent property and to avoid the creation of a visual safety hazard to passing motorists.

## 11-4.3 Accessory Dwelling Units (on Single-Family Lots)

(A) Where Required:

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) General Requirements

- (1) The accessory dwelling unit is permitted on the same lot with a principal dwelling unit.
- (2) No more than one accessory dwelling unit is permitted on the same lot with a principal dwelling unit.
- (3) No accessory dwelling unit shall be permitted on the same buildable lot with a two-family or multi-family dwelling or family care home.

(C) Accessory Dwelling Unit Within a Detached Accessory Structure

- (1) Detached accessory dwelling units with a gross floor area of less than 600 square feet shall be located at least 10 feet from side and rear property lines. Accessory dwelling units with a gross floor area of 600 square feet or greater shall meet the setback requirements of the principal building.
- (2) Detached accessory dwelling units shall be located behind and at least 20 feet from the principal dwelling.
- (3) The lot containing both the principal dwelling and a detached accessory dwelling shall have one and one-half times the minimum lot area required for the district in which located.

- (4) A detached accessory dwelling unit may be a manufactured home in districts which permit manufactured homes.
  - (5) A detached accessory dwelling unit may be a dwelling unit that is part of an accessory garage or a free-standing dwelling unit meeting the NC Building Code.
  - (6) A detached accessory dwelling unit shall have no more than 50 percent of the gross floor area of the principal building.
- (D) Accessory Dwelling Unit Within a Principal Single-Family Dwelling
- (1) The principal building shall not be altered in any way so as to appear from a public or private road to be multi-family housing. Prohibited alterations include, but are not limited to, multiple entranceways, or multiple mailboxes. Access to the accessory dwelling unit shall be by means of an existing side or rear door, except where a new entrance is required by the NC Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private road.
  - (2) An accessory dwelling unit shall occupy no more than 25 percent of the heated floor area of the principal building. The sum of all accessory uses (including home occupations) in a principal building shall not exceed 25 percent of the total floor area.

#### **11-4.4 Airport or Air Transportation Facility**

- (A) Where Required  
OI and B-2 districts.
- (B) Minimum Area  
Fifty acres for Basic Utility Stage 1 airport with 2,000-foot runway. More area is required for larger airports. Airport size and layout shall conform to *FAA Advisory Circular 150/5300-4B*.
- (C) Use Separation  
There shall be a minimum 300-foot distance between the airport property and the nearest residence.
- (D) Fencing  
Security fencing shall be provided sufficient to control access to runways and taxiways. The fencing shall be a minimum 6 feet in height.

#### **11-4.5 Ammunition, Small Arms Manufacture**

- (A) Where Required  
M-2 District.

(B) Use Separation

No such facility shall locate within a 500-foot radius of any residential or office and institutional zoning district.

(C) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of such a facility.

(D) Operation

The facility and its operation shall observe all county and state regulations regarding fire prevention and protection requirements.

**11-4.6 Amusement or Water Parks, Fairgrounds**

(A) Where Required

A-1, AR-30, and M-1 districts.

(B) Minimum Area

Minimum lot size shall be 5 acres.

(C) Property Separation

No buildings or structures, temporary or otherwise, shall be located within 50 feet of any property line.

(D) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of the park activities.

(E) Use Separation

No amusement equipment, machinery or mechanical device of any kind may be operated within 200 feet of any residentially used or zoned property.

**11-4.7 Animal Slaughter or Rendering**

(A) Where Required

M-2 district.

(B) Property Separation

All structures, buildings or enclosed areas used for the operation shall be a minimum of 150 feet from all property lines.

(C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(D) Dust

All unpaved storage areas shall be maintained in a manner that prevents dust from adversely impacting adjacent properties.

(E) Fencing

Security fencing shall be provided around all outside storage areas.

(F) Access

A truck route plan shall be submitted showing routes to and from the site. Such routes shall be designed to minimize impacts on residential areas, schools or other land uses that would be negatively impacted by truck traffic.

(G) Odors

The use shall not generate fumes or odors beyond what normally occurs in the zoning district in which it is located.

**11-4.8 Animal Specialty Services**

(A) Where Required

B-1 and B-2 districts.

(B) Outside Storage

Pens and runs located outdoors are prohibited.

**11-4.9 Arts and Crafts Shows**

(A) Where Required

A-1 and AR-30 districts.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the proposed arts and crafts show site.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Zoning Administrator shall not grant the permit unless it finds that the parking generated by the use can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

**11-4.10 Athletic Fields**

(A) Where Required

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) Access

All athletic fields shall have access to collector or higher capacity road.

(C) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.11 Automobile Repair Services**

(A) Where Required

B-1 district.

(B) Maximum Built-Upon Area

Outdoor storage areas and all other built-upon areas shall not exceed 24 percent.

(C) Operation

No outdoor disassembly or salvaging shall be permitted.

(D) Screening

Any outdoor storage area must be screened with a 6-foot high opaque fence in addition to any landscaping or screening required by Section 11-3.

(E) Dust

All unpaved storage areas shall be maintained in a manner so as to limit dust from leaving the storage area.

**11-4.12 Bar, Night Club, and Tavern**

(A) Where Required

A-1, AR-30, OI, B-1, and B-2 districts.

(B) Use Separation

No bar, night club or tavern shall be located within 500 feet of any other bar, night club or tavern.

(C) Property Separation

No such establishment shall be located within 200 feet of a church, elementary or secondary school, public park or residentially-zoned property nor within 75 feet of a public road right-of-way.

(D) Frontage

The main entrance of the building shall be toward a road where the abutting property is zoned predominantly for non-residential use.

(E) Screening

A minimum 6-foot high opaque fence shall be erected adjacent to the property line of abutting residences.

(F) Parking

Parking areas related to the establishment shall be located no closer than 30 feet to the property line of abutting residences.

**11-4.13 Batting Cages**

(A) Where Required

A-1 and AR-30 districts.

(B) Security Fencing

Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.

(C) Minimum Property Setbacks

All buildings and structures shall be a minimum of 50 feet from any residentially-zoned or used lot.

(D) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses or residentially-zoned lots by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

(E) The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 10 pm and 8 am.

(F) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

**11-4.14 Bed and Breakfast**

(A) Where Required

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) Operation

(1) The use must be owned and operated by a resident owner.



(2) The use shall be located in a structure that was originally constructed as a dwelling.

(3) Meals served on the premises shall be only for guests of the facility.

(C) Signs

There shall be no exterior advertising except that which is permitted for a home occupation.

(D) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.15 Boarding and Rooming House**

(A) Where Required

R-10, OI, and B-2 districts.

(B) Operation

(1) The use must be owned and operated by a resident owner.

(2) The use shall be located in a structure that was originally constructed as a dwelling.

(3) Meals served on the premises shall be only for residents of the facility.

(C) Signs

There shall be no exterior advertising except that which is permitted for a home occupation.

(D) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.16 Building Supply Sales**

(A) Where Required

B-1 and B-2 districts.

(B) Screening

All outside storage shall be completely screened from view from all roads and adjacent residentially zoned property.

(C) Security Fencing

Security fencing, a minimum 6 feet in height, shall be provided around all outside storage areas.

(D) Dust

All storage areas shall be maintained in a manner so as to limit dust from drifting onto adjoining properties.

**11-4.17 Caretaker Dwelling**

(A) Where Required

All districts.

(B) Operation

A building permit for the principal building must be obtained or the principal use must be initiated prior to occupancy.

(C) Number

No more than one caretaker dwelling unit shall be permitted per lot.

(D) A caretaker dwelling may be a manufactured home in nonresidential districts. In residential districts, a caretaker dwelling may be a manufactured home only in those districts that permit a manufactured home.

(E) A caretaker dwelling shall:

- (1) have an approved sewage disposal connection or system;
- (2) meet all setbacks applicable to the principal building or use;
- (3) be erected in accordance with the NC Building Code.
- (4) be located on a lot which has sufficient lot area to meet the minimum lot area requirements for both the principal use and a single-family residence. In nonresidential districts, where there is no minimum lot area requirement for single-family dwellings, a minimum of 10,000 square feet is required for a caretaker dwelling in addition to the minimum lot area required for the principal use.

**11-4.18 Carnivals and Fairs**

(A) Where Required

A-1, AR-30, and OI districts.

(B) Minimum Lot Area

The minimum lot size shall be 3 acres.

- (C) The hours of operation allowed shall be compatible with the land uses adjacent to the carnival or fair.
- (D) The amount of noise generated shall not disrupt the activities of the adjacent land uses.
- (E) The Board of Adjustment shall not grant the permit unless it finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

**11-4.19 Cemetery, Family**

- (A) Where Required  
A-1 and AR-30 districts.
- (B) General Requirements
  - (1) All requirements of the North Carolina General Statutes and Edgecombe County concerning the interment of human dead shall be met.
  - (2) No interment shall take place within 5 feet of any property line nor within 50 feet of any public road right-of-way.
  - (3) A minimum 18-foot access easement must be reserved from the public road to the cemetery.
  - (4) Family Cemeteries shall be platted and recorded in the Edgecombe County Register of Deeds.

**11-4.20 Church**

- (A) Where Required  
AR-30, R-30, R-20, and R-10 districts.
- (B) Location  
Church facilities located on sites of 3 acres or more shall have direct access to a collector or higher capacity road.
- (C) Minimum Property Setbacks  
The minimum road setback shall be at least 25 feet greater than that required for a single-family dwelling for the zoning district in which located. The minimum side and rear setbacks shall be at least 50 feet.
- (D) Screening  
All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.21 Club**

(A) Where Required

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) Location

Clubs shall have direct access to a collector or higher capacity road. However, if the use is intended to serve only a membership that is limited to a residential development, access may be provided from an interior road within the residential development.

(C) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.22 (Reserved)**

**11-4.23 (Reserved)**

**11-4.24 Concerts, Stage Shows**

(A) Where Required

OI district.

(B) Minimum Lot Area

The minimum lot size shall be 3 acres.

(C) The hours of operation allowed shall be compatible with the land uses adjacent to the concert or stage show.

(D) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(E) The Board of Adjustment shall not grant the permit unless it finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(F) Location

Principal access must be from a collector or higher capacity road.

**11-4.25 Congregate Care Facility**

(A) Where Required

OI and B-2 districts.

(B) Operation

- (1) The facility shall provide centrally-located, shared food preparation, service and major dining areas.
- (2) Common recreation, social and service facilities shall be provided at a minimum rate of 30 square feet per dwelling unit or per rooming unit.
- (3) All facilities shall be solely for the use of residents and their guests.
- (4) Facilities for administrative services and limited medical services for the exclusive use of the residents shall be located on the site.

(C) Property Separation

No such facility shall be located within one-half mile of an existing congregate care facility.

**11-4.26 Convenience Store**

(A) Where Required

A-1, AR-30, and OI districts.

(B) Maximum Area

A maximum of 3,000 square feet of gross floor area shall be permitted per establishment.

