



Planning Board

Meeting Agenda

October 15, 2013 at 7:00pm
Council Chambers, 201 S Main St

Invocation

1. Approve minutes of the September 17, 2013 meeting
2. Approve minutes of the October 2, 2013 special meeting
These minutes will be available at or before the meeting.
3. Text Amendment for Subdivisions and Site Plans. Request by staff to amend the *Development Ordinance* to replace "Article VIII. Subdivision Regulations" with "Article VIII. Subdivisions and Site Plans," add "Appendix C. Street Standards," and make other related amendments.
4. Text Amendment for Nonconformities. Request by staff to amend the *Development Ordinance* to replace "Article IV. Division 2. Nonconforming Uses and Situations" with "Article IV. Division 2. Nonconformities" and make other related amendments.
5. Planning Board training

A complete agenda packet is available at www.cityofgraham.com

PLANNING ZONING BOARD
Tuesday, September 17, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, September 17, 2013 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Dean Ward, Ricky Hall, Bill Teer, Andy Rumley, Bonnie Blalock, and Tim Beshel. Michael Benesch was absent. This was a joint meeting with City Council. City Council members present were Mayor Jerry Peterman, Mayor Pro Tem Jimmy Linens, Chip Turner, Lee Kimrey and Jim Albright. Staff members present were Frankie Maness, City Manager, Melissa Guilbeau, City Planner, Kaitland Finkle, Planning Intern, Abby Burgess, City Clerk, and Martha Johnson, Zoning/Inspections Technician.

Chairman Andy Rumley called the meeting to order and explained the function of the Board.

Mayor Jerry Peterman called the City Council meeting to order.

Invocation was given by Ricky Hall.

1. Ricky Hall made a motion for approval for the August 20, 2013 Planning Board minutes, second by Bonnie Blalock. All Planning Board members voted in favor.
2. Text Amendment for Board of Adjustment Statute requested by staff to amend Article IV, Division 4 of the *Development Ordinance* due to changes to the state statute governing zoning boards of adjustment. Kaitland Finkle, Planning Intern explained the purpose and nature of the amendments. Ricky Hall made a motion for approval, second by Tim Beshel. All Planning Board members voted in favor.
3. Text Amendment for Subdivisions and Site Plans requested by staff to amend the *Development Ordinance* to replace "Article VIII. Subdivision Regulations" with "Article VIII. Subdivisions and Site Plans," add "Appendix C. Street Standards," and make amendments to nine other sections to conform with changes. City Planner Melissa Guilbeau explained that several suggestions have been made to amend various sections of Article VIII of the *Development Ordinance*. Ms. Guilbeau presented the proposed new Article VIII, titled "Subdivisions and Site Plans". The new Article VIII includes three divisions: one for subdivision procedures, one for site plan procedures, and one for subdivision and site plan standards. Melissa Guilbeau presented flow charts and a comparison table to simplify the proposed changes.

The first proposed division was the subdivision procedures. There was much discussion of the extent of completion of street improvements before recording the final plat. Chris Foust, a developer who attended the meeting, had some input concerning the subdivision procedures. Ricky Hall suggested changing the sunsetting of an approved preliminary subdivision plan to 3 years with the option to extend for another 3 years to match the time frame for a surety. Lee Kimrey suggested rewording the section about revoking the certificates of occupancy in section 10.339 (D6). Melissa Guilbeau agreed it was a possible misuse of words and she would look into it.

The second proposed division was the site plan procedures. Ms. Guilbeau explained that most of this section would be new language but is just putting into code what was currently being done in practice. Lee Kimrey stated that under the proposed administrative amendments portion of Section 10.347, an adjacent property owner was entitled to appeal. But he asked if the applicant was denied with current changes in place, if they would be able to appeal. Ms. Guilbeau said she would look into the process.

The third division is the subdivision and site plan standards. In general, division three is reorganizing and putting into code what is already being done in practice.

The next portion discussed the proposal to add "Appendix C. Street Standards." The general standards and requirements are existing. There is currently only one residential street standard in existence and three are being proposed. The commercial and industrial streets currently have no street standard and three types are being proposed. There are currently no street standards for avenues. Since avenues serve so many functions and contexts, there are a number of possibilities of potential cross sections proposed.

Melissa Guilbeau gave a brief overview of the proposed amendments to the nine other sections of the *Development Ordinance* that are necessary due to the changes proposed in the new Article VIII.

Andy Rumley thanked the staff for all of the hard work they had done on these text amendments.

Ricky Hall made a motion to table the text amendment for subdivisions and site plans, second by Bonnie Blalock. All Planning Board members voted in favor to table this item. Andy Rumley mentioned a possibility for the Board to have a work session before the next Planning meeting.

Mayor Jerry Peterman made a motion to adjourn the City Council Meeting, seconded by Council Member Jim Albright. All City Council members voted in favor of the motion.

There being no further business Andy Rumley adjourned the Planning Board Meeting.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician

PLANNING ZONING BOARD
Wednesday, October 2, 2013

The Planning & Zoning Board held a special meeting on Wednesday, October 2, 2013 at 12:00 p.m. in the large conference room of the Graham Municipal Building. Board members present were Dean Ward, Ricky Hall, Bill Teer, Andy Rumley, Bonnie Blalock, Tim Beshel and Michael Benesch. Staff members present were Frankie Maness, City Manager, Melissa Guilbeau, City Planner, Kaitland Finkle, Planning Intern, and Martha Johnson, Zoning/Inspections Technician. Mayor Jerry Peterman was also present.

Chairman Andy Rumley called the meeting to order.

1. Text Amendment for Subdivisions and Site Plans. Request by staff to amend the *Development Ordinance* to replace "Article VIII. Subdivision Regulations" with "Article VIII. Subdivisions and Site Plans," add "Appendix C. Street Standards," and make other related amendments. Melissa Guilbeau referred to the bullet list gathered from the joint Planning Board and City Council meeting held September 17th. She said they did make some changes based on these comments which can be seen printed in red. She proceeded to go through the changes.

Under the subdivision procedures section the first change made was adding the digital copy in a format suitable to the City of Graham. The next change discussed was what level of improvement had to be completed before the final plat is submitted. There was discussion amongst staff regarding changing from the first layer of asphalt of the roadway to final grade. Also, language was added in the event a construction surety was filed to include money for as-built drawings. Dean Ward wanted clarification on language about the final grade, or final sub grade or grade with stone. He felt that there shouldn't be room left for interpretation. Chris Foust, a developer that was present, stated in his opinion the level of completion should be sub grade and Dean Ward agreed. Mr. Maness mentioned the big concern at this point was for the availability of access for fire-fighting equipment if necessary. Permitting final grade allows the developer a head start with building while putting in streets and other infrastructure, but before issuing a certificate of occupancy there are more things that will have to be in place.

The next discussion was in regard to the construction of private improvements. Melissa Guilbeau said there had been a lot of discussion amongst staff. One thing they thought they could allow as a city is to let the developer bond private improvements providing more surety that they would be constructed. It would make more sense for this to be done before the certificate of occupancy was issued instead of before the final plat. This allows the developer to get started on buildings, but doesn't allow them to be occupied until the private improvements are constructed. They felt, after viewing other cities' policies, to leave the threshold at 50% of dwellings or square footage of non-residential buildings. Dean Ward wanted to know when the letter of credit or bonding is required. Melissa said before that last threshold of 50% of certificates of occupancy. Mr. Ward mentioned about the current problem with existing subdivision amenities not being installed for ten or fifteen years or developers going under. Dean Ward asked about bonding upfront as a possible solution. Mr. Maness said we need more discussion on this section.

Next was the changes regarding when the certificate of occupancy can be issued. This was initiated due to the changes to when the final plat is approved. We added that certificate of occupancy can be issued when everything has been done except final layer of asphalt, sidewalks and street trees, which may remain incomplete provided that we have a construction surety. The next change Ms. Guilbeau discussed was the rewording saying we would not revoke a certificate of occupancy just allow for the potential to withhold it. Under procedure for site plans, there was language added that specified if there was an administration amendment to a site plan that was denied, it could be appealed to the Board of Adjustments like any other staff decision.

The Appendix C. Street Standards is the next section with changes. We took out the requirement for sidewalks on both sides for the residential narrow changing to one side being required but encouraged for both sides. The residential mediums require sidewalks on one side but highly encouraged sidewalks on both sides and on the residential wide sidewalks are required on both sides of the streets because that is a high density development and a heavily traveled street.

Melissa Guilbeau said staff had changed the language for the green zone. Street trees are not required but are encouraged. She said they put width standards which are 4' when you don't have trees. Note #6 was changed saying where you provide street trees your green zone must be at least seven feet wide. It is the same standard, it just changed the way it is presented. That allowed them to change the way the typical right of way is presented, which is narrower than the current standard.

On the street standards staff still proposed to keep sidewalks on both sides on the streets for commercial roads but changed it to one side for industrial roads. On page 5 they made the same types of changes that were made in the residential, it was the same requirements just changed in the way it was presented.

The last section for review was the Article II. Definitions. The first change was the flag lot. Staff was leaving the definition and taking the standards out of definition section. Ricky Hall had some concerns about flag lots. He would like to see them eliminated because a lot of them are becoming a nuisance. Under Section E. Effect of approval all those changes is language about administrative amendments minor revisions to a site plan that staff can approve. This language is now in the site plan procedures in article 8.

The next change is in regard to an application for a special use permit. Melissa Guilbeau said part was just cleaning up how it read and adding language that a plot plan or preliminary site plan may be required depending on what kind of development it was. Under the section about condominiums most of the language is now covered by the site plan procedures. This simplified what the section was trying to say and what the requirements are for condominiums. In the section about duplexes the site plan was taken out because on a case by case basis a plot plan would probably be needed.