(C) Outside Storage

No outside storage of materials shall be permitted.

(D) Gasoline Service Islands/Pumps

There shall be no more than 2 gasoline service islands.

**11-4.27 Correctional Institution**

(A) Where Required

A-1, OI, and M-2 districts.

(B) Minimum Setbacks

The use shall be set back 100 feet from all property lines and public road rights-of-way.

(C) Use Separation

All structures, enclosed areas, and fenced areas shall be located at least 200 feet from any residential zoning district.

(D) Location

Principal access shall be from a collector or higher capacity road.

#### **11-4.28 Country Club with Golf Course**

(A) Where Required

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) Minimum Area

The minimum area shall be 2 acres in addition to the golf course(s).

(C) Use Separation

Fifty-foot minimum distance between clubhouse, swimming pool, lighted tennis court, tees, greens, or fairways and any adjacent residentially-zoned property.

(D) Security Fencing

Outdoor swimming pools shall be protected by a fence in accordance with the Edgecombe County Health Department's public swimming pool regulations.

**11-4.29 Day Care Center, Child or Adult**

(A) Where Required

A-1, AR-30, R-30, R-20, R-10, M-1, and M-2 districts.

(B) Security Fencing

Outdoor activity area(s) for children shall be enclosed by a security fence at least 6 feet in height and shall be located outside of the road setback.

(C) Location

Centers on a site greater than 3 acres shall have access to a collector or thoroughfare road.

**11-4.30 Demolition Debris Landfill**

(A) Where Required

A-1, AR-30, B-2, M-1, and M-2 districts.

(B) Use Separation

Fifty feet minimum from any property line; three hundred feet minimum from any residence.

(C) Access

Access to the landfill shall be controlled with gates, chains, fences, ditches, and/or vegetation to prevent unregulated dumping.

(D) Dust

All unpaved areas shall be maintained in a manner that prevents dust from leaving the property.

(E) Operation

No filling is permitted in the 100-year floodplain of any stream; no filling is permitted in utility easements.

(F) Closure

Landfills shall be closed with a minimum of 2 feet of clean soil, graded to a maximum slope of 3:1 and stabilized with vegetation or in accordance with current state standards.

(G) Signs

An entrance sign shall be posted and maintained which lists the name and phone number of the current operator, the types of material accepted, the hours of operation, tipping charges and any other pertinent information.

**11-4.31 Explosives Manufacture**

(A) Where Required

A-1 and M-2 districts.

(B) Property Separation

No facility shall locate within 500 feet of any residentially, office, or institutionally-zoned property.

(C) Minimum Property Setbacks

Buildings, including any accessory buildings for storage of explosive raw materials and/or final products, shall be not less than 150 feet from all property lines.

(D) Security Fencing

Security fencing, a minimum of 8 feet in height, shall be provided along the entire boundary of the facility.

(E) Operation

Building(s) shall meet the requirements for Hazardous Occupancy under the NC Building Code.

**11-4.32 Farm Product Warehousing and Storage**

(A) Where Required

A-1, AR-30, and B-1 districts.



(B) Use Separation

All structures, buildings or enclosed areas used for the operation shall be a minimum of 100 feet from all property lines.

(C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(D) Dust

All unpaved storage areas shall be maintained in a manner that prevents dust from adversely impacting adjacent properties.

**11-4.33 Fish, Canned, Cured or Frozen Manufacture**

(A) Where Required

M-2 district.

(B) Use Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially used or zoned property.

(C) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

**11-4.34 Go-Cart Raceway**

(A) Where Required

B-2 district.

(B) Property Separation

No raceway shall be located within 500 feet of any residentially or office and institutionally zoned property.

(C) Noise

The facility shall be sited and operated so as not to produce noise or sound that would adversely impact adjoining and surrounding properties.

(D) Dust

All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties.

(E) Fencing

Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of the raceway.

(F) Hours of Operation

No such facility that adjoins residentially used or zoned property shall conduct business between the hours of 10 pm. and 8 am.

**11-4.35 Golf Course**

(A) Where Required

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) Use Separation

Fifty-foot minimum distance between clubhouse, tees, greens, or fairways and any adjacent residentially-zoned property.

**11-4.36 Golf Course, Miniature**

(A) Where Required

A-1 and AR-30 districts.

(B) Minimum Property Setbacks

All buildings and structures shall be a minimum of 50 feet from any residentially-zoned or used lot.

(C) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses or residentially-zoned lots by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

(D) The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 10 pm and 8 am.

(E) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

**11-4.37 Golf Driving Range**

(A) Where Required

A-1, AR-30, and B-1 districts.

(B) Minimum Area

The minimum lot depth from the tees to the end of the driving area shall be 1,000 feet or the end shall be controlled with netting and/or berms to prevent golf balls from leaving the property.

(C) Security Fencing

Fencing, netting, trees, berms, or other control measures shall be provided around the perimeter of the driving area so as to prevent golf balls from leaving the driving area.

(D) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses or residentially-zoned lots by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

(E) The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 10 pm and 8 am.

(F) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

**11-4.38 Group Care Facility**

(A) Where Required

R-10, OI, and B-2 districts.

(B) Property Separation

No such facility shall be located within one-half mile of an existing group care facility.

(C) Operation

The facility shall be limited to not more than 30 persons including resident managers.

(D) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses or residentially-zoned lots by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

#### **11-4.39 Hazardous and Radioactive Waste (transportation, storage, and disposal)**

(A) Where Required

M-2 district.

(B) The use shall comply with the Federal Resource Conservation and Recovery Act of 1976, as amended (PL 94-580) and the North Carolina Solid Waste Management Act, as amended (Article 13B, NCGS 130-166.16) for design, siting, and materials to be stored and treated.

(C) Property Separation

All storage, treatment, and loading facilities handling hazardous materials will be located at least 200 feet from any property line and at least 1,250 feet from any lot not located in an industrial district. The required separation area shall contain a sufficient amount of natural or planted vegetation so that such facilities are screened visually from an adjoining property not located in an industrial district.

(D) Fencing

A security fence at least 7 feet in height with a minimum 9-gauge fabric and 3 strands of barbed wire shall surround all facilities for the storage and handling of hazardous materials.

(E) Location

Vehicular access to the operation will be provided only by way of a US or NC numbered highway or an industrial area access road.

(F) All surface water and groundwater on the property will be protected so as to minimize, to the greatest possible extent, the probability of contamination by hazardous materials.

(G) All sanitary sewer and stormwater management systems on the property will be protected so as to minimize, to the greatest possible extent, the probability of contamination by hazardous materials. A stormwater management plan shall be prepared by the applicant and submitted to the County for review by the County and the Environmental Management Division of the NC Department of Environment, Health, and Natural Resources. A NPDES Permit for stormwater discharge shall also be obtained, if applicable.

#### **11-4.40 Heliport**

(A) Where Required

OI, B-2, M-1, and M-2 districts.

(B) Minimum Area

Heliport size and layout shall conform to applicable Federal Aviation Administration requirements.

(C) Use Separation

There shall be a minimum 300-foot distance between the heliport property and the nearest residence or residentially-zoned property.

**11-4.41 Home Occupation**

(A) Where Required

A-1, AR-30, R-30, R-20, R-10, OI, B-1, and B-2 districts.

(B) Maximum Area

The area set aside for a home occupation shall occupy no more than 25 percent of the gross floor area of a dwelling unit or of an accessory structure or 500 square feet, whichever is less.

(C) Outside Storage

No outside storage or display of items associated with the home occupation is permitted.

(D) Operation

(1) The home occupation must be conducted entirely within a dwelling unit or accessory structure. It must be a use that is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the residence.

(2) Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist office, architects, insurance agency, lawyer, real estate broker, teacher, accountants, child or adult day care (5 or fewer persons), food catering, tailoring, and handcrafting, etc.

(3) No on-site retail sales, except for goods made on the premises, are allowed.

(4) No goods, stock-in-trade, or other commodities shall be displayed.

(5) Only 1 person may be employed who is not an occupant of the residence.

(6) Activities shall not generate traffic, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located. No home occupation shall involve the use of electrical or mechanical equipment that would change the fire rating of the structure in which the home occupation is located.

(7) Instruction in music, dancing, art, or similar subjects shall be limited to no more than 5 students at one time.

(E) Signs

Signs for home occupations shall conform to the requirements of Section 11-1.5 (D).

**11-4.42 Homeless Shelter**

(A) Where Required

B-2 district.

(B) Property Separation

No such facility shall be located within one-quarter mile of an existing homeless shelter.

**11-4.43 Horse Shows**

(A) Where Required

A-1, AR-30, B-2, M-1, and M-2 districts.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the proposed horse show site.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Zoning Administrator shall not grant the permit unless it is determined that the parking generated by the horse show can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

**11-4.44 Industrial and Commercial Machinery Manufacture**

(A) Where Required

M-1 district.

- (B) Use Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially used or zoned property.

- (C) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

#### **11-4.45 Kennels or Pet Grooming**

- (A) Where Required

B-1 and B-2 districts.

- (B) Outside Storage

Pens and runs located outdoors are prohibited.

#### **11-4.46 Landing Strip, Flying Field**

- (A) Where Required

A-1, AR-30, OI, and B-2 districts.

- (B) Use Separation

There shall be a minimum distance of 200 feet between the use and the nearest residence or residentially zoned lot.

- (C) Minimum Area

The size and layout shall conform to applicable Federal Aviation Administration requirements.

#### **11-4.47 Leather and Leather Products Manufacture**

- (A) Where Required

M-2 district.

- (B) Use Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially used or zoned property.

- (C) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

#### **11-4.48 Library**

(A) Where Required

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) Location

Libraries shall have direct access to a collector or higher classified road.

(C) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

#### **11-4.49 Manufactured Home Park**

(A) Where Required

R-20 district.

(B) General Requirements

- (1) Minimum Number of Manufactured Home Spaces: At least 5 spaces. Class A, B, or C manufactured homes are allowed within manufactured home parks.
- (2) Manufactured homes shall not be sold within a manufactured home park, except that an individual manufactured home owner shall be allowed to sell the manufactured home in which he resides.
- (3) The transfer of a deed to a manufactured home space or spaces either by sale or by any other manner shall be prohibited within a manufactured home park as long as the manufactured home park is in operation.
- (4) Prefabricated structures specifically designed by the manufacturer for manufactured dwelling extensions and any other addition meeting the NC Building Code may be added to any manufactured dwelling provided that setback within the space can be met and a building permit is obtained from the County.
- (5) Within a manufactured home park, one manufactured home may be used as an administrative office.
- (6) Convenience establishments of a commercial nature shall be limited to food stores, coin-operated laundries, beauty parlors and barber shops. These may be permitted in manufactured home parks subject to the following restrictions:
  - (i) Such establishments shall be subordinate to the residential use and character of the park.