The next change is in regard to telecommunications towers. It should say preliminary site plan, not site development plan. It also takes out "prepared by a North Carolina surveyor" because that is now a requirement of site plans. Just like the condominiums, the townhouse developments procedures are now under subdivisions or site plans depending on what type of townhomes are proposed.

The change on the last page regarding building spacing requirements takes out language. The sentence basically is saying to show what you are supposed to show on a site plan and they didn't feel this needed to be said. Bill Teer asked if there is any language about solar farms in proposed changes. Melissa said they are not outlined in the ordinance and are therefore prohibited.

After further discussion on changes already mentioned, staff agreed to look into comments and possibly make further changes which would be presented in the Regular October meeting. There being no further business Andy Rumley adjourned the meeting.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Text Amendment for Subdivisions and Site Plans

Contact Information
not applicable

Type of Request: Text Amendment

Meeting Dates

Planning Board on September 17, 2013,
October 2, 2013 and October 15, 2013
City Council on September 17, 2013 and
November 5, 2013 (tentative)

Summary

A number of issues over the last several months have suggested a need to make amendments to sections of Article VIII of the *Development Ordinances*. Instead of individual amendments, staff has drafted a new Article VIII that addresses all the identified issues and reorganizes the article to make it easier to understand. Some of the issues that staff sought to address include:

- The timing and surety of all required improvements for subdivisions
- A need for clear procedures for site plans, especially in relation to conditional rezoning and special use permit approvals
- Clarifying when development fees are assessed
- Updating standards for public infrastructure and adding new options for street cross-sections
- Consolidating requirements for townhome and condominium style developments
- Differentiating between acceptance of a street for public maintenance and approval of a final plat

Project Name
Text Amendment for
Subdivisions and Site Plans

Location
citywide

GPIN
not applicable

Current Zoning
not applicable

Proposed Zoning
not applicable

Staff Recommendation
Approval

The proposed **new Article VIII** is titled "**Subdivisions and Site Plans.**" It includes three divisions: one for subdivision procedures, one for site plan procedures, and one for subdivision and site plan standards. The new Article VIII combines what is currently in our ordinance, what we currently do in practice, and best practices from other communities. Staff also proposes an **Appendix C** that would provide new options for street cross-sections for local residential streets, and standards for avenues and commercial and industrial streets, which we currently do not have.

To aid in understanding the new Article VIII, staff has prepared a comparison table that shows where each section of the new ordinance was derived from, referencing the section of the current ordinance or stating that the section is new to the ordinance. Staff has also prepared flow charts that outline the basic steps for major subdivisions and site plans. Both the table and flow charts are attached.

The proposed new Article VIII impacts other sections of the *Development Ordinance* and requires amendments to the following:

- **Article II. Definitions for “flag lot.”** To remove redundant language related to standards, which are listed in Article VIII.
- **Section 10.85 Conditional Zoning Districts.** To specify “preliminary” site plans and remove redundant language related to amendments, which are listed in the new Article VIII.
- **Section 10.139 Application for a Special Use Permit.** To specify “preliminary” site plans or “plot plans” and clean up the wording.
- **Section 10.149 Special Uses Listed “Use: Condominiums.”** To remove all language related to procedures for creating a condominium in general, which are listed in the new Article VIII, while retaining language related to a special use permit for a condominium dwelling.
- **Section 10.149 Special Uses Listed “Use: Duplex Dwelling Unit.”** To remove the specific requirement for a site plan.
- **Section 10.149 Special Uses Listed “Use: Manufactured Home Parks.”** To specify “preliminary” site plans.
- **Section 10.149 Special Uses Listed “Use: Telecommunications Towers.”** To specify “preliminary” site plans and remove redundant language related to licensed professionals, which are required in the new Article VIII.
- **Section 10.149 Special Uses Listed “Use: Townhouse Developments.”** To remove all language related to procedures for creating a townhouse-type subdivision and a subdivision with common areas, which are listed in the new Article VIII, while retaining language related to a special use permit for a townhouse dwelling.
- **Section 10.247 Building Spacing Requirements for Multifamily Residential Buildings.** To remove redundant language related to site plans, which is provided in the new Article VIII.

The following amendments to the Development Ordinance are proposed:

- Replace “Article VIII. Subdivision Regulations” with “Article VIII. Subdivisions and Site Plans”
The proposed new Article VIII is attached.
- Add “Appendix C. Street Standards”
The proposed Appendix C is attached.
- Amend the nine sections listed above
The proposed amendments are attached.

Conformity to the *Growth Management Plan (GMP)*

Planning District: not applicable

Development Type: not applicable

Description of Development Type

not applicable

Development Toolkit Checklist

not applicable

Applicable Goals to Guide Us into the Future

- 6.1.1. Support efforts to protect sensitive natural resources including wetlands, waterways, slopes, floodplains, etc. *The new street cross-sections will provide more options for street design, including options with narrower streets that will produce less stormwater runoff and for alternative stormwater designs that improve surface water quality.*
- 6.1.3. Encourage the placement of utility wires underground. *A standard has been added as new Section 10.357(6) that encourages the placement of utility wires underground.*
- 6.1.3. Promote the incorporation of street trees along new roads and the extension or widening of existing roads. *The new street cross-sections do not require street trees, but do encourage them and provide dimensional standards that are appropriate for the long-term maintenance of street trees.*
- 6.2.1. Encourage the creation and use of alternative forms of transportation regionally and within the planning area. *New standards have been added that will result in subdivisions where it is easier to walk and bike, including a requirement for inter-subdivision connections, the discouragement of dead-end streets, and the provision of walkways from the public sidewalk to a building. The new street cross-sections also require a minimum five-foot wide sidewalk on one or both sides of new streets.*
- 6.2.1. Require interconnectivity between subdivisions. *New standards strengthen the existing requirement to provide street stubs to adjacent properties by requiring that those street stubs be constructed as part of the subdivision and that any new subdivision shall connect to a street stub.*
- 6.2.2. Water and sewer service shall be encouraged in areas where it is economically feasible and beneficial to the City and residents. *New standards require major subdivisions in the ETJ to connect to any existing public water or sewer lines that are available at the boundary of the subdivision, and to extend water or sewer line stubs to adjacent properties.*

Applicable Planning District Policies and Recommendations

- Not applicable; citywide text amendment not located in a Planning District

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and research of State regulations, other jurisdictions and best practices, staff **recommends approval** of the text amendments. The following supports this recommendation:

- The proposed text amendments will further a number of goals of the *Growth Management Plan* and will address a number of known issues with the current ordinance.

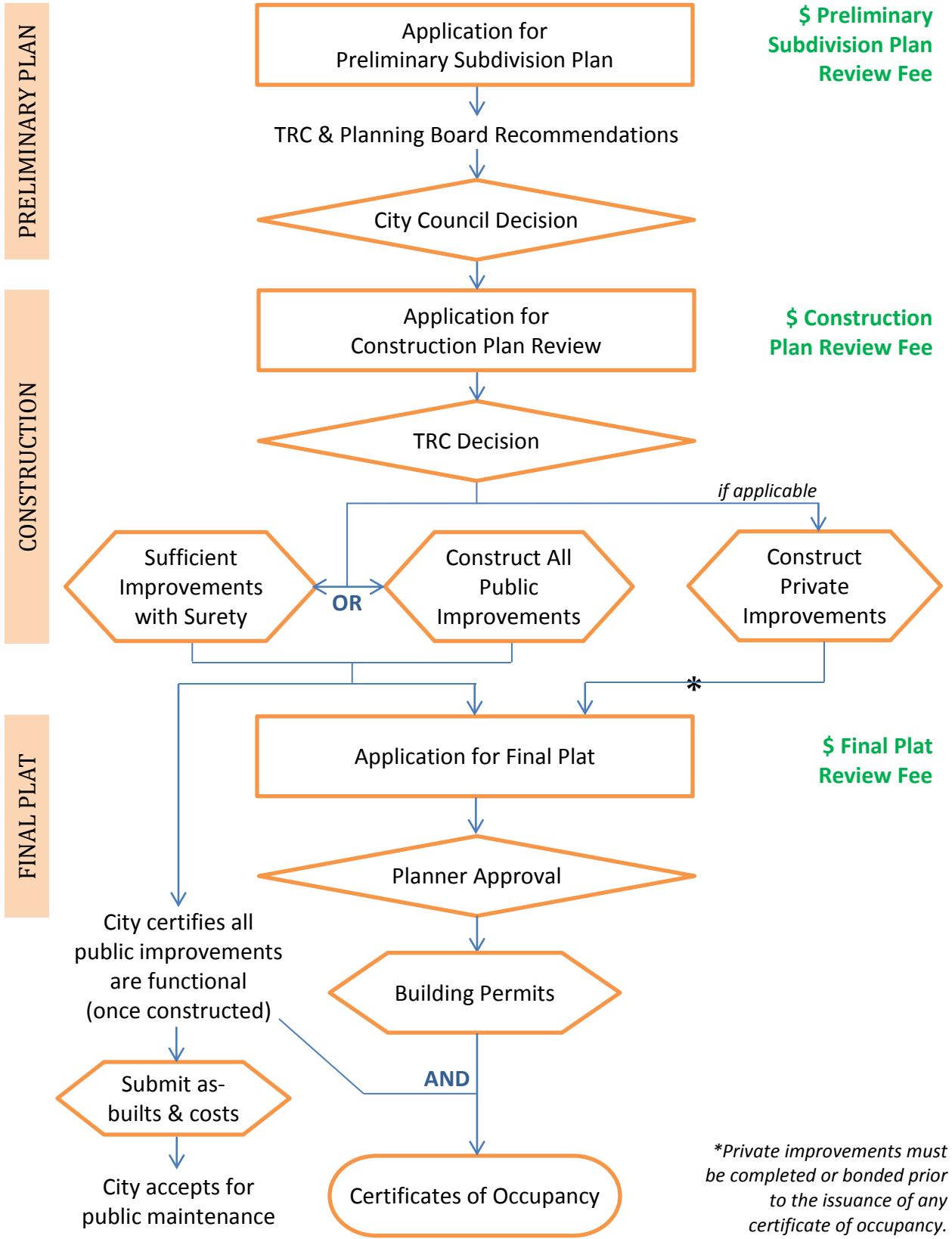
Comparison Table

Section in New Article VIII	"New" or Section from Previous Article VIII
DIVISION 1. SUBDIVISION PROCEDURES	
335 Purpose	New
336(a) Applicability	336.2 modified
336(b) Exemptions	336.1(b), (1) thru (4)
337 Classes of Subdivisions	336.1(c) & (d), modified
338 Procedures for Minor Subdivisions	342(b) & (d), modified and new
<i>339 Procedures for Major Subdivisions</i>	
339(a) Pre-Application Conference	340(a) modified
339(b)(1) Application [Preliminary Plan]	341(a), (b), (d) & (e), modified and new
339(b)(2) Action by TRC	New
339(b)(3) Action by Planning Board	New
339(b)(4) Action by City Council	New
339(b)(5) Phasing	341(a), modified and new
339(b)(6) Revisions to an Approved Preliminary	New
339(b)(7) Sunsetting of an Approved Preliminary	New
339(c)(1) Application [Construction Plans]	343 & 343(6), modified
339(c)(2) Review and Approval	New
339(c)(3) Construction of Public Improvements	New & 339 modified
339(c)(4) Construction of Private Improvements	New
339(c)(5) As-Built Drawings and Infra. Costs	350 & 351, modified
339(d)(1) Application [Final Plat]	347 partial, and New
339(d)(2) Review and Approval	347 partial, and New
339(d)(3) Building permits	339 partial
339(d)(4) Certificate of Occupancy	New
339(d)(5) Acceptance of Public Improvements	338, 350 modified, 351 modified, and New
339(d)(6) Hold or Revoke	New
340 Specifications for Final Plats	342(c) modified, 346 partial, and New
341 Procedures for Non-Subdivision Maps or Plats	New
342 Additional Procedures for Subs with Comm Areas	149 (Use: Townhouse Devs) partial and modified
343 Penalties	337 modified
DIVISION 2. SITE PLAN PROCEDURES	
346 Applicability [Site Plan Procedures]	New
347 Procedures for Site Plans	New, except...
347(b)(4) Administrative Amendments	85.F modified
348 Procedures for Plot Plans	New
349 Additional Procedures for Condominiums	149 (Use: Condominiums) partial and modified

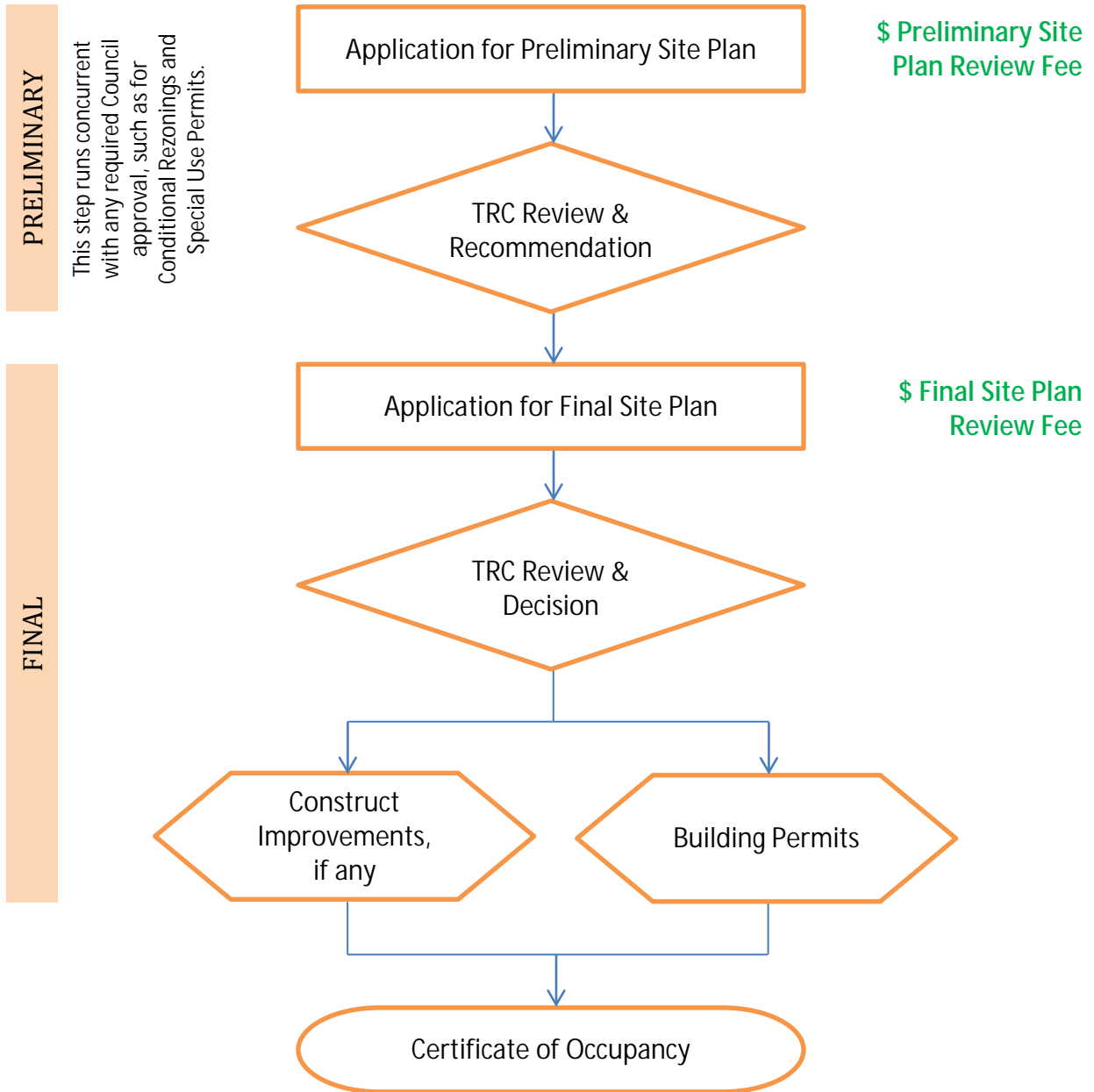
Comparison Table

Section in New Article VIII	"New" or Section from Previous Article VIII
DIVISION 3. SUBDIVISION AND SITE PLAN STANDARDS	
352 Applicability [Standards]	New
353(1) Lot dimensions	New, 341(b)(5)c.1, & 149 (Use: Townhouse Devs) partial
353(2) Lots, flag	336.1(e) modified
353(3) Lots not served by public sewer	344(c) modified
353(4) Lot frontage	341(b)(5)c.3 modified
353(5) Lot side lines	341(b)(5)c.4
354(1) Block tiers	341(b)(5)c.1 modified, and New
354(2) Block length	341(b)(5)c.2
355(1) Access layout	341(d)(1) modified
355(2) Access from surrounding streets	New
355(3) Access, future	341(d)(2) partial, and New
355(4) Access, dead-ends streets	341(d)(13) partial, and New
355(5) Access, alley	341(d)(5) & 348(1)
355(6) Access, sidewalk	New
356(1) Street, straight	341(d)(2) partial
356(2) Street cross-sections	New
356(3) Street names	341(d)(3) modified
357(1) Utility, within City	New
357(2) Utility, major outside City	New
357(3) Utility stubs to be provided	New
357(4) Utility specifications	New
357(5) Utility easements	341(d)(14)
357(6) Utility wires underground	New

Major Subdivision Procedures



Site Plan Procedures



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ARTICLE VIII. SUBDIVISIONS AND SITE PLANS

DIVISION 1. SUBDIVISION PROCEDURES

Section 10.335 Purpose

The purpose of the subdivision regulations as herein set forth are to provide for the orderly growth and development of the city; for the coordination of transportation networks and utilities within proposed subdivisions with existing or planned streets and other public facilities; for the provision of adequate recreation areas serving residents of the immediate area; for the provision of rights-of-way or easements for street and utility purposes; and, for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions that substantially promote public health, safety and the general welfare.

Section 10.336 Applicability; exemptions

- (a) Except as expressly exempted below, no land located either partially or wholly within the territorial jurisdiction of the City of Graham shall be subdivided until a final plat, approved in accordance with the procedures set out in this ordinance, shall have been approved by the City and filed and recorded with the Alamance County Register of Deeds.
- (b) The following are exempt from the provisions of this article, unless otherwise provided:
 - (1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the applicable zoning district.
 - (2) The division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved.
 - (3) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.
 - (4) The division of a tract in single ownership whose entire area is no greater than two acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the applicable zoning district.

Section 10.337 Classes of Subdivisions

The following classes of subdivisions are hereby established:

- (1) Subdivision, minor. A subdivision that divides a tract or parcel of land into no more than four (4) residential lots and does not involve the construction or extension of any public street or utility.
- (2) Subdivision, major. A subdivision that is not a minor subdivision.