- (ii) Such establishment shall present no visible evidence of their commercial character from any portion of any residential district outside the park.
    - (iii) Such establishment shall be designed to serve the trade and service needs of the park residents only.
  - (7) The Edgecombe County Environmental Health Section, the Edgecombe County Building Inspector, and/or the Zoning Administrator are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Section. It shall be the duty of the owners or occupants of manufactured home parks to give these agencies free access to such premises at reasonable times for inspection.
  - (8) The park owner or operator shall notify park occupants of all applicable provisions of this Section and inform them of their duties and responsibilities under this Section.
  - (9) Site plans for manufactured home parks shall comply with the requirements of Article IV and Appendix 1.
- (C) Manufactured Home Space Requirements
- (1) All manufactured homes shall be located on individual manufactured home spaces. Spaces served by municipal water and sewer systems or community water and sewer systems shall have at least 10,000 square feet of lot area. Spaces served by either a municipal or community sewer system, but not served by a municipal or community water system shall have at least 20,000 square feet of lot area or a larger area if determined necessary by the Edgecombe County Health Department. Spaces served by a municipal or a community water system but not served by a municipal or a community sewer system shall have at least 20,000 square feet of lot area or a larger area if determined necessary by the Edgecombe County Health Department per manufactured home unit, allowing no more than one manufactured home per septic tank. Spaces shall not be less than 100 feet in width at the setback line. An individual manufactured home with neither municipal or community water service nor municipal or community sewer service shall not be permitted within a manufactured home park.
  - (2) Each manufactured home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners and each space shall clearly display a street address as assigned by the County.
  - (3) Each manufactured home space shall be located so as not to be susceptible to flooding and shall be graded so as to prevent any water from ponding or accumulating on the premises.

- (4) Each manufactured home shall be located at least 20 feet from any other manufactured home, at least 20 feet from any building within the manufactured home park, at least 20 feet from a side external property line, at least 30 feet from a rear external property line, and at least 15 feet from the edge of the right-of-way of any private interior road. The setback from a public road right-of-way shall be the same as that required for the zoning district in which the manufactured home park is located.

(D) Road and Access Requirements

- (1) Convenient access to each manufactured home space shall be provided by roads with a minimum right-of-way of 50 feet for a residential collector road and 45 feet for a local residential road as defined by the *North Carolina Department of Transportation Subdivision Roads Minimum Construction Standards Manual*. The required traveled way width is 20 feet for a 50-foot right-of-way and 18 feet for a 45-foot right-of-way. Private roads within manufactured home parks shall conform to the construction standards delineated in Section 10-7.3 (G) (2).
- (2) Proper sight lines shall be maintained at all road intersections in accordance with the current NCDOT requirements for sight clearances.
- (3) New road names shall not duplicate or be similar to existing road names in the County and shall be subject to approval by the County.
- (4) Two automobile parking spaces shall be provided adjacent to each manufactured home space, but shall not be located within any public right-of-way nor within any road in the park.
- (5) No manufactured home space shall have direct vehicular access to a public road.
- (6) All manufactured home spaces shall directly abut a private road contained within the park.
- (7) The manufactured home park owner shall be responsible for the continued maintenance of the roads within the mobile home park.

(E) Utility Requirements

- (1) **Water Supply:** An accessible, adequate, and potable supply of water shall be provided in each manufactured home park. Where a municipal water supply is available, connection shall be made thereto and its supply used exclusively. When a municipal water supply is not available, a community water supply shall be developed, and its supply used exclusively in accordance with the standards of the NC Division of Health Services. Placement of water improvements to manufactured home spaces shall comply with the NC Building Code for Plumbing.

(2) Sewage Disposal:

- (a) Adequate and safe sewage disposal facilities shall be provided in all manufactured home parks. Collection systems and sewage treatment plants complying with the requirements of the NC Division of Environmental Management shall be provided. Plans for sewage collection systems and treatment facilities shall be submitted to the NC Division of Environmental Management. Placement of sewer improvements to manufactured home spaces shall comply with the NC Building Code for Plumbing. Individual septic tank systems can be considered, if soil, topography, and ground water conditions are favorable and approval from the Edgecombe County Health Department is obtained.
- (b) Provision shall be made for plugging the sewer pipe when a manufactured home does not occupy a space. Surface drainage shall be diverted away from the rise. The rim of the riser pipe shall extend at least 4 inches above ground elevation.

(3) Solid Waste Disposal and Sanitation Requirements:

- (a) The storage, collection, and disposal of solid waste in the manufacture home park shall be in accordance with the requirements of the Edgecombe County Health Department.
- (b) Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the County Health Director.
- (c) Parks shall be maintained from an accumulation of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.
- (d) Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe, and other building materials shall be stored at least 1 foot above the ground.
- (e) Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
- (f) The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

- (4) Street Lighting Requirements: All roads in the manufactured home park shall be adequately illuminated from sunset to sunrise. The minimum size street light shall be a 175 watt mercury-vapor (approximately 7,000 lumen class), or its equivalent, spaced at intervals of not more than 300 feet.
- (5) Electrical Service Requirements: Minimum electrical service of 200 ampere, 120/240 volt single phase shall be provided to each manufactured home space. The service panel and location as well as all wiring shall be in accordance with the National Electrical Code.

(F) Screening Requirements

Manufactured homes shall provide screening in accordance with the requirements of Section 11-3.3 (C).

(G) Recreational Space Requirements

- (1) Each manufactured home park shall provide 400 square feet of recreational area for each manufactured home space that is less than 10,000 square feet in area. However, no recreational area required by this subsection shall be less than 2,500 square feet.
- (2) Recreational areas shall not be located in an area utilized for septic tank fields.

**11-4.50 Marina**

(A) Where Required

B-1 and B-2 districts.

(B) Access

The marina shall have access to a collector or higher classified road.

(C) Use Separation

There shall be a minimum 50 feet distance between any buildings, structures, or outdoor use areas associated with the marina and any adjacent residentially-used or zoned lot.

(D) Dust

Any unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjacent properties.

(E) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(F) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.51 Metal Coating and Engraving**

(A) Where Required

M-2 district.

(B) Use Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially used or zoned property.

(C) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

**11-4.52 Minerals (Wholesale Trade of)**

(A) Where Required

A-1 and AR-30 districts.

(B) Use Separation

Outdoor storage areas shall be no closer than 50 feet to any adjoining residentially or office and institutionally used or zoned property.

(C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(D) Dust

All non-paved storage areas shall be maintained in a manner so as to limit dust from leaving the storage area.

(E) Access

(1) Access roads leading to any part of the operation shall be constructed with a gravel or crushed stone surface and maintained in a dust-free manner.

(2) No part of such roads shall be located closer than 15 feet to an external property line other than a limited access highway or railroad right-of-way line.

(3) A truck route plan shall be submitted showing truck routes to and from the site. Such routes shall be designed to minimize impacts on residential areas, schools, or other uses that will be negatively affected by truck traffic.

#### **11-4.53 Mining, Quarrying, Sand Pits, and Mineral Extraction**

(A) Where Required

A-1, AR-30, and M-2 districts.

(B) Use Separation

(1) The edges of any pit where a mining operation is taking place and any equipment used in the processing of rock and gravel, any asphalt plant, or other industrial uses operated in conjunction with the mine or quarry shall be located at least 300 feet from any property line.

(2) Where the mining operation site is bounded by a railroad right-of-way currently being used for rail service to the mining operation, no setback shall be required between the railroad right-of-way and such operation.

(C) Hours of Operation

All operations involving blasting discernible beyond the external property line on a quarry shall only be conducted between the hours of 7:00 a.m. and 6:00 p.m.

(D) Mining Permit

A valid state-issued mining permit must be obtained.

(E) Screening

Screening shall be provided in accordance with the requirements of Section 11-3.3(B). However, if a berm is determined to be an adequate alternative screening method as provided for in Section 11-3.4, the minimum height of the berm shall be six feet.

#### **11-4.54 Museum or Art Gallery**

(A) Where Required

A-1 and AR-30 districts.

(B) Minimum Lot Area and Access

Museums or art galleries shall be located on sites of 2 acres or more and shall have direct access to a collector or higher capacity road.

(C) Minimum Property Setbacks

The minimum road setback shall be at least 25 feet greater than that required for a single-family dwelling for the zoning district in which located. The minimum side and rear setbacks shall be at least 50 feet.

(D) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.55 Nursing and Convalescent Home**

(A) Where Required

AR-30, R-30, R-20, and R-10 districts.

(B) Minimum Lot Area

8,000 square feet for the first 9 patient beds, rooms, or suites plus 1,000 square feet for each additional patient bed, room, or suite or the minimum lot area requirement for the zoning district, whichever is greater.

(C) Dimensional Requirements

The following minimum dimensional requirements shall apply to nursing and convalescent homes:

- (1) Road Right-of-Way Building Setback: 50'
- (2) Side Property Line Building Setback: 50'
- (3) Rear Property Line Building Setback: 50'
- (4) Minimum Lot Width: 100'
- (5) Minimum Building Separation: 20'
- (6) Minimum Lot Area: 2 acres

(D) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.56 Orphanage**

(A) Where Required

A-1 and AR-30 districts.

(B) Minimum Lot Area

8,000 square feet for the first 9 client beds or rooms plus 1,000 square feet for each additional client bed or room or the minimum lot area requirement for the zoning district, whichever is greater.

(C) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.57 Outdoor Flea Markets/Outdoor Fruit and Vegetable Markets**

(A) Where Required

A-1 and AR-30 districts.

(B) A minimum lot area of 2 acres shall be required.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Zoning Administrator shall not grant the permit unless he finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(E) Principal access must be from a collector or higher capacity road.

(F) The hours of operation allowed shall be compatible with the land uses adjacent to the outdoor flea market.

**11-4.58 Outdoor Religious Events**

(A) Where Required

OI district.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the event.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Board of Adjustment shall not grant the permit unless it finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.



(E) Location

Principal access must be from a collector or higher capacity road.

**11-4.59 Petroleum and Petroleum Products (Wholesale Trade of)**

(A) Where Required

M-2 district.

(B) Property Separation

All storage tanks and loading facilities shall be located at least 200 feet from any property line. Storage tanks and loading facilities shall be located a minimum of 50 feet from any residentially used or zoned property.

(C) Access

Vehicle access to the use shall be provided only by way of a US or NC numbered highway or an industrial area access road.

(D) Operation

The use must meet the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, *Flammable and Combustible Liquids Code*, NFPA 30 and *Standards for the Storage and Handling of Liquefied Petroleum Gases*, NFPA 58, as applicable.

(E) Dikes

(1) Tanks or groups of tanks shall be diked to prevent the spread of liquid onto other property, waterways, or drainageways. The volumetric capacity of the diked area shall not be less than the capacity of the largest tank within the diked area.