Section 10.338 Procedures for Minor Subdivisions

- (a) Pre-Application. Before submitting a final plat, applicants are encouraged to contact the Planner to discuss the procedures, standards and regulations required for approval.
- (b) Review and Approval. The applicant shall submit two (2) reproducible copies and one (1) paper copy of the final plat, along with a digital copy in a format suitable to the City, prepared according to the specifications for final plats in Section 10.340, a fee fixed by the City Council, and any applicable recording fees. The Planner shall review and find that the proposed minor subdivision either does or does not meet the requirements of this ordinance, the City's Code of Ordinances and State Law. If approved, the Planner shall cause the final plat to be recorded and shall file one (1) reproducible copy of the final plat with the City.

Section 10.339 Procedures for Major Subdivisions

- (a) Pre-Application Conference. Before submitting an application, applicants are encouraged to schedule a pre-application conference with the Planner to discuss the procedures, standards and regulations required for approval.
- (b) Preliminary Subdivision Plan Approval; Phasing; Revisions; Sunsetting
 - (1) Application. A complete application shall be filed with the Planner on or before the 25th of the month before the regular meeting of the Planning Board at which approval is sought. The application shall include, in addition to other reasonable requirements as may be requested by the Planning Board, the following:
 - a. The proposed name of the subdivision
 - b. The location thereof with respect to existing streets and other land features as shown upon a small-scale vicinity map
 - c. Name and address of the person to whom notice of hearing or other communication shall be sent
 - d. Name and address of owner(s) of the subdivision
 - e. A preliminary plan of the subdivision complete with north arrow and date, prepared by a design professional licensed in North Carolina. It shall show, at a minimum:
 - 1. Location, width and other dimensions of all existing streets and other important features such as parks, railroads, watercourses and exceptional topography, within and contiguous to the tract to be subdivided
 - 2. Existing contours as established through the use of an instrument of hand-level accuracy or better, at an interval of two (2) feet
 - 3. The location, width and other dimensions of blocks, lots, parks and other open spaces

4. The design, size, location, grade and elevation of all proposed sanitary sewers, water mains and stormwater facilities, and accessories to each
 5. Dimensions of streets
 6. Addresses of all existing lots
- f. A preliminary subdivision plan review fee fixed by the City Council
- (2) Action by Technical Review Committee. The Technical Review Committee shall have the opportunity to review the application, suggest necessary and reasonable changes to the application to achieve the purpose and requirements of this ordinance, and make a recommendation to the Planning Board.
 - (3) Action by Planning Board. The Planning Board shall review the application and make a recommendation to the City Council, in accordance with Section 10.22.
 - (4) Action by City Council. The City Council shall review the application and either approve or deny the application based on the following criteria:
 - a. The plan complies with all applicable requirements of this ordinance, City specifications, the City's Code of Ordinances and State Law.
 - b. The plan conforms to all applicable plans adopted or endorsed by the City.
 - c. The plan fulfills the purpose and intent of this ordinance and this article.
 - (5) Phasing. A subdivision may be developed in phases provided that a general phasing plan shall be noted on the preliminary subdivision plan, with phase lines following reasonable and logical boundaries, and each phase able to "stand alone" in regard to utilities, fire protection, streets and stormwater management. Lot numbers should not be duplicated within different phases of the same subdivision.
 - (6) Revisions to an Approved Preliminary Subdivision Plan
 - a. Minor revisions to an approved preliminary subdivision plan that reflect the same basic street and lot configurations as shown on the original approval may be approved by the Planner at his or her discretion.
 - b. Any request for a revision to an approved preliminary subdivision plan that increases the number of buildable lots, decreases the amount of common open space or changes the road layout shall be initiated and processed as a new application for preliminary subdivision plan approval.
 - (7) Sunsetting of an Approved Preliminary Subdivision Plan. Within five (5) years after approval of the preliminary subdivision plan, the preliminary subdivision plan approval shall be automatically voided for any portions of the preliminary subdivision plan that have not received final plat approval and have not been recorded in the Alamance County Register of Deeds,

unless a written request for an extension has been made to the Planner prior to the expiration period. Only one extension may be granted for a period not to exceed three (3) years.

(c) Approval and Construction of Improvements

(1) Application. The developer shall submit satisfactory plans and specifications for completing all required improvements of the entire subdivision or a specified phase thereof, documentation of any required applications or permits from other permitting authorities, and a construction plan review fee fixed by the City Council. For the purpose of this section, improvements shall mean any streets, utilities, landscaping or other features designed for public or common use or enjoyment, whether planned for public or private maintenance. Plans and profiles for public infrastructure shall accurately locate and describe said infrastructure and shall be prepared in accordance with standards provided by the City.

(2) Review and Approval. The Technical Review Committee shall review all submitted plans and specifications to ensure that they meet all applicable requirements and conform to the approved preliminary subdivision plan, and shall have the authority to require any modifications to the technical specifications that the Committee deems necessary.

(3) Construction of Public Improvements

a. Upon approval or issuance of all required construction drawing plans, profiles, specifications and permits, for the entire subdivision or a specified phase thereof, the developer shall, at a cost borne completely by the developer, construct all required public improvements.

b. As an alternative to completing construction of all required public improvements prior to the approval of a final plat, a developer may request to use a construction surety, as follows:

1. After the subdivision, or a specified phase thereof, has been certified by the City as having sufficient improvements to provide functional fire protection (with the roadways graded to final grade and water supplies for fire-fighting equipment), the developer may post a security instrument, in a form acceptable to the City, in an amount equal to 150% of the estimated construction cost of the required improvements which remain incomplete and including the cost of preparing as-built drawings, and with surety and conditions satisfactory to the City providing for and securing to the City the actual construction and installation of said improvements. The surety shall be accompanied by a detailed, itemized list of all required improvements that stand incomplete and a schedule for the completion of said improvements.

2. The surety may be renewed or extended for a period of up to three (3) years from the date it was initially accepted, provided that each renewal or extension within the three (3) year period shall be for an amount equal to 150% of an updated estimated cost of construction for the remaining required improvements at the time of the renewal or extension and including the cost of preparing as-built drawings, and shall be accompanied by a detailed, itemized list of all required improvements that stand incomplete and a schedule for completion of said improvements.

(4) Construction of Private Improvements. Where private improvements were required as a condition of approval of a preliminary subdivision plan, the developer shall, at a cost borne

completely by the developer, construct or bond all required private improvements prior to the issuance of any certificate of occupancy, or as otherwise agreed upon by the developer and City Council as part of the approval of the preliminary subdivision plan. If the developer chooses to bond these improvements, the procedures for posting a security instrument outlined in subsection (3)b. above shall be followed, except that the cost of preparing as-built drawings shall not be included.

(d) Final Plat Approval; Building Permits; Certificates of Occupancy; Acceptance of Public Improvements

- (1) Application. Once all required improvements have been completed or a construction surety has been accepted by the City for the portion of the subdivision for which final approval is being sought, the developer may submit an application for approval of a final plat. The final plat shall be prepared by the developer for certification and filing according to the specifications for final plats in Section 10.340. The application shall include two (2) reproducible copies and one (1) paper copy of the final plat, along with a digital copy in a format suitable to the City, a final plat review fee fixed by the City Council, and any applicable recording fees.
- (2) Review and Approval. The Planner shall review the application and, upon satisfaction that it meets all requirements of this ordinance and of the approved preliminary subdivision plan, shall approve the final plat. The Planner shall cause the final plat to be recorded and shall file one (1) reproducible copy of the final plat with the City.
- (3) No building permit may be issued for any building or structure located within an approved preliminary subdivision until a final plat for that phase of the subdivision on which the building permit is sought has been approved and recorded in accordance with the procedures and requirements of this section, with the exception of townhouse lots, which may be issued a building permit prior to approval of a final plat for the sole purpose of establishing the field location of common walls.
- (4) No certificate of occupancy may be issued for any building or structure within the subdivision until the City certifies that all public improvements for that phase of the subdivision within which a certificate of occupancy is sought have been installed as required and are functional, with the exception of the last layer of asphalt, sidewalks and street trees, which may remain incomplete provided that a construction surety has been posted in accordance with Section 10.339(c)(3)b. A certificate of occupancy may be issued even though minor deficiencies and defects remain provided that the deficiencies or defects do not render the improvements dysfunctional, the improvements provide the full level of fire protection, and the developer has provided the City with a construction surety (as provided for in Section 10.339(c)(3)b) for the deficiencies and defects.
- (5) Acceptance of Public Improvements. The approval of a preliminary plan or the approval or recording of a final plat shall not be deemed to constitute the acceptance by the City of Graham or the public of any street or other ground, public utility line or other public facility shown upon the plat. Any public improvements that are to be accepted by the City for public maintenance shall first be inspected by the City. Upon recommendation of the City Manager, the City Council shall adopt a resolution stating the City's acceptance of the public improvements for public maintenance. Such resolution shall contain the names of any streets and any other sufficient

identifying information. Prior to final acceptance by the City of any public improvements, the developer shall submit the following to the City:

- a. A complete set of as-built drawings, to include two (2) paper sets and one (1) digital copy, reflecting all changes made during construction, all labeled as "As-Built Drawings" and certified by the Project Engineer of record. The drawings shall include, but are not limited to, the following information:
 1. 8.5" x 11" valve/manhole location drawings.
 2. All water valve and sewer manhole locations with no less than two (2) reference dimensions from permanent features, final invert and top elevations of manholes, lengths and slope of sanitary sewers, dimensions and details of wastewater pumping stations, location of all pipe materials identified by type and size, and accurate locations of all water and sewer taps including meter boxes and cleanouts.
 3. Actual rim, top of grate, top of curb, invert elevations of all sewer and stormwater manholes, catch basins and junction boxes, and all valve and blow off tie downs to at least two (2) permanent markers.
 - b. A detailed, itemized list of all public infrastructure costs, providing the lengths, dimensions, descriptions and actual construction costs of any and all water and sanitary sewer facilities, and other capital assets to be maintained by the City, such as roads, sidewalks, bridges, dams, curb-and-gutter, stormwater facilities, etc.
 - c. A warranty or guarantee for public infrastructure for a period of one (1) year from the date of the City's acceptance for public maintenance.
- (6) The City reserves the right to hold or revoke building permits, or withhold certificates of occupancy, or withhold or revoke subdivision approvals up and until the time at which all required improvements have been completed and accepted.

Section 10.340 Specifications for Final Plats

In addition to the requirements of G.S. 47-30 and the Alamance County Register of Deeds, the following shall be required, as applicable, on any final plat reviewed and recorded by the City of Graham:

- (1) Existing corporate boundaries, if within the boundaries of the plat
- (2) All easements and reservations, with labels and dimensions
- (3) Addresses for all lots that are part of the subdivision, and for all surrounding lots that have an address
- (4) City of Graham Certification
 - a. For major subdivisions: Approval date and signature by the City Planner

- b. For minor subdivisions: "Approved by the City Planner as a Minor Subdivision in accordance with the *City of Graham Development Ordinance*."
 - c. For those exempt from the provisions of this article: "No approval required by the *City of Graham Development Ordinance*."
- (5) If more than two (2) sheets are required, an index sheet of the same dimensions showing the entire subdivision on a reduced scale and delineating the areas shown on the other sheets.

Section 10.341 Procedures for Non-Subdivision Maps or Plats

For any map or plat, other than subdivision plats, which is required by State Law to contain a City certification, the applicant shall submit two (2) reproducible copies prepared according to the specifications for final plats in Section 10.340 and any applicable recording fees. The Planner shall review the map or plat for conformity with any applicable provisions of this ordinance, the City's Code of Ordinances or State Law. If approved, the Planner shall cause the final plat to be recorded and shall file one (1) reproducible copy of the final plat with the City.

Section 10.342 Additional Procedures for Subdivisions with Common Areas

In addition to any other applicable procedures, this section shall apply to any subdivision that includes common areas or facilities for maintenance serving more than one dwelling lot.

- (1) Before the sale of any structures in the development, the developer shall file proposed bylaws of a non-profit owners' association containing covenants and restrictions governing common areas, the owners' association and sites. The covenants and restrictions shall include provisions for the following:
 - a. All owners of sites in the development, both original purchasers and each successive purchaser, shall be members.
 - b. The owner's association shall be responsible for payment of premiums for liability insurance, local taxes, maintenance of facilities located on the common areas, payment of assessments for public and private capital improvements made to or for the benefit of the common areas, and, if applicable, maintenance and repair to the exterior of all structures located within the development.
 - c. It shall be further provided that upon default by the owners association in payment to the entitled governmental authority of ad valorem taxes levied against the common areas or assessments for public improvements to the common areas, which default shall continue for a period of six months, each owner of a site in the development shall become personally obligated to pay to the taxing or assessing governmental authority a portion of such taxes or assessments in an amount determined by dividing the total taxes and/or assessments due to the governmental authority by the total number of sites in the development. If the sum is not paid by the owner within 30 days following receipt of notice of the amount due, the amount shall become a continuing lien on the site of the owner, his heirs, devisees, personal representatives, and assigns. The taxing governmental authority may either bring an action at law against the owner personally obligated to pay the same or may elect to foreclose the lien against the lot of the owner.

- d. The owners' association shall be empowered to levy assessments against the owners of sites within the development for the payment of expenditures made by the owners' association for the items set forth in the preceding subparagraph, and any such assessments not paid by the owner against whom such are assessed shall constitute a lien on the site of the owner.
 - e. Easements over the common areas for access, ingress, and egress from and to public streets and walkways and easements for enjoyment of the common areas, as well as for parking, shall be granted to each owner of a site.
 - f. Any and all common walls between individual residences shall be party walls and provisions for the maintenance thereof and restoration in the event of destruction or damages shall be established.
 - g. Common areas shall not be subdivided or conveyed by the owner's association.
- (2) The owner's association shall be organized and in legal existence before the sale of any structures in the development.
- (3) Any common areas or facilities shall have fee-simple title conveyed to the owners' association. For townhouse subdivisions, all areas within the development other than public street rights-of-way, areas dedicated to the City and home sites shall be designated as common areas.

Section 10.343 Penalties

Any person who subdivides land in violation of this article or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under this article and recorded in the office of the Alamance County Register of Deeds, may be subject to penalties as described in G.S. 160A-375.

Sections 10.344 – 10.345 Reserved

DIVISION 2. SITE PLAN PROCEDURES

Section 10.346 Applicability

- (a) Before any building, structure or parking facility is constructed, installed, expanded or extended, with the exception of single family detached dwellings and their accessory structures, or as otherwise required by this ordinance, a site plan must be submitted to and approved in accordance with the procedures outlined in Section 10.347.
- (b) For certain types of improvements, a plot plan may be required and shall follow the procedures outlined in Section 10.348. Types of improvements that may require a plot plan include the following:
 - (1) The construction or expansion of single family detached homes
 - (2) The construction, installation or expansion of single family residential accessory structures that require a building permit

- (3) Zoning requests that do not require a site plan but where compliance with setbacks, parking, landscaping or other spatial standards must be demonstrated
- (4) The installation or construction of freestanding or outdoor advertising signs

Section 10.347 Procedures for Site Plans

- (a) Pre-Application Conference. Before submitting an application, applicants are encouraged to schedule a pre-application conference with the Planner to discuss the procedures, standards and regulations required for approval.
- (b) Preliminary Site Plan Review; Phasing; Administrative Amendments
 - (1) Application. A complete application shall be filed with the Planner. The application shall include a site plan prepared by a qualified person in an acceptable manner, showing sufficient and detailed information to demonstrate compliance with all applicable regulations, and a preliminary site plan review fee fixed by the City Council. If appropriate, the preliminary site plan can also serve as the preliminary subdivision plan. If a preliminary site plan is not required, the applicant may choose to not submit a preliminary site plan.
 - (2) Action by Technical Review Committee. The Technical Review Committee shall have the opportunity to review the application, suggest necessary and reasonable changes to the application to achieve the purpose and requirements of this ordinance, and make a recommendation to the Planner or Planning Board, as appropriate.
 - (3) Phasing. A site may be developed in phases provided that a general phasing plan shall be noted on the preliminary site plan, with phase lines following reasonable and logical boundaries, and each phase able to “stand alone” in regard to utilities, fire protection, streets and stormwater management.
 - (4) Administrative Amendments.
 - a. Administrative amendments for minor revisions to a preliminary site plan that was approved by the City Council may be approved by the Planner. An administrative amendment must be requested by the applicant in writing, signed by all required persons, and be accompanied by an administrative amendment review fee fixed by the City Council. The decision of the Planner must be in writing stating the grounds for approval or denial. If denial, the applicant may appeal the decision to the Board of Adjustment, as provided for in this ordinance. The standard for approving a requested minor revision shall be that the revision does not significantly alter the site plan or its conditions, that it does not increase the number of structures or dwellings units, and that the change does not have a significant impact upon abutting properties. The following revisions may be considered minor:
 - 1. Up to a 10% increase or any decrease in gross floor area of a building
 - 2. Up to a 10% reduction in the approved setbacks from exterior property lines
 - 3. Relocation of parking areas, internal driveways or structures where such relocation occurs more than 100 feet from exterior property lines

4. Relocation of access driveways within up to 50 feet of the approved location when warranted by site-specific conditions
- b. All other revisions to a preliminary site plan that was approved by the City Council shall be considered major and shall be considered a new application.
- c. An adjacent property owner shall be entitled to appeal the approval of an administrative amendment to the City Council within fifteen (15) days of knowledge of the approval. Even absent knowledge of the approval, the approval shall be final after thirty (30) days.

(c) Final Site Plan Review; Construction of Improvements; Certificate of Occupancy

- (1) Application. Prior to the issuance of any building permits or to the construction or installation of any improvements, the developer shall submit to the Planner a final site plan for the entire site or a specified phase thereof, along with construction drawings for any required improvements, any other plans required for review, documentation of any required applications or permits from other permitting authorities, and a final site plan review fee fixed by the City Council. All plans shall be prepared by a design professional licensed in North Carolina and shall be drawn to a scale that is legible. If more than two (2) sheets are required, an index sheet of the same dimensions shall be required.
- (2) Review and Approval. The Technical Review Committee shall review all submitted plans and drawings to ensure that they meet all applicable requirements and conform to the approved preliminary site plan, and shall have the authority to require any modifications to the technical specifications that the Committee deems necessary.
- (3) If any public improvements are required, the construction of public improvements shall follow the procedures in Section 10.339(c)(3) and the acceptance of said improvements shall follow the procedures in Section 10.339(d)(5).
- (4) A Certificate of Occupancy shall not be issued for any building or structure on the site until the City verifies that all required improvements have been constructed in accordance with the approved site plan and construction drawings and specifications, and that all other requirements have been met.

Section 10.348 Procedures for Plot Plans

- (a) Application. A plot plan, prepared in an acceptable manner, shall be submitted to the City.
- (b) Review and Approval. The appropriate City staff shall review the application against the requirements of this ordinance and other applicable standards and requirements.

Section 10.349 Additional Procedures for Condominiums

In addition to any other applicable procedures, this section shall apply to any condominium development.