(2) Dikes or retaining walls shall be of earth, steel, concrete or solid masonry designed and constructed to be liquid tight and to withstand a full hydraulic head. Earthen dikes 3 feet or more in height shall have a flat section at the top not less than 2 feet in width. The slope shall be consistent with the angle or repose of the material of which the dikes are constructed. Dikes shall be restricted to an average height of not more than 6 feet above the exterior grade unless means are available for extinguishing a fire in any tank. Dikes enclosing such tanks shall be provided at the top with a flareback section designed to turn back a boil-over wave. A flareback section shall not be required for dikes and walls enclosing approved floating roof tanks. No loose combustible material, empty or full drums or barrels, shall be permitted within the diked area.

(3) Where provision is made for draining rainwater from diked areas, such drains shall normally be kept closed and shall be designed that when in use they will not permit flammable liquids to enter natural watercourses, public sewers, or public drains. Where pumps control drainage from the diked area, they shall not be self-starting.

(F) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of such facilities.

**11-4.60 Petroleum and Related Industries Manufacture**

(A) Where Required

M-2 district.

(B) Property Separation

All structures, buildings, storage tanks, and loading facilities shall be located at least 200 feet from any property line. Storage tanks and loading facilities shall be located a minimum of 500 feet from any residentially used or zoned property.

(C) Access

Vehicle access to the use shall be provided only by way of a US or NC numbered highway or an industrial area access road. Gravel or paved roadways shall be provided to all storage tanks.

(D) Operation

The use must meet the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, *Flammable and Combustible Liquids Code*, NFPA 30 and *Standards for the Storage and Handling of Liquefied Petroleum Gases*, NFPA 58, as applicable.

(E) The use shall not generate noise, vibration, glare, fumes, odor, or electrical interference beyond what normally occurs in the zoning district in which it is located.

(F) Dikes

(1) Tanks or groups of tanks shall be diked to prevent the spread of liquid onto other property, waterways, or drainageways. The volumetric capacity of the diked area shall not be less than the capacity of the largest tank within the diked area.

- (2) Dikes or retaining walls shall be of earth, steel, concrete or solid masonry designed and constructed to be liquid tight and to withstand a full hydraulic head. Earthen dikes 3 feet or more in height shall have a flat section at the top not less than 2 feet in width. The slope shall be consistent with the angle or repose of the material of which the dikes are constructed. Dikes shall be restricted to an average height of not more than 6 feet above the exterior grade unless means are available for extinguishing a fire in any tank. Dikes enclosing such tanks shall be provided at the top with a flareback section designed to turn back a boil-over wave. A flareback section shall not be required for dikes and walls enclosing approved floating roof tanks. No loose combustible material, empty or full drums or barrels, shall be permitted within the diked area.
- (3) Where provision is made for draining rainwater from diked areas, such drains shall normally be kept closed and shall be designed that when in use they will not permit flammable liquids to enter natural watercourses, public sewers, or public drains. Where pumps control drainage from the diked area, they shall not be self-starting.

(G) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of such facilities.

**11-4.61 Planned Unit Development**

(A) Where Required

AR-30, R-30, R-20, R-10, and OI districts.

(B) Minimum Development Area

A minimum of 25 acres shall be required for a PUD.

(C) Minimum Lot Area

Individual lot sizes may be reduced below the minimum specified in Table 9-4-1 for the district in which the PUD is located. However, in no case may an individual lot size be reduced such that it is less than 75 percent of the minimum lot size delineated in Table 9-4-1. In the OI district, minimum lot sizes for residential uses shall not be reduced to less than 7,500 square feet in area. The overall residential density of a PUD shall not exceed that normally permitted in the underlying zoning district.

(D) Dimensional Requirements

Building setback requirements are waived except that lots and structures within 150 feet of the perimeter of the planned unit development shall be in harmony with development on adjacent lands.

(E) Recreational and Open Space

One-half of the land area saved by reducing the individual lot sizes as authorized in subsection (C) shall be reserved for recreational or open space use. The location, extent, and purpose of land proposed for recreational or open space shall be reviewed and approved by the Planning Board and Board of Commissioners. A private recreational use, such as a golf course or swimming pool, whose use is limited to the owners or occupants of the lots within the PUD may be approved. Other uses or sites that may qualify include historic buildings or sites, parks, extensive areas with tree cover, and low land along streams or areas of rough terrain where such areas are extensive and have features worthy of preservation.

(F) Permissible Residential Uses Within a PUD

Permissible residential uses within a PUD include single-family detached dwellings, two-family dwellings, townhouse dwellings, and multi-family dwellings.

(G) Permissible Nonresidential Uses Within a PUD

Business, Professional and Personal Services and Retail uses allowed within a PUD shall be limited to those uses specified in Table 9-3-1 for the OI district. All other nonresidential uses allowed within a PUD shall be the same as those specified for the underlying zoning district. However, no more than 15 percent of the total land area of a PUD shall be used for nonresidential uses. No commercial use shall be permitted within 150 feet of the perimeter of the planned unit development unless the same or a similar use exists adjacent to the perimeter at the time of approval of the planned unit development.

**11-4.62 Pottery and Related Products Manufacture**

(A) Where Required

A-1 and AR-30 districts.

(B) Property Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 50 feet from any residentially used or zoned lot.

(C) The use shall not generate noise, vibration, glare, fumes, odor, or electrical interference beyond what normally occurs in the zoning district in which it is located.

**11-4.63 Private Campground/RV Park**

(A) Where Required

A-1, AR-30, B-1, and B-2 districts.

(B) General Requirements

- (1) Site plans for private campgrounds/RV parks shall comply with the requirements of Article IV and Appendix 1.
- (2) No campsite shall be used as a permanent place of abode, dwelling, or business for indefinite periods of time. Continuous occupancy extending beyond three months in any 12-month period shall be presumed to be permanent occupancy.
- (3) Any action toward removal of wheels of a travel trailer except for temporary purposes of repair or to attach the trailer to the ground for stabilizing purposes shall be prohibited.
- (4) All campsites proposed for sale shall be recorded with subsections 2 and 3 above as deed restrictions.
- (5) Accessory uses shall be so designed and developed so as to blend with the park's design and natural setting. Such uses shall be clearly accessory to the principal use as a campground/recreational vehicle park. Accessory uses shall include management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of the park. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in zoning districts permitting such uses subject to the following conditions:
  - (a) Such establishments and the parking areas primarily related to their operation shall not occupy more than 5 percent of the gross area of the park;
  - (b) Such establishments shall be restricted in their use to occupants of the park and/or related park association members; and
  - (c) Such establishments shall present no visible evidence from any public road of their commercial character.
- (6) Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards.
- (7) Exposed ground surfaces in all parts of the recreational vehicle park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust. A soil sedimentation control plan shall be submitted in accordance with Section 12-4.

- (8) Surface drainage plans for the entire tract shall be reviewed by the Zoning Administrator to determine whether the proposed plan is compatible with the surrounding existing drainage pattern and relevant drainage plans, prior to issuance of site plan approval and building permits. No permit shall be issued where it is determined that the plan is incompatible with surrounding areas.

(C) Dimensional Requirements

- (1) Minimum density shall be limited to 15 campsites per net acre, excluding public areas, rights-of-way, watercourses, and other areas as may be set forth.
- (2) In no case shall any campsite contain less than 1,500 square feet. To the greatest extent possible, campsites shall be developed to preserve their natural character. Campsites shall be level and well-drained.
- (3) Recreational vehicles shall be separated from each other and from other structures within the campground/RV park by at least 10 feet. Any accessory structures such as attached awnings, carports, or individual storage facilities shall, for the purpose of this separation requirement, be considered part of the recreational vehicle.
- (4) Recreational vehicle sites and off-street parking spaces shall not be within the setback areas required for main buildings or principal structures.
- (5) Setback areas for recreational vehicle sites shall contain natural vegetation or be landscaped and shall be used for no other purposes.
- (6) The minimum setback of any building, structure, or recreational vehicle site from a public road right-of-way shall be the same as that required for the zoning district in which the park is located.
- (7) The minimum setback from any private, interior road shall be 20 feet from the edge of pavement.
- (8) The minimum exterior side property line setback, when abutting residentially used or zoned areas, shall be 50 feet. In all other cases, the exterior side property line setback shall be at least 20 feet.
- (9) The minimum exterior rear property line setback, when abutting residentially used or zoned areas, shall be 50 feet. In all other cases, the exterior rear property line setback shall be at least 30 feet.

(D) Access and Road Requirements

- (1) Entrance driveways shall be located not closer than 150 feet from the intersection of public roads.

- (2) Interior access roads not proposed for public dedication shall conform to the construction standards for subdivision roads of NCDOT. However, requirements for minimum rights-of-way and paving widths shall not apply. Plans and profiles shall be submitted for review and approval. In no case shall the road or parking width be less than 10 feet.
- (3) Entrances and exits to campgrounds/RV parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic into and out of the park. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the road within (a) 100 feet where the speed limit is 45 mph or less or (b) within 150 feet where the speed limit is over 45 mph or any portion of the approach lane of the access way within 25 feet of its intersection with the right hand of the lane.

(E) Parking Requirements

- (1) There shall be at least 3 off-street parking spaces designated in a campground/RV park for each 2 campsites. At least 1 space must be provided on each campsite with any residual spaces provided within 100 feet of the site.
- (2) Each campsite shall contain a stabilized vehicular parking pad of paving or other suitable material.

(F) Utility Requirements

- (1) No on-site water or sewer facilities shall be permitted on any campsite. Proposals for dumping stations and common toilets and restrooms, laundries, and baths shall have the approval and be subject to the requirements of the Edgecombe County Health Department. All community water facility proposals shall be approved and be subject to the requirements of the Edgecombe County Health Department.
- (2) All water supply facilities shall have the approval of the Edgecombe County Health Department and/or NC Division of Health Services. All sewer facilities improvements shall have the approval of the Edgecombe County Health Department and the NC Division of Environmental Management.
- (3) All water and sewer improvements within the campground/RV park shall comply with the NC Building Code for Plumbing.

(G) Screening Requirements

Where campgrounds/RV parks abut a residential area, a permanent buffer yard of at least 50 feet shall be established with adequate restrictive covenants to prohibit development within the buffer yard. A natural year-round screen shall be planted, which at maturity, shall reach a minimum height of at least 8 feet. Such screening shall complement the adjacent environment.

(H) Recreational Space Requirements

A minimum of 8 percent of the gross site area of the campground/RV park shall be set aside and developed as common use areas for open or enclosed recreation facilities.

**11-4.64 Private Club or Recreation Facility, Other**

(A) Where Required

A-1, AR-30, and OI districts.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the facility.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Board of Adjustment shall not grant the permit unless it finds that the parking generated by the facility can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(E) Location

Principal access must be from a collector or higher capacity road for any facility greater than 3 acres in size that generates an average daily traffic volume of over 200 or more trips per day.

(F) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with requirements of Section 11-3.1(B).