- (1) The applicant shall submit two (2) reproducible copies and one (1) paper copy of the final condominium plat, prepared according to the specifications for final plats in Section 10.340, a

copy of a declaration establishing unit ownership, a copy of the bylaws governing administration, and any applicable recording fees. The declaration shall comply with the following requirements:

- a. The declaration shall be a complete legal document prepared strictly in accordance with the North Carolina Unit Ownership Act (G.S. 47A, Article 1).
 - b. The plans of buildings to be attached to the declaration when recorded shall be prepared in accordance with the North Carolina Unit Ownership Act (G.S. 47A, Article 1).
 - c. The declaration and bylaws shall contain a statement that common expenses include ad valorem taxes, public assessments or governmental liens levied on common areas, if any.
- (2) The Planner shall review and find that the proposed condominium either does or does not meet the requirements of this ordinance, the City's Code of Ordinances and State Law. If approved, the Planner shall cause the final condominium plat to be recorded and shall file one (1) reproducible copy of the final plat with the City.

Sections 10.350 – 10.351 Reserved

DIVISION 3. SUBDIVISION AND SITE PLAN STANDARDS

Section 10.352 Applicability

Unless specifically exempted or where other regulations require a higher standard, all subdivisions and site plans shall meet the minimum standards of this division.

Section 10.353 Lot Standards

This section does not apply to site plans.

- (1) Lots that are occupied or are intended to be occupied shall meet the minimum requirements of Section 10.245 Area, Height, and Yard Regulations and the minimum lot depth shall be one hundred ten (110) feet, with the exception of townhouse lots, which shall have a minimum width of twenty (20) feet.
- (2) Flag lots shall contain only one (1) single family dwelling and its uninhabited accessory structures and meet the following standards:
 - a. The maximum flagpole length shall be three hundred (300) feet;
 - b. The minimum flagpole width shall be thirty (30) feet, except in cases where an existing structure and its required side yard could not be accommodated, then the width shall be at least 15 feet and capable of being used for ingress and egress;
 - c. The minimum lot size shall be one (1) acre;
 - d. Each flag lot shall have a separate access drive; and,

- e. The minimum front yard setback shall apply to all the yards of a flag lot.
- (3) For residential lots that are not served by public sewer, the minimum lot size shall be approved by the director of the Alamance County Health Department for the purpose of providing adequate area for the on-site treatment of sanitary sewage, and in no case shall be less than eighteen thousand (18,000) square feet.
- (4) Every lot shall have frontage on a public street, with the exception of townhouse lots, which shall have legal access to a public street.
- (5) Every side lot line extended shall be perpendicular to the centerline of the fronting street if such centerline is a tangent or radial to the centerline if such is a curve; however, the side lot lines may be adjusted to the contour of the land if necessary to produce usable lots.

Section 10.354 Block Standards

This section does not apply to minor subdivisions or to site plans.

- (1) Residential blocks should allow for two (2) tiers of residential lots, except where single tier lots are required to accommodate single-loaded streets where across from a public park or open space, to allow for unusual topographical conditions, or when adjacent to the outer perimeter of a subdivision.
- (2) Blocks shall not exceed one thousand (1,000) feet in length; provided that for sufficient reason the Planning Board may approve longer blocks upon such conditions as it shall prescribe.

Section 10.355 Access Standards

This section does not apply to minor subdivisions or to site plans, with the exception of (6) below.

- (1) Street and alley layouts shall conform to transportation plans adopted by or endorsed by the City, insofar as practical, and should be designed in order to provide multiple routes for pedestrian and vehicular trips from, to and within the subdivision.
- (2) Any residential subdivision with more than twenty-five (25) lots must provide at least two (2) points of vehicular ingress and egress from existing and surrounding streets, unless unique circumstances make this impractical.
- (3) The street layout shall be designed to provide for future access to and not impose undue hardships upon adjacent property. Where a subdivision adjoins unsubdivided land, stub streets within the new subdivision shall be extended and constructed to the boundary of the abutting property to meet maximum block length standards and provide for a continuous street network. The length of stub streets shall not exceed the depth of one buildable lot or shall conform to the standards for dead-end streets. Where a stub street exists on abutting property, the street system of any new subdivision must connect to the stub street to form a through street.
- (4) Dead-end streets are discouraged, but where provided they shall be no longer than five hundred (500) feet unless, upon certain conditions, the Planning Board recommends approval of extending a dead-end street more than five hundred (500) feet. Any dead-end street must meet

the City's standards and specifications and provide adequate turnaround for emergency and curbside service vehicles.

- (5) An alley shall be provided in all business districts and shall be a through alley, provided, however, all business lots are accessible to such alley. The minimum right-of-way width of an alley shall be twenty (20) feet. A developer may reserve the air rights over alleys in business or industrial districts provided a fifteen-foot clearance is maintained above the grade of such alley.
- (6) Where a site fronts on a street with an existing sidewalk, or where a site is required to construct a sidewalk, development must provide safe, direct, convenient and accessible pedestrian access between the public sidewalk and buildings on the site.

Section 10.356 Street Standards

This section does not apply to minor subdivisions or to site plans.

- (1) Streets shall be straight but may be adjusted to the contour of the land or other terrain features if necessary to produce streets of reasonable gradient and usable lots.
- (2) Streets shall be designed and constructed in accordance with the street cross-sections located in Appendix C of this ordinance and the standard specifications of the City. Streets include the roadway, curb-and-gutter, sidewalk, street lights, bridges and/or culverts, and any other related improvements.
- (3) Street names shall conform to street-naming practices of the City, and where streets are continuations of existing streets, the existing street name shall be used.

Section 10.357 Utility Standards

- (1) All new lots created within the City's corporate limits shall have access to public water and sewer service, except in exceptional circumstances where unique topography or other unique circumstances would make this unfeasible.
- (2) All major subdivisions not within the City's corporate limits, where public water and/or sanitary sewer facilities are available at the boundary of the development, shall connect to the public water and/or sanitary sewer systems and provide such service to every lot within the subdivision.
- (3) Where a major subdivision provides public water and/or sanitary sewer service, water and/or sanitary sewer line stubs shall be provided to the property line at the same location where street stubs are provided.
- (4) All new water, sanitary sewer and stormwater facilities shall be designed and constructed in accordance with the standard specifications of the City and requirements of the State.
- (5) The minimum width of any utility easement necessarily located along either a side or rear lot line shall be fifteen (15) feet.
- (6) Utility wires are encouraged to be placed underground.

Sections 10.358 – 10.359 Reserved

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APPENDIX C. STREET STANDARDS

These standards should be applied, to the greatest extent possible, to all new street construction or reconstruction.

GENERAL STANDARDS AND REQUIREMENTS

- (a) Street lights shall be installed at 500 foot intervals and where major streets intersect.
- (b) All streets and/or alleys shall intersect at right angles as nearly as possible.
- (c) Each corner of every intersection of streets and/or alleys shall be provided with a sight area in the shape of a triangle, said triangle to be formed by connecting each end of a sight line with the property line, at a point a minimum of fifteen (15) feet from the intersection of street and/or alley lines. When the property line in the vicinity of an intersection is curved or when streets intersect at other than right angles, the location of the sight line shall be as approved by the TRC.
- (d) No streets shall intersect so that the point of intersection shall be closer than one hundred fifty (150) feet to a main line railroad right-of-way.
- (e) All streets shall be at a grade with the railroad at any railroad crossing for at least fifty (50) feet on each side thereof.
- (f) A horizontal curve of reasonably long radius should be used where a deflection angle of more than ten (10) degrees in the alignment of a street occurs. The centerline radius of curvature for streets seventy (70) feet or more in width should be not less than three hundred (300) feet, and on all other streets, not less than one hundred fifty (150) feet except when good cause is shown for deviation.
- (g) Vertical curves should connect all changes in grade and be designed in accordance with the North Carolina Department of Transportation Division of Highways Minimum Design Criteria for Subdivision Roads.
- (h) Dead-end streets shall terminate in a circular area with a minimum diameter of eighty-one (81) feet for the paved area, unless the TRC recommends approval of an equally safe and convenient form of turning such as a "Y" or "T".
- (i) The right-of-way line should be located at least two feet behind the sidewalk, or as otherwise required by the TRC where no sidewalk is provided, to allow for City utilities. The right-of-way should be centered on the centerline of the street.

LOCAL RESIDENTIAL STREETS

Local residential streets provide direct access to residential land uses. Sidewalks are required. The green zone should include grass, landscaping and street trees; natural or structured stormwater BMPs, such as swales, may be permitted in this area with TRC approval. The shared vehicle and parking zone provides mobility and accessibility for motor vehicles and bicycles, with low volumes and low speeds (posted and design speeds of 25mph).

Residential Narrow

Intended for use where the predominant character is one of large-lot, lower density housing. Sidewalks are required on one side of the street but are encouraged on both sides of the street. Parking on the street will be infrequent, with ample on-site parking. Residential Narrow may be used if all of the following conditions are met:

- Net densities along the street are below four units per acre
- Lots are at least 80 feet wide
- There is sufficient on-site parking for three vehicles per dwelling unit
- There is more than one connection to the street for redundant emergency access routes (e.g. not a dead-end street)
- There are alternative, parallel routes available, and
- Block length is a maximum of 1,000'.

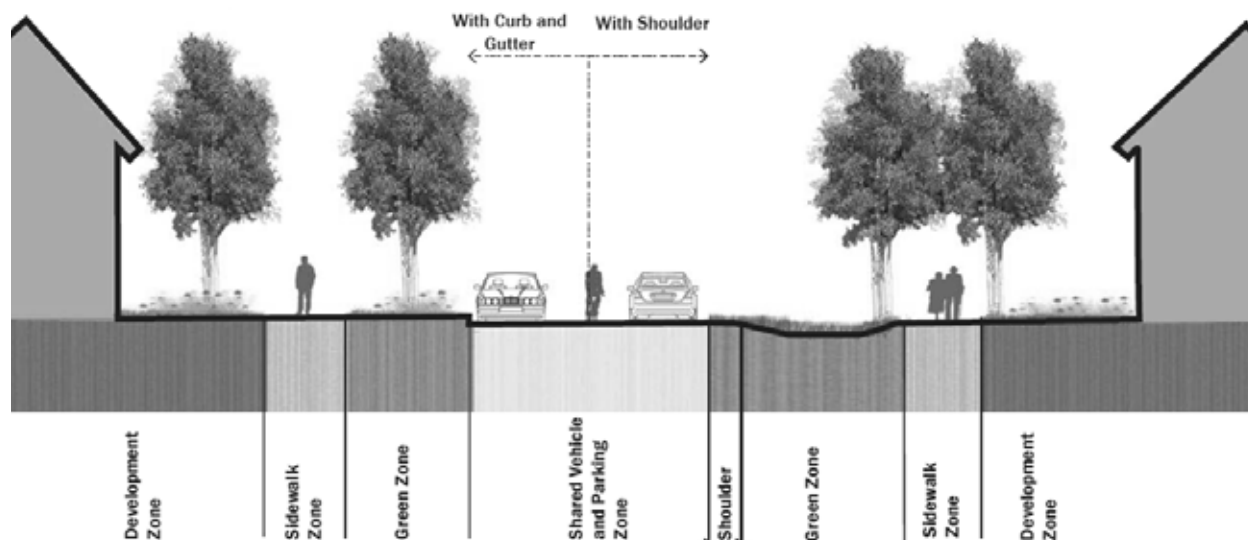
Residential Medium

Intended for use where the predominant character is low- to medium-density residential land uses. Sidewalks are required on one side of the street and are highly encouraged on both sides of the street. Parking will be infrequent; parking on the street will occur more frequently than with the Residential Narrow street, but most parking should be accommodated on-site. Residential Medium is the default local residential street.

Residential Wide

Intended for use where the predominant character is medium- to high-density residential land uses. Sidewalks are required on both sides of the streets, but may be provided on only one side of the street if permitted by the TRC where no development is proposed on one side of the street. Parking is offered in a separate zone because it is expected that there will be much more demand for on-street parking in these higher-density areas. Residential Wide must be used if both of the following conditions are met:

- Net densities along the street are at or above 8 dwelling units per acre, and
- There is insufficient on-site parking for 2.5 vehicles per dwelling unit.



	Shared Vehicle and Parking Zone ^{2,3}		Sidewalk Zone ⁵	Green Zone ^{5,6}	Shoulder ^{4,7}	Typical Right-of-Way ⁸
	With Curb and Gutter	With Shoulder ⁴				
Residential Narrow	20'	20'	5'	4'	6'	42'
Residential Medium	27'	26'	5'	4'	6'	50'
Residential Wide	35'	not permitted	6'	4'	not permitted	60'

Notes

1. All dimensions are minimum widths.
2. Measured from back-of-curb (BOC) to BOC for curb and gutter sections and from edge of pavement (EOP) to EOP for shoulder sections.
3. A median is typically not appropriate, but may be allowable if approved by the TRC.
4. A shoulder may be permitted only with TRC approval.
5. Where unique physical constraints prevent a green zone at least four feet wide, and with TRC approval, the sidewalk may be placed at the back-of-curb, provided that the minimum width of the sidewalk shall be increased by one foot and only standard curb and gutter shall be allowed.
6. Where street trees are provided, the green zone must be at least seven feet.
7. Shoulder zone typically has grass. Width may be reduced to four feet with TRC approval for unique physical constraints, provided that the green zone is seven feet wide.
8. The right-of-way width may be reduced, with TRC approval, if the sidewalk is to be located in a sidewalk and utility easement, and may be increased if wider or additional roadway elements are provided, such as street trees, a median or wide swale.
9. Maximum grade shall be 8%.

LOCAL COMMERCIAL AND INDUSTRIAL STREETS

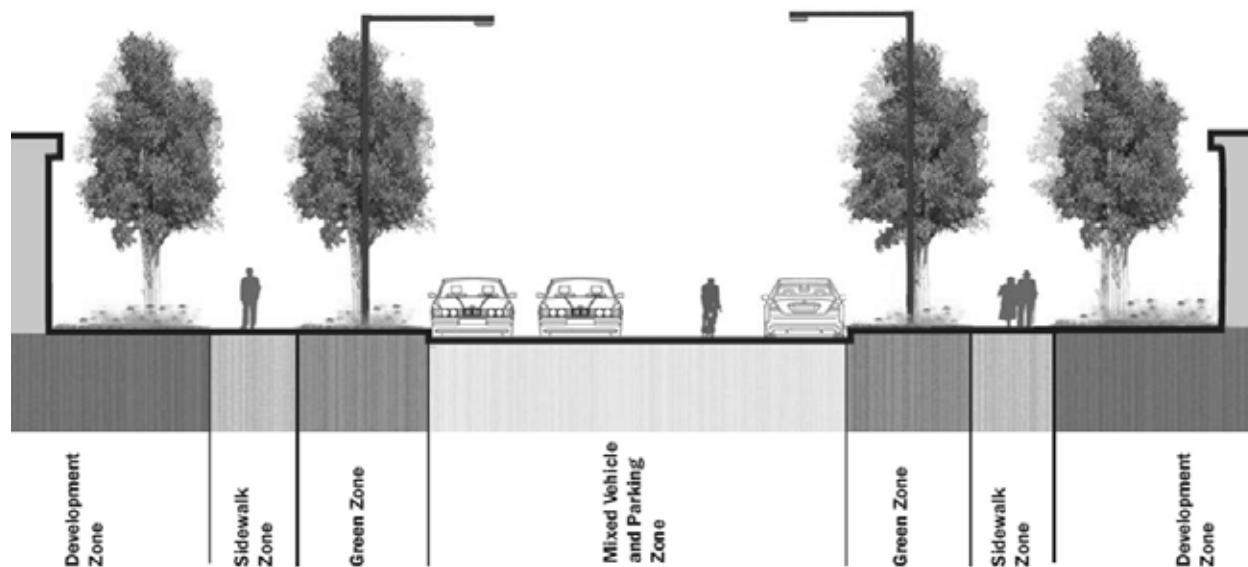
Local commercial and industrial streets provide direct access to commercial, office, industrial and mixed land uses. Sidewalks are required. The green zone should include grass, landscaping and street trees; natural or structured stormwater BMPs may be permitted in this area with TRC approval. The mixed vehicle and parking zone provides mobility and accessibility for motor vehicles and bicycles, with low volumes and low speeds (posted and design speeds of 25mph).

Commercial Medium and Commercial Wide

Local commercial streets provide direct access to commercial, office or mixed land uses, and apply to developments ranging from very pedestrian-oriented retail locations to business parks. In areas where off-street parking is available in sufficient quantity and proximity, the Commercial Medium street is appropriate to help maintain low speeds. Commercial Wide streets should be used where there is limited off-street parking nearby, short-term visitors are likely, and there is, therefore, a high demand for on-street parking. For both, sidewalks are required on both sides of the street.

Industrial

Local industrial streets provide direct access to predominantly industrial or warehouse/distribution land uses, with their design geared toward the operational requirements of large volumes of trucks while also recognizing that other modes and complementary land uses should be accommodated. Sidewalks are required on one side of the street but are encouraged on both sides.



Mixed Vehicle and Parking Zone^{2,3}

	Total Travelway	Parking	Sidewalk Zone ⁴	Green Zone ^{4,5}	Typical Right-of-Way ⁶
Commercial Medium	27'	one side	5'	4'	50'
Commercial Wide	41'	both sides	6'	4'	65'
Industrial	35'	one side	5'	4'	57'

Notes

1. All dimensions are minimum widths.
2. Measured from back-of-curb (BOC) to BOC.
3. A median is typically not appropriate, but may be allowable if approved by the TRC.
4. Where unique physical constraints prevent a green zone at least four feet wide, and with TRC approval, the sidewalk may be placed at the back-of-curb, provided that the minimum width of the sidewalk shall be increased by one foot and only standard curb and gutter shall be allowed.
5. Where street trees are provided, the green zone must be at least seven feet.
6. The right-of-way width may be reduced, with TRC approval, if the sidewalk is to be located in a sidewalk and utility easement, and may be increased if wider or additional roadway elements are provided, such as street trees, a median or wide swale.
7. Maximum grade shall be 7%.

AVENUES

Avenues serve a diverse set of functions in a wide variety of land uses. They may function as arterials or collectors but at low to moderate speeds, providing access from neighborhoods to commercial areas, between areas of the city and, in some cases, through residential neighborhoods. Development along avenues may include a wide range of land uses, including single family, multi-family, commercial, mixed use, institutional or industrial uses, in a range of densities. Avenues are designed to provide a balance of service for all modes of transport, including vehicles, bicyclists, pedestrians and transit.