(G) Security Fencing

Outdoor swimming pools shall be protected by a fence in accordance with the Edgecombe County Health Department's public pool regulations.



**11-4.65 Public Park or Recreational Facility, Other**

- (A) Where Required  
AR-30, R-30, R-20, and R-10 districts.
- (B) The hours of operation allowed shall be compatible with the land uses adjacent to the facility.
- (C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.
- (D) The Zoning Administrator shall not grant the permit unless he finds that the parking generated by the facility can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.
- (E) Location  
Principal access must be from a collector or higher capacity road for any facility greater than 3 acres in size that generates an average daily traffic volume of over 200 or more trips per day.
- (F) Screening  
Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).
- (G) Security Fencing  
Outdoor swimming pools shall be protected by a fence in accordance with the Edgecombe County Health Department's public pool regulations.

**11-4.66 Pulp and Paper Mills**

- (A) Where Required  
M-2 district.
- (B) Use Separation  
All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially-used or zoned property.
- (C) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

- (D) Access

Principal access must be from a collector or higher capacity road or an industrial area access road.

#### **11-4.67 Race Track Operation**

- (A) Where Required

A-1 and AR-30 districts.

- (B) Minimum Lot Area

The minimum lot area shall be 40 acres.

- (C) Location

The use shall have direct access to an arterial or higher capacity road.

- (D) Minimum Property Setbacks

All buildings and structures shall be a minimum of 500 feet from any residentially-zoned or used lot.

- (E) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses or residentially-zoned lots by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

- (F) Hours of Operation

The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 10 pm and 8 am.

- (G) Noise

The amount of noise generated shall not disrupt the activities of the adjacent land uses.

- (H) Dust

All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties.

- (I) Fencing

Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of the raceway

**11-4.68 Retreat Center**

- (A) Where Required  
A-1 and AR-30 districts.
- (B) The hours of operation allowed shall be compatible with the land uses adjacent to the facility.
- (C) The Board of Adjustment shall not grant the permit unless it finds that the parking generated by the facility can be accommodated without undue disruption or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.
- (D) Location  
Principal access must be from a collector or higher capacity road.
- (E) Screening  
Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

**11-4.69 Riding Academy**

- (A) Where Required  
A-1, AR-30, and B-2 districts.
- (B) Use Separation  
There shall be minimum 100-foot distance between manure storage areas, barns or stables and any adjacent residentially-zoned property.
- (C) Dust  
All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties.
- (D) Restroom Facilities  
Restroom facilities shall be approved by the Edgecombe County Health Department.

#### **11-4.70 Rubber and Plastics, Raw Manufacture**

- (A) Where Required  
M-2 district.
- (B) Use Separation  
All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially-used or zoned property.
- (C) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

#### **11-4.71 Rural Family Occupation**

- (A) Where Required  
A-1, and AR-30 districts.
- (B) Minimum Area
  - (1) The Rural Family Occupation (RFO) must be located on a tract of 2 acres or more.
  - (2) A portion of the tract containing at least one acre in area with 150 feet of width must be designated and reserved as exclusively residential in A-1 districts; 30,000 square feet with 100 feet of width in AR-30 districts.
- (C) Maximum Area  
The total floor area of all buildings occupied by the RFO shall not exceed 5,000 square feet. The maximum land area that may be used in conjunction with the Rural Family Occupation is 15,000 square feet.
- (D) Use Separation  
All operations of the RFO shall observe a 50-foot setback from all property lines.
- (E) Location  
All operations of the RFO shall be located behind the rear line of the building occupied as the principal residence.
- (F) Screening  
All operations of the RFO, including buildings, outside storage areas, and parking shall be treated as a separate use and shall be screened in accordance with the requirements of Section 11-3.1(B).
- (G) Environmental Review

The Edgecombe County Environmental Health Division shall evaluate each RFO request to determine the occupation's impact on the surrounding area with respect to excessive noise, dust, air emissions, odors, and surface or groundwater discharge. The RFO shall mitigate the impact on these and other environmental concerns. A written evaluation of these potential impacts is required by the Environmental Health Division prior to the consideration of any request for an RFO.

(H) Operation

- (1) The RFO shall be owned by the landowner who must reside on the property.
- (2) No more than 5 persons shall be employed other than those residing on the property.
- (3) Outside storage and parking of commercial vehicles is permitted. The applicant shall indicate on the site plan the type and location of outside storage and the location and proposed number of vehicles to be parked on the lot.
- (4) The RFO shall not be operated between the hours of 9 p.m. to 6 a.m.
- (5) Permitted uses shall be limited to those products assembled or manufactured on-site for resale elsewhere, professional and business services, or stock-in-trade clearly incidental to such services. Commercial retail or wholesale operations which bring to the site goods specifically for the purpose of resale shall be prohibited.

**11-4.72 Salvage Yards, Auto Parts; Scrap Processing**

(A) Where Required

M-2 district.

(B) Minimum Area

The minimum area required to establish a salvage yard shall be 5 acres.

(C) Use Separation

The operations of salvage yards shall not be any closer than 300 feet to any residential property line. Neither should any such operations be closer than 300 feet to the property line of any school, hospital, nursing and convalescent home, or day care facility.

(D) Screening

Salvage yards shall be enclosed by a sight-obstructing screen of at least 6 feet in height adjacent to public roads and 8 feet in height adjacent to properties of a residential, educational or institutional nature. All such screens shall be maintained in a sound and stable manner for the life of the operation. Entrances and exits shall be secured when the salvage yard is closed. If state or federal requirements for screening are more stringent, such requirements shall be applicable.

(E) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 400 feet to the nearest residence. No noisy processing shall be carried on in connection with the business on Sundays, Christmas Day, Thanksgiving Day, or at any time between the hours of 6:00 p.m. and 7:00 a.m.

(F) Vibration

No vibration shall be produced which is transmitted through the ground and which is discernable without the aid of instruments at or beyond the lot line; nor will any vibration produce a particle velocity of 2.0 inches per second measured at or beyond the property line.

(G) Dust and Particulates

Emissions of dust and particulates shall be in accordance with the State of North Carolina rules and regulations governing air contamination and air pollution. Particulate matter emission from materials and products subject to becoming windborn will be kept to a minimum by paving, sodding, oiling, wetting, covering or other means such as to render the surface wind resistant. Points of ingress and egress shall be paved/hard-surfaced with either concrete or asphalt.

(H) Smoke and Burning

Emissions of smoke and burning of non-vegetative matter shall not be permitted on the site of a salvage yard.

(I) Trash and Garbage

Disposal of trash and garbage shall be in an approved container and be regularly maintained. Open dumping of trash or garbage shall be prohibited.

(J) Disposal of Toxic/Hazardous Matter

Disposal of toxic/hazardous matter on any salvage yard site shall be expressly forbidden.

(K) Storage of Fuels

Storage of fuels shall be contained in below ground tanks meeting the requirements of the State of North Carolina. No such fuel storage shall be within 1000 feet of any residential, educational, or institutional structure. Location of fuel storage tanks shall be so designed as to prevent leakage or spillage into any

stream. Gasoline and oil shall be removed from scrap engines or vehicles on the premises and adequately stored for disposal.

(L) Drainage

Salvage yard sites shall be adequately drained to assure that no standing water shall exist that might provide breeding habitation for insects.

(M) Weeds and Vegetation

Weeds and vegetation on the premises, other than trees, shall be kept at a height of not more than 6 inches.

(N) Storage

Salvage materials shall be stored in piles not exceeding 10 feet in height and shall be arranged as to permit easy access to all such salvage for fire fighting purposes.

(O) Permit Requirements

The facility shall obtain all applicable state and federal permits.

**11-4.73 Satellite Dish Antenna**

(A) Where Required

All districts.

(B) Location

(1) All supporting cables and anchors shall be contained on the property.

(2) In residential and OI districts, satellite dish antennas shall not be located or placed within any road right-of-way building setback or side building setback.

**11-4.74 Service Station, Gasoline Sales**

(A) Where Required

OI district.

- (B) Operation
  - (1) Air compressors, hydraulic hoists, pits, repair equipment, greasing and lubrication equipment, auto washing equipment, and similar equipment shall be entirely enclosed within a building.
  - (2) No outside storage of materials shall be permitted. The number of vehicles stored outdoors shall not exceed the number of service bays at the establishment.
- (C) Gasoline Service Islands/Pumps

There shall be no more than 2 gasoline service islands.

**11-4.75 Sewage Treatment Plant**

- (A) Where Required

A-1, OI, B-1, B-2, M-1, and M-2 districts.
- (B) Use Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 300 feet from a residentially used or zoned lot.
- (C) Noise

Equipment producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.
- (D) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided around hazardous operations, as determined by Edgecombe County, involved with the use.

**11-4.76 Sexually-Oriented Business**

- (A) Where Required

B-2 district.
- (B) Property Separation
  - (1) No sexually-oriented business shall locate within 1,320 feet of any other sexually-oriented business.
  - (2) No sexually-oriented business shall locate within 500 feet of a church, public or private school, day care center or nursery school, public park, or residentially-zoned or used property.
- (C) Prohibition of Sleeping Quarters



Except for adult motels, no sexually-oriented business shall have sleeping quarters.

(D) Restriction of Uses on the Same Property or in the Same Building

There shall not be more than one sexually-oriented business in the same building, structure, or portion thereof. No other principal or accessory use may occupy the same building, structure, property, or portion thereof with any sexually-oriented business.

(E) Signs

Except for a business identification sign permitted in accordance with 11-1.5 (B or C), no other exterior advertising, promotional materials, or signage that is visible to the public from a road, sidewalk, or walkway shall be permitted.

(F) Hours of Operation

The hours of operation shall be compatible with the land uses adjacent to the proposed site.

**11-4.77 Shooting Range, Indoor**

(A) Where Required

B-2, M-1 and M-2 districts.

(B) Noise

The facility shall, to the maximum extent feasible, be designed to absorb sound.

**11-4.78 Shooting Range, Outdoor**

(A) Where Required

A-1, AR-30, and OI districts.

(B) Use Separation

Separation shall be a minimum 300 feet between the range and the closest exterior property line.

(C) Access

Access shall be controlled to prevent unregulated entrance to the firing area.

(D) Security Fencing

Security fencing shall be provided to prevent an individual from crossing the property downrange.

(E) Backstops

The design of the backstop downrange shall be as approved by the National Rifle Association.

**11-4.79 Solid Waste Disposal (Non-hazardous; Sanitary Landfill Facility; Collection Sites, Convenience Centers, Transfer Sites)**

(A) Where Required

Sanitary Landfill Facility: A-1, M-1, and M-2 districts.

Collection Sites, Convenience Centers and Transfer Sites: A-1, AR-30, B-2, M-1, and M-2 districts.

(B) Use Separation

All structures, buildings, and landfiling operations shall be a minimum of 300 feet from a residentially-used lot.

(C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(D) Access

(1) Access to the facility shall be by way of a collector or higher classified road.

(2) Entrances shall be controlled to prevent unregulated access to the facility.

(3) Access roads leading to any part of the facility shall be constructed with a gravel or crushed stone surface and maintained in a dust-free manner.

(4) No part of access roads shall be located closer than 15 feet to an external property line other than a limited access highway or railroad right-of-way line.

(5) A truck route plan shall be submitted showing truck routes to and from the facility. Such routes shall be designed to minimize impacts on residential areas, schools, or other uses that will be negatively affected by truck traffic.

(E) Minimum Area

(1) A minimum of 50 acres shall be required to establish a sanitary landfill facility.

(2) All other types of solid waste disposal facilities such as collection sites, convenience centers, and transfer sites shall have sufficient land area to adequately accommodate the facility's operations and to sufficiently separate the facility from adjoining land uses.

(F) Siting and Design

The siting and design of the facility shall comply with the applicable requirements of the NC Solid Waste Management Rules.

(G) Operation

The operation of the facility shall be in compliance with the State of North Carolina's operation, maintenance, and monitoring regulations for solid waste disposal facilities.

**11-4.80 Swim and Tennis Club**

(A) Where Required

A-1, AR-30, R-30, R-20, R-10, OI, B-1, and B-2 districts.

(B) Minimum Area

The minimum area shall be 2 acres.

(C) Use Separation

There shall be a minimum 50-foot distance between clubhouses, swimming pools, and lighted tennis courts and any adjacent residentially used or zoned property.

(D) Operation

(1) The hours of operation allowed shall be compatible with the land uses adjacent to the facility.

(2) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(E) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 11-3.1(B).

(F) Security Fencing

Outdoor swimming pools shall be protected by a fence in accordance with the Edgecombe County Health Department's public swimming pool regulations.

#### **11-4.81 Swimming Pool**

(A) Where Required

All districts. The regulations of this section shall be applicable to swimming pools located on private property which are under the control of a homeowner and the use of which is limited to the family members and invited guests.

(B) Use Separation

(1) Pools shall be located so as to comply with the minimum setback requirement for accessory structures for the district in which it is located.

(2) Pools which are not an integral part of the principal building shall be located a minimum of 10 feet from the principal building.

(C) Security Fencing

Swimming pools located outdoors shall be protected by a fence in accordance with the Edgecombe County Health Department's public swimming pool regulations.

#### **11-4.82 Swine Farm**

(A) Where Required

A-1 district.

(B) Conformance with Swine Farm Siting Act

The use shall conform with the standards of the Swine Farm Siting Act, NCGS 106-803, which delineates requirements for the siting of swine houses, lagoons, and the land area onto which waste is applied.

#### **11-4.83 Telecommunications Towers and Facilities**

(A) Where Required

A-1, AR-30, B-1, B-2, M-1, and M-2 districts except that telecommunications towers and facilities attached to or collocated on an existing tower shall be permitted by right.

(B) Submission Requirements

An application for a conditional use permit for a telecommunications tower and facilities shall include:

- (1) The name, address, and telephone number of the owner and lessee of the parcel of land upon which the tower is proposed to be situated. If the applicant is not the owner of the parcel of land upon which the tower is proposed to be situated, the written consent of the owner shall be evidenced in the application.
- (2) The legal description, parcel identification number, and address of the parcel of land upon which the tower is proposed to be situated.
- (3) The names, addresses, and telephone numbers of all owners of other towers or usable antenna support structures within a one-half mile radius of the proposed new tower site, including county-owned property.
- (4) A description of the design plan proposed by the applicant.-Applicant must identify its utilization of the most recent technological design, including microcell design, as part of the design plan. The applicant must demonstrate the need for towers and why design alternatives, such as the use of microcell, cannot be utilized to accomplish the provision of the applicant's telecommunications services.
- (5) An affidavit attesting to the fact that the applicant made diligent, but unsuccessful, efforts to obtain permission to install or collocate the applicant's telecommunications facilities on county-owned towers or usable antenna support structures located within a one-half mile radius of the proposed tower site.
- (6) An affidavit attesting to the fact that the applicant made diligent, but unsuccessful, efforts to install or collocate the applicant's telecommunications facilities on towers or usable antenna support structures owned by other persons located within a one-half mile radius of the proposed tower site.
- (7) Written technical evidence from an engineer(s) that the proposed tower or telecommunications facilities cannot be installed or collocated on another person's tower or usable antenna support structures owned by other persons located within one-half mile radius of the proposed tower site.
- (8) A written statement from an engineer(s) that the construction and placement of the tower will not interfere with public safety communications and the usual and customary transmission or reception of radio, television, or other communications services enjoyed by adjacent residential and nonresidential properties.
- (9) Written, technical evidence from an engineer(s) that the proposed structure meets the standards set forth in subsection (E), Structural Requirements.
- (10) Written, technical evidence from a qualified engineer(s) acceptable to the Fire Marshall and the Zoning Administrator that the proposed site of the tower or telecommunications facilities does not pose a risk of explosion, fire, or other danger to life or property due to its proximity to volatile, flammable, explosive, or hazardous materials such as LP gas, propane, gasoline, natural gas, or corrosive or other dangerous chemicals.

- (11) In order to assist county staff and the Board of Adjustment in evaluating visual impact, the applicant shall submit color photo simulations showing the proposed site of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the closest residential property and from adjacent roadways.
- (12) The Telecommunications Act gives the FCC sole jurisdiction of the field of regulation of RF emissions and does not allow the county to condition or deny on the basis of RF impacts the approval of any telecommunications facilities (whether mounted on towers or antenna support structures) which meet FCC standards. In order to provide information to its citizens, the county shall make available upon request copies of ongoing FCC information and RF emission standards for telecommunications facilities transmitting from towers or antenna support structures. Applicants shall be required to submit information on the proposed power density of their proposed telecommunications facilities and demonstrate how this meets FCC standards.
- (13) The Zoning Administrator may require an applicant to supplement any information that the Zoning Administrator considers inadequate or that the applicant has failed to supply. The Zoning Administrator may deny an application on the basis that the applicant has not satisfactorily supplied the information required in this subsection. Applications shall be reviewed by the county in a prompt manner and all decisions shall be supported in writing setting forth the reasons for approval or denial.

(C) Height

Towers are exempt from the maximum height restrictions of the districts where located. Towers may be permitted to a height in excess of one hundred and fifty feet in accordance with subsection (P), Criteria for Site Plan Development Modifications. Measurement of tower height for the purpose of determining compliance with all requirements of this Section shall include the tower structure itself, the base pad, and any other telecommunications facilities attached thereto which extend more than twenty feet over the top of the tower structure itself. Tower height shall be measured from grade.

(D) Setbacks

- (1) All towers up to one-hundred feet in height shall be set back on all sides a distance equal to the underlying building setback requirement in the applicable zoning district. Towers in excess of one hundred feet in height shall be set back one additional foot per each foot of tower height in excess of one hundred feet.
- (2) Setback requirements for towers shall be measured from the base of the tower to the property line of the parcel of land on which it is located.

- (3) Setback requirements may be modified, as provided in subsection (P) (2) (a), when placement of a tower in a location which will reduce the visual impact can be accomplished. For example, adjacent to trees which may visually hide the tower.

(E) Structural Requirements

No new tower shall be built, constructed, or erected in the county unless the tower is capable of supporting another person's operating telecommunications facilities comparable in weight, size, and surface area to the telecommunications facilities installed by the applicant on the tower within six months of the completion of the tower construction.

All towers must be designed and certified by an engineer to be structurally sound and, at minimum, in conformance with the state building code, and any other standards outlined in this Ordinance. All towers in operation shall be fixed to land.

(F) Separation or Buffer Requirements

For the purpose of this Section, the separation distances between towers shall be measured by drawing or following a straight line between the base of the existing or approved structure and the proposed base, pursuant to a site plan of the proposed tower. Tower separation distances from residentially-zoned lands shall be measured from the base of a tower to the closest point of residentially-zoned property. The minimum tower separation distances from residentially-zoned land and from other towers shall be calculated and applied irrespective of county jurisdictional boundaries.

- (1) Proposed towers must meet the following minimum separation requirements from existing tower or towers which have a conditional use permit but are not yet constructed at the time a conditional use permit is granted pursuant to this Section:
  - (a) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred and fifty feet.
  - (b) Self-supporting lattice or guyed tower structures shall be separated from all other self-supporting or guyed towers by a minimum of fifteen hundred feet.
  - (c) Self-supporting lattice or guyed tower structures shall be separated from all monopole towers by a minimum of seven hundred and fifty feet.

(G) Illumination

Towers shall not be artificially lighted except as required by the Federal Aviation Administration (FAA). Upon commencement of construction of a tower, in cases where there are residential uses located within a distance which is three hundred percent of the height of the tower from the tower and when required by federal law, dual mode lighting shall be requested from the FAA.

(H) Exterior Finish

Towers not requiring FAA painting or marking shall have an exterior finish which enhances compatibility with adjacent land uses, as approved by the Board of Adjustment.

(I) Landscaping

All landscaping on a parcel of land containing towers, antenna support structures, or telecommunications facilities shall be in accordance with Section 11-3. The Board of Adjustment may require landscaping in excess of the requirements of Section 11-3 in order to enhance compatibility with adjacent land uses. Landscaping shall be installed on the outside of any fencing.

(J) Access/Parking

A parcel of land upon which a tower is located must provide access to at least one maintained vehicular parking space on site.

(K) Stealth Design

All towers which must be approved as a conditional use shall be of stealth design, i.e., designed to enhance compatibility with adjacent land uses, including, but not limited to, architecturally screened roof-mounted antennas, antennas integrated into architectural elements, and towers designed to look other than like a tower such as light poles, power poles, and trees. The term stealth does not necessarily exclude the use of uncamouflaged lattice, guyed, or monopole tower designs.

(L) Telecommunication Facilities on Antenna Support Structures

Any telecommunications facilities which are not attached to a tower may be permitted on any antenna support structure at least fifty feet tall, regardless of the zoning restrictions applicable to the zoning district where the structure is located. Telecommunications facilities are prohibited on all other structures. The owner of such structure shall, by written certification to the Zoning Administrator, establish the following at the time plans are submitted for a building permit:

- (1) That the height from grade of the telecommunications facilities shall not exceed the height from grade of the antenna support structure by more than twenty feet;



- (2) That any telecommunications facilities and their appurtenances, located above the primary roof of an antenna support structure, are set back one foot from the edge of the primary roof for each one foot in height above the primary roof of the telecommunications facilities. This setback requirement shall not apply to telecommunications facilities and their appurtenances, located above the primary roof of an antenna support structure, if such facilities are appropriately screened from view through the use of panels, walls, fences, or other screening techniques approved by the Board of Adjustment. Setback requirements shall not apply to stealth antennas which are mounted to the exterior of antenna support structures below the primary roof but, which do not protrude more than eighteen inches from the side of such an antenna support structure.

(M) Modification of Towers

A tower existing prior to the effective date of this Ordinance, may continue in existence as a nonconforming structure. Such nonconforming structures may be modified or demolished and rebuilt without complying with any of the additional requirements of this Section, except for subsections (F), Separation or Buffer Requirements, (N), Certification and Inspections, and (O), Maintenance, provided:

- (1) The tower is being modified or demolished and rebuilt for the sole purpose of accommodating, within six months of the completion of the modification or rebuild, additional telecommunications facilities comparable in weight, size, and surface area to the discrete operating telecommunications facilities of any person currently installed on the tower.
- (2) An application for a zoning permit is made to the Zoning Administrator who shall have the authority to issue a zoning permit without further approval. The grant of a zoning permit pursuant to this subsection allowing the modification or demolition and rebuild of an existing nonconforming tower shall not be considered a determination that the modified or demolished and rebuilt tower is conforming.
- (3) The height of the modified or rebuilt tower and telecommunications facilities attached thereto do not exceed the maximum height allowed under this Section.
- (4) Except as provided in this subsection, a nonconforming structure or use may not be enlarged, increased in size, or discontinued in use for a period of more than one hundred eighty days. This Section shall not be interpreted to legalize any structure or use existing at the time this Ordinance is adopted which structure or use is in violation of the county's zoning ordinance prior to enactment of this Ordinance.

(N) Certifications and Inspections

- (1) All towers shall be certified by an engineer to be structurally sound and in conformance with the requirements of the state building code and all other construction standards set forth by county, federal, and state law. For new monopole towers, such certification shall be submitted with an application pursuant to subsection (B) of this Section and every five years thereafter. For existing monopole towers, certification shall be submitted within sixty days of the effective date of this Ordinance and then every five years thereafter. For new lattice or guyed towers, such certification shall be submitted with an application pursuant to subsection (B) of this Section and every two years thereafter. The tower owner may be required by the Zoning Administrator to submit more frequent certifications should there be reason to believe that the structural and electrical integrity of the tower is jeopardized.
- (2) The county or its agents shall have authority to enter on the property upon which a tower is located, between the inspections and certifications required above, to inspect the tower for the purpose of determining whether it complies with the state building code and all other construction standards provided by the county, federal, and state law.
- (3) The county reserves the right to conduct such inspections at any time, upon reasonable notice to the tower owner. All expenses related to such inspections by the county shall be borne by the tower owner.

(O) Maintenance

- (1) Tower owners shall at all times employ ordinary and reasonable care and shall install and maintain in use nothing less than commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injuries, or nuisances to the public.
- (2) Tower owners shall install and maintain towers, telecommunications facilities, wires, cables, fixtures, and other equipment in substantial compliance with the requirements of the national electric safety code and all FCC, state, and local regulations, and in such manner that will not interfere with the use of other property.
- (3) All towers, telecommunications facilities, and antenna support structures shall at all times be kept and maintained in good condition, order, and repair so that the same shall not menace or endanger the life or property of any person.
- (4) All maintenance or construction of towers, telecommunications facilities, or antenna support structures shall be performed by licensed maintenance and construction personnel.
- (5) All towers shall maintain compliance with current RF emission standards of the FCC.

- (6) In the event that the use of a tower is discontinued by the tower owner, the tower owner shall provide written notice to the county of its intent to discontinue use and the date when the use shall be discontinued.
  
- (P) Criteria for Site Plan Development Modifications
  - (1) Notwithstanding the tower requirements provided in this Section, a modification to the requirements may be approved by the Board of Adjustment as a conditional use in accordance with the following:
    - (a) In addition to the requirement for a tower application, the application for modification shall include the following:
      - (i) A description of how the plan addresses any adverse impact that might occur as a result of approving the modification.
      - (ii) A description of off-site or on-site factors that mitigate any adverse impacts that might occur as a result of the modification.
      - (iii) A technical study that documents and supports the criteria submitted by the applicant upon which the request for modification is based. The technical study shall be certified by an engineer and shall document the existence of the facts related to the proposed modifications and its relationship to surrounding rights-of-way and properties.
      - (iv) For a modification of the setback requirement, the application shall identify all parcels of land where the proposed tower could be located, attempts by the applicant to contract and negotiate an agreement for collocation, and the result of such attempts.
      - (v) The Zoning Administrator may require the application to be reviewed by an independent engineer under contract to the county to determine the basis for the modification requested. The cost of review by the county's engineer shall be reimbursed to the county by the applicant.
    - (b) The Board of Adjustment shall consider the application for modification based on the following criteria:
      - (i) That the tower as modified will be compatible with and not adversely impact the character and integrity of surrounding properties.
      - (ii) Off-site or on-site conditions exist which mitigate the adverse impacts, if any, created by the modification.

- (iii) In addition, the Board of Adjustment may include conditions on the site where the tower is to be located if such conditions are necessary to preserve the character and integrity of the neighborhoods affected by the proposed tower and mitigate any adverse impacts which arise in connection with the approval of the modification.
- (2) In addition to the requirements of subparagraph (1) of this subsection, in the following cases, the applicant must also demonstrate, with written evidence, the following:
  - (a) In the case of a requested modification to the setback requirements, subsection (D), that the setback requirement cannot be met on the parcel of land upon which the tower is proposed to be located and the alternative for the person is to locate the tower at another site which is closer in proximity to a residentially-zoned land.
  - (b) In the case of a request for modification to the separation and buffer requirements from other towers of subsection (F), Separation or Buffer Requirements, that the proposed site is zoned 'industrial' or 'heavy industrial' and the proposed site is at least double the minimum standard for separation from residentially zoned lands as provided for in subsection (F).
  - (c) In the case of a request for modification of the separation and buffer requirements from residentially-zoned land of subsection (F), if the person provides written technical evidence from an engineer(s) that the proposed tower and telecommunications facilities must be located at the proposed site in order to meet the coverage requirements of the applicants wireless communications system and if the person is willing to create approved landscaping and other buffers to screen the tower from being visible to residentially-zoned property.
  - (d) In the case of a request for modification of the height limit for towers and telecommunications facilities or to the minimum height requirements for antenna support structures, that the modification is necessary to: (i) facilitate collocation of telecommunications facilities in order to avoid construction of a new tower, or (ii) to meet the coverage requirements of the applicant's wireless communications system, which requirements must be documented with written, technical evidence from an engineer(s) that demonstrates that the height of the proposed tower is the minimum height required to function satisfactorily, and no tower that is taller than such minimum height shall be approved.

(Q) Abandonment

- (1) If any tower shall cease to be used for a period of 365 consecutive days, the Zoning Administrator shall notify the owner, with a copy to the applicant, that the site will be subject to a determination by the Zoning Administrator that such site has been abandoned. The owner shall have thirty days from receipt of said notice to show, by a preponderance of the evidence, that the tower has been in use or under repair during the period. If the owner fails to show that the tower has been in use or under repair during the period, the Zoning Administrator shall issue a final determination of abandonment for the site. Upon issuance of the final determination of abandonment, the owner shall, within seventy-five days, dismantle and remove the tower.
- (2) To secure the obligation set forth in this Section, the applicant (and/or owner) shall post a bond in an amount to be determined by the Zoning Administrator based on the anticipated cost of removal of the tower.

**11-4.84 Temporary Emergency, Construction, and Repair Residence**

(A) Where Required

All districts.

(B) Time Limitation

- (1) Temporary residences and offices used on construction sites of nonresidential premises shall be removed within 30 days after the issuance of a final certificate of occupancy.
- (2) Permits for temporary residences and offices to be occupied pending the construction, repair, or renovation of the permanent residential building on a site shall expire within 12 months after the date of issuance, except that the Board of Adjustment may renew such permit if it determines that such renewal is reasonably necessary to allow the proposed occupants of the permanent residential building to complete the construction, repair, renovation, or restoration work necessary to make such building habitable.

(C) Use of Manufactured Home

The use of Class B or C manufactured homes as temporary emergency, construction and repair residences is permissible in all zoning districts.

**11-4.85 Temporary Hardship Manufactured Home**

(A) Where Required

A-1, AR-30, R-30, R-20, and R-10 districts.

(B) Time Limitation

Permits for temporary hardship manufactured homes shall be issued initially for a 1-year period. At the end of the 12-month period, the Board of Adjustment shall review the permit on an annual basis and may renew the permit on a 12-month basis.

(C) Setbacks

A temporary hardship manufactured home shall conform to the principal building setback requirements of the zoning district in which it is located.

(D) Findings of Fact

Prior to issuing a permit for a temporary hardship manufactured home, the Board of Adjustment shall make the following findings of fact:

- (1) That the person(s) occupying the temporary manufactured home are physically dependent upon the person or persons occupying all or a portion of the principal dwelling or the person(s) occupying all or a portion of the principal dwelling are physically dependent upon the person(s) occupying the proposed temporary hardship manufactured home; and
- (2) That financial conditions or other extenuating circumstances regarding the person(s) occupying the proposed temporary manufactured home and/or the principal dwelling necessitate the request for locating the temporary manufactured home on the same lot as the principal dwelling; and
- (3) That the proposed location of the temporary manufactured home will not create unhealthy or unreasonable living conditions.

(E) Removal

When the hardship justifying the temporary manufactured home is removed or if any of the conditions delineated in (D) above cease to be complied with, the temporary manufactured home shall be removed within thirty days.

**11-4.86 Temporary Shelter**

(A) Where Required

B-1 and B-2 districts.

(B) Time Limitation

The Board of Adjustment shall initially establish an automatic expiration date for the permit for such a facility with provisions for a maximum 6-month renewal, if necessary.

(C) Location

The facility shall be contained within the building of and operated by a government agency or nonprofit organization.

(D) Minimum Floor Area

A minimum floor space of 50 square feet shall be provided for each individual sheltered.

(E) Operation

The facility shall provide continuous on-site supervision during the hours of operation.

**11-4.87 Theater (Outdoor)**

(A) Where Required

B-2 district.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the outdoor theater.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Zoning Administrator shall not grant the permit unless he finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(E) Principal access must be from a collector or higher capacity road.

(F) No part of any theater screen, projection booth, or other building shall be located closer than 500 feet to any residentially-used or zoned property or any closer than 50 feet to any other property line or public road right-of-way. No parking space shall be located closer than 100 feet to any residentially-used or zoned property.

(G) The theater screen shall not face a road or highway.

**11-4.88 Tires and Inner Tubes Manufacture**

(A) Where Required

M-2 district.

(B) Use Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially used or zoned property.

- (C) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

**11-4.89 Truck Stop**

- (A) Where Required

B-2, M-1, and M-2 districts.

- (B) Use Separation

All structures, buildings, and outdoor use areas shall be a minimum of 100 feet from a residentially used or zoned lot.

- (C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

- (D) Dust

All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjacent properties.

- (E) Operation

- (1) No outdoor disassembly or salvaging shall be permitted.

- (2) The use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located.

- (F) Access

Vehicle access to the use shall be provided only by way of a US or NC numbered highway or an industrial access road.

**11-4.90 Turkey Shoots**

- (A) Where Required

AR-30, B-1 and B-2 districts.

- (B) Setbacks

- (1) No turkey shoot shall be allowed within a required setback.



- (2) All turkey shoots shall be established with the line of fire perpendicular to and away from a road right-of-way. The line of fire is a line that passes through the firing point and bisects the target. The backstop or target area shall be located not less than 500 feet from the road right-of-way.
- (3) Sites adjacent to more than one road right-of-way must designate the higher classified road as the front, and set the line of fire perpendicular thereto. Any resultant line of fire parallel to a road must be a minimum distance of 200 feet from and parallel to the road right-of-way.
- (4) All backstops shall be constructed a minimum of 500 feet from a residence located to the rear and/or side of the backstop. The design of the backstop shall be as approved by the National Rifle Association.

(C) Parking

An off-street parking area adequate in size to park 2 cars for every backstop shall be provided.

(D) Operation

- (1) Backstops shall be constructed of a material that will allow the shot to penetrate and not pass through. It shall be of a minimum thickness of 2 feet and maintained at a height of 4 feet above the target.
- (2) The firearms used in turkey shoots shall be limited to shotguns firing shots no larger than number eight. No firearms may be used which have been altered from manufacturer's specifications.
- (3) The operators of the turkey shoot shall be responsible for maintaining adequate fire protection by notifying the local fire department as to the dates and times of the turkey shoot.
- (4) Turkey shoots shall be limited to Thursdays, Friday, Saturdays, and be in operation no later than 10:00 pm.
- (5) Provisions for sanitation and refuse disposal must be made in accordance with health standards.

(E) Permit Review

The Zoning Administrator shall coordinate the review of a request for a turkey shoot with the Edgecombe County Health Department, Sheriff's Department, and Emergency Management Service.

(F) Permit Limitation

The Zoning Administrator shall issue a permit not to exceed 90 days in a given year for a qualifying turkey shoot.

**11-4.91 Utility Related Appurtenances, Substations**

(A) Where Required

All districts.

(B) Dimensional Requirements

All buildings shall be considered accessory buildings or structures.

(C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(D) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided around hazardous operations, as determined by Edgecombe County, involved with the use.

(E) Screening

Any outdoor storage area shall be screened from an abutting residentially used or zoned lot by a buffer yard that complies with the requirements of Section 11-3.3(B).

(F) Dust

All unpaved outdoor use areas shall be maintained in a manner that prevents dust from adversely impacting adjacent properties.

**11-4.92 Veterinary Service (Other)**

(A) Where Required

OI district.

(B) Outside Storage

Pens and runs located outdoors are prohibited.

**11-4.93 Water Treatment Plant**

(A) Where Required

A-1, OI, B-1, B-2, M-1, and M-2 districts.

(B) Use Separation

All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from a residentially used or zoned lot.

(C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(D) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided around hazardous operations, as determined by Edgecombe County, involved with the use.

**11-4.94 Business, Accessory to Residence**

(A) Where Required

A-1, AR-30, R-30, R-20, R-10, OI, B-1, and B-2 Districts.

(B) Use Separation

There shall be a minimum distance of 100 feet between the use and the nearest residence or residentially zoned lot.

(C) Hours of Operation

In residential districts, the business shall not be operated between the hours of 9 p.m. to 6 a.m.

(D) In residential districts, the area occupied by the business use may not occupy more than 50% of the gross floor area of the residence.

(E) Parking requirements shall conform to the use with the largest parking requirement, as listed in Table 11-2-1 Off-Street Parking and Stacking Requirements.

(F) Signs

In residential districts, signs shall conform to the requirements of Section 11-1.5 (D), and in other districts, signs shall conform to the requirements of Section 11-1.5 (B).

**11-4.95 Combination Use**

(A) Where Required

A-1, AR-30, R-30, R-20, R-10, OI, B-1, and B-2 Districts.

(B) Use Separation

There shall be a minimum distance of 100 feet between the use and the nearest residence or residentially zoned lot.

(C) Parking requirements shall conform to the use with the largest parking requirement, as listed in Table 11-2-1 Off-Street Parking and Stacking Requirements.

(D) Signs

In residential districts, signs shall conform to the requirements of Section 11-1.5 (D), and in other districts, signs shall conform to the requirements of Section 11-1.5 (B).

**11-4.96 Residence, Accessory to Business Use**

(A) Where Required

A-1, AR-30, R-30, R-20, R-10, OI, B-1, and B-2 Districts.

(B) Use Separation

There shall be a minimum distance of 100 feet between the use and the nearest residence or residentially zoned lot.

(C) In residential districts, no more than 2 apartments / residences may be located within or as part of the commercial use.

(D) In residential districts, each apartment / residence may not occupy more than 50% of the gross floor area of the commercial use.

(E) Parking requirements shall conform to the use with the largest parking requirement, as listed in Table 11-2-1 Off-Street Parking and Stacking Requirements.

(F) Signs

In residential districts, signs shall conform to the requirements of Section 11-1.5 (D), and in other districts, signs shall conform to the requirements of Section 11-1.5 (B).

**11-4.97 Soil Remediation Services (land application only)**

(A) Where Required  
AR-30

(B) Minimum Lot Area  
The minimum lot area shall be 20 acres.

(C) Valid NCDENR application and permit for soil remediation through land application must be filed with the Edgecombe County Planning Department at appropriate time.

(D) Setbacks

Soil application site shall comply with the setback requirements of the North Carolina Administrative Code 15A NCAC 02T. 1506 SETBACKS

(E) Access

Access to the site shall be controlled with gates, chains, fences, ditches and/or vegetation to prevent unregulated dumping.

(F) Operation

No remediation of soils containing hazardous or radioactive contaminants. No dumping or spreading of soils is permitted in the 100 year floodplain of any stream.

(G) Dust

All unpaved areas shall be maintained in a manner that prevents dust from leaving the property.

(H) Hours of Operation

The hours of operation shall be compatible with the land uses adjacent to the proposed site.

(I) Screening

Screening shall be provided in accordance with the requirements of Section 11-3.3 (B), However if a berm is determined to be an adequate alternative screening method as provided for in Section 11-3.4, minimum height of the berm shall be six feet.

(J) Closure

Soil remediation sites shall be closed in accordance with the requirements of the requirements of the North Carolina Administrative Code **15A NCAN 02T.1507**.

**11-4.98 Recreation Vehicles (RV)**

(A) Where Required

A-1, AR-30

(B) Time Restrictions

1. No Recreational Vehicle shall be used as a permanent place of abode, dwelling, or business for indefinite periods of time. RV's will be considered temporary and may not be set up for more than ninety (90) days within a 365 calendar year.
2. A RV that is setup for more than ninety (90) days within a 365 day calendar year is subject to conditional use permit approval by the Board of Adjustment.
3. Nothing in this section shall preclude a RV owner from parking the RV on a parcel of land they own as long as that RV is not used as an occupied dwelling and does not violate the time limitations listed in this section.

(C) Location

1. Recreational Vehicles shall meet the setbacks of a single family dwelling in the zoning district in which it is located.
2. A minimum of 1,500 square feet shall be designated for the RV.
3. Must be at least ten (10) feet from any other structures.

(D) General Requirements

1. Sewer or water connections are not permitted.
2. The source of electricity must be solely intended for the RV and be on the same parcel of land as the RV.
3. Any action toward removal of wheels of a recreational vehicle except for temporary repairs or to attach the vehicle to the ground for stabilizing purposes shall be prohibited.
4. When a RV is located in a RV Park, the standards listed in this section shall not apply, but the meet the standards for the Recreational Vehicle Park.
5. RV's must be ready, willing, and able to move within 48 hours.
6. When a RV is located within a special flood hazard area, the local flood hazard prevention ordinance must be met.

**11-4.99 Temporary Disaster Housing**

(A) Where required

All districts

(B) Recreational Vehicles

1. A property owner may be issued a zoning certificate for a recreational vehicle provided by the Federal Emergency Management Agency (FEMA), or other governmental agency to be placed temporarily on a lot with an existing detached dwelling unit, provided that the recreational vehicle is occupied by residents of the on-site house which is under repair.
2. Recreational vehicles may be occupied up to 18 months.
3. The recreational vehicle may not be occupied until an electrical inspection has taken place.

(C) Manufactured Homes

1. Permits for temporary disaster housing provided by Federal Emergency Management Agency (FEMA), or other governmental agency may be issued for the placement of manufactured homes on lots with an existing detached dwelling unit regardless of zoning district.
2. Application for the permit will only be accepted after it has been determined that the lot is buildable (for units to be occupied by primary residents of the lot).
3. Permits for manufactured homes shall be approved on a case-by-case basis and shall not exceed 18 months.
4. Whether the damaged single family home is rental or homeowner occupied is irrelevant, as long as the property owner or licensed contractor requests the permit for the manufactured home.
5. Manufactured homes must meet HUD-code requirements.
6. Manufactured homes must be placed in the rear yard unless placement in the front yard is approved by the Planning Director and the placement does not violate front yard setbacks, restrict sufficient driveway access, or is over existing septic systems or drain fields.
7. Maximum manufactured home size is Class B & C (single or double)
8. Homeowner must be unable to live in their permanent home during the repair period. Manufactured homes must be removed from the property within 45 days of re-occupancy of the permanent home.
9. An application must be accompanied by a determination that the unit will be connected to county water or certification from the county health department that the well and/or septic system is functional and not contaminated.
10. No manufactured home may be located within a floodway and if it is to be located in a 100-year floodplain, it may be required to be elevated above base flood elevation.
11. Nonconforming zoning/structures- (e.g. home in Commercial district, or a store in a neighborhood) –An application may be approved to place a manufactured home on a lot that is nonconforming or has a nonconforming structure.

**11-4.100 Petting Zoo**

- (A) Where Required  
AR-30
- (B) The owner(s) shall provide written evidence of USDA Certification.
- (C) In addition to those items required on the site plan, all areas to be used for purposes of a petting zoo, whether or not located within a structure shall be identified.
- (D) Any animals or areas deemed dangerous, or potentially dangerous, to the public shall be easily identified through signage and other necessary measures.
- (E) The owner(s) shall ensure that the facility remains in compliance with local, State, and Federal regulations regarding permitting and containment of exotic animals. If at any time the facility is not in compliance, the facility shall not allow entrance by the public.
- (F) There shall be a minimum 30 foot buffer area (applies to front, side, and rear property lines) between the use and the nearest residentially zoned lot.
- (G) An opaque fence with a minimum height of six (6) feet or a berm shall be located within the required 30 foot buffer area.
- (H) The facility shall be subject to random inspections by the Edgecombe County Planning Department and Edgecombe County Animal Control to ensure compliance with applicable local ordinances.