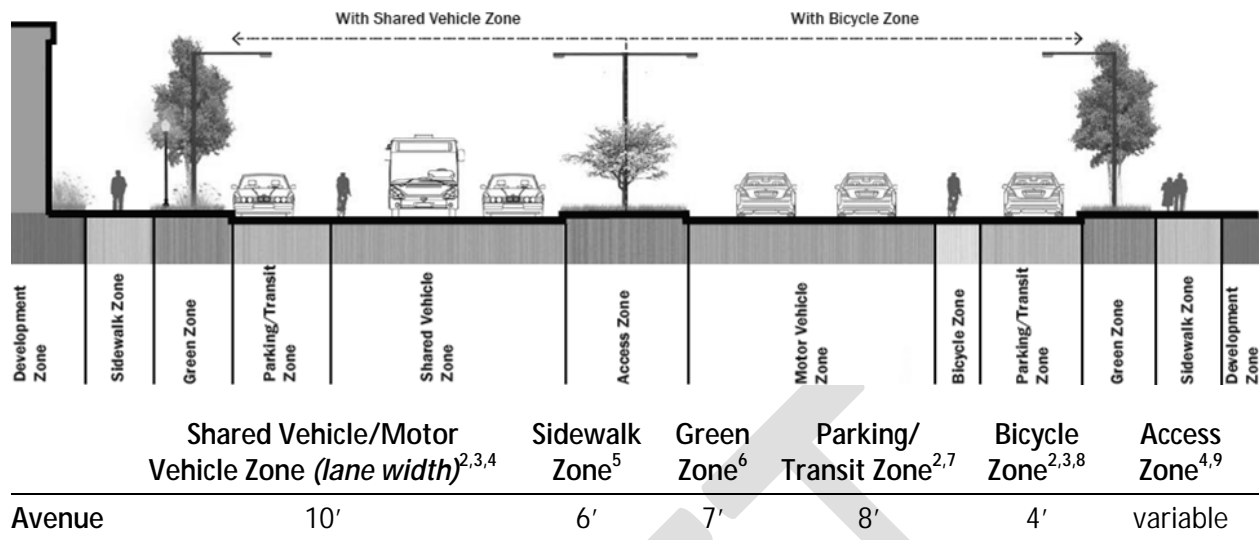
Example of an avenue with bike lane, on-street parking and a median.

Since avenues serve so many functions and contexts, there are a number of potential cross-sections and design teams should carefully consider the following design elements:

- **Posted speed** of 25-30 mph preferred, with 35 mph allowable. **Design speed** of 30-40 mph; slightly higher than the posted speed, but not so high as to encourage speeding.
- **Number of through lanes** may be: one in each direction (2-lane); one in each direction plus an intermittently landscaped or (on short blocks) back-to-back turning lane (3-lane); two in each direction (4-lane); or, two in each direction plus an intermittently landscaped turning lane (5-lane).
- **Bicycle lanes** are desirable and are especially important when there are few other options for bicycle network continuity. Wide outside lanes may also be considered under constrained conditions.
- **On-street parking** is desirable in areas with front-facing development, especially retail development.
- **Green zones** should be provided to separate pedestrians from vehicles and to enhance the streetscape. Even in constrained situations, the green zone and street trees should be the design priority, with any deviations from the preferred width justified and documented. The green zone may include landscaping, street trees, lighting, street furniture, hardscaping and related pedestrian/bike/transit amenities.
- **Pedestrian lighting** should be considered at mid-block crossings and near locations where nighttime pedestrian activity is likely.
- **Block length** should not exceed 600' to provide more frequent and accessible opportunities for crossings and to enhance connectivity for all modes.
- **Utilities** should be placed underground whenever possible. Every attempt should be made, even with underground placement, to avoid or minimize conflicts with street trees.



Example of an avenue through a residential neighborhood.



Notes

1. All dimensions are minimum widths.
2. The gutter pan is not considered part of any minimum width, with the exception of the parking/transit zone.
3. If bicycle lanes are not possible, shared lanes may be allowed by the TRC. For a shared lane, the outside lane should be a minimum of 14' wide.
4. For median-divided avenues with only one lane in each direction, lanes should be 14' wide.
5. In areas that are currently or are planned to be pedestrian-oriented retail or mixed-use development, a minimum eight-foot sidewalk should be provided.
6. Where a seven-foot wide green zone cannot be provided, the following guidelines apply. If the green zone is less than five feet, trees should not be planted, but shrubbery or ground cover may be acceptable. Even in constrained conditions, the green zone should never be less than four feet. Sight distance should be considered in the location and spacing of trees within the green zone. In highly urban conditions, sidewalk amenities should be placed in the green zone. Natural or structured stormwater BMPs may be permitted in this area with TRC approval.
7. Parking is an option. The width may vary depending on the type of parking. Angle parking is allowed, with reverse angle parking preferred. Wherever full-time, dedicated on-street parking is provided, curb extensions should be provided at intersections to shorten the crossing distance for pedestrians.
8. Five-foot bicycle lanes are preferred. Bicycle lanes located next to on-street parking should be six feet wide. Steep grades may call for wider bicycle lanes.
9. The access zone is optional and may include either an intermittently landscaped turn lane or a median. Medians are not typical but may be provided, primarily in residential areas; they should be at least eight-feet wide and landscaped, including trees given sight distance considerations.
10. Maximum grade shall be 6%.

Article II. Definitions

(7) Sign Specifications: See Section 10-398 (2).

Impervious Surface Coverage - That portion of a lot covered by buildings, structures, paving or other impervious surface materials.

Interior Living Space - All area within the exterior walls of a single-family dwelling, excluding garages, utility space and storage within garages, and all un-glassed porches or stoops.

Junked Motor Vehicle - A motor vehicle that does not display a current license plate and is one or more of the following: 1) is partially dismantled or wrecked; or 2) cannot be self-propelled or moved in the manner in which it originally was intended to move; or 3) more than five years old and appears to be worth less than \$100.00; provided that any motor vehicle used on a regular basis for business or personal use shall not be caused to be removed or disposed.

Junk yard and/or salvage operations: A lot, land or structure or part thereof used primarily for the storage of worn-out or wrecked automobiles and motor vehicles; for the collecting, processing, storage and/or sale of salvage paper, animal hides, rags, rubber, glass, scrap metal, lumber or other used building materials; or for the dismantling, storing and salvaging of machinery or vehicles or for the sales of parts thereof.

Landfill, Demolition and Construction Debris - A disposal site for stumps, limbs, leaves, concrete, brick, wood and uncontaminated earth. Disposal of any other types of wastes must be approved by the State Division of Health Services.

Landfill, Sanitary, Solid Waste - A site for solid waste disposal from residential, industrial or commercial activities

Lot - A parcel of land, not divided by streets, occupied or to be occupied by a building and its accessory buildings, or by a unified business or housing development and its accessory buildings, together with such open spaces as are required under the provisions of law, and having its principal frontage on a street or other means of access.

Lot, corner - A lot or portion of a lot at the junction of and abutting upon two or more streets.

Lot, depth of - The mean horizontal distance between the front and rear lot lines.

Lot, flag - An interior lot located to the rear of another lot, but with a narrow portion of the lot extending to a street. ~~No part of the narrow portion of the lot can be less than 30 feet in width except in cases where an existing structure(s) and its required side yard could not be accommodated, then the width shall be at least 15 feet capable of being used for ingress and egress. The front yard requirements shall apply to all the yards of a flag lot.~~

Lot, Front Of --The front of a lot shall be considered to be that side of the lot which fronts on a street. In the case of a corner lot, the narrowest side fronting on a street shall be considered to be the front of the lot. In case the corner lot has equal frontage on two (2) or more streets, the lot shall be considered to front on that street on which the greatest number of lots front, or if un-platted, on that street on which the greatest number of buildings have been erected.

Lot, Interior - A lot other than a corner lot.



Section 10.85 Conditional Zoning Districts

Conditional Residential District

Conditional Office and Institutional District

Conditional Business District

Conditional Industrial District

Conditional Mixed Use Residential District

Conditional Mixed Use Commercial District

A conditional zoning district allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and on the entire community, which cannot be predetermined and controlled by general district standards. There are also circumstances in which a general district designation allowing such a use by right would not be appropriate for a particular property even though the use itself could, if properly planned, be appropriate for the property consistent with the objectives of these regulations, the adopted land use plan, and adopted district and area plans. The review process established in this section provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions, which ensure compatibility of the use with the use and enjoyment of neighboring properties. A conditional zoning district is generally not intended for securing early zoning for a proposal, except when that proposal is consistent with an approved district or area plan or the proposal can demonstrate that public infrastructure needed to serve the development will be made available in a reasonable time period.

B. Plans and other information to accompany petition

- 1) Property may be rezoned to a conditional zoning district only in response to and consistent with a petition submitted by the owners of all of the property to be included in the district. A petition for conditional zoning must include a preliminary site plan, ~~drawn to scale by a design professional licensed in North Carolina~~, and supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a) A boundary survey and vicinity map showing the property's total acreage, its zoning classification(s), the general location in relation to major streets, railroads, and/or waterways, the date, and north arrow;
 - b) All existing easements, reservations, and rights-of-way;
 - c) Areas in which structures will be located;
 - d) Proposed use of all land and structures, including the number of residential units and the total square footage of any nonresidential development;
 - e) All yards, buffers, screening, and landscaping required by these regulations or proposed by the



petitioner;

- f) All existing and proposed points of access to public streets;
 - g) Watershed locations and delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps;
 - h) Proposed phasing, if any;
 - i) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development; and
 - j) Generalized traffic, parking, and circulation plans.
- 2) The Planner has the authority to waive any application requirement where the type of use or scale of proposal makes providing that information unnecessary or impractical.
- 3) In the course of evaluating the proposed use, the Planner, Planning Board, or City Council may request additional information from the petitioner. This information may include the following:
- a) Proposed number and general location of all structures;
 - b) Proposed screening, buffers and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
 - c) Existing and general proposed topography, if available, at five-foot contour intervals or less;
 - d) The location of significant trees on the subject property;
 - e) Scale of buildings relative to abutting property;
 - f) Height of structures;
 - g) Exterior features of proposed development;
 - h) Any other information needed to demonstrate compliance with these regulations; and
 - i) Proposed number and location of signs.
- 4) The preliminary site plan and any supporting text shall constitute part of the petition for all purposes under this Section.
- 5) The Planner may require the petitioner to submit more than one copy of the petition and preliminary site plan in order to have enough copies available to circulate to other government agencies for review and comment.



C. Approval of conditional zoning district

Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standard of review as apply to general use district zoning decisions. In considering any petition for a conditional zoning district, the Council shall act in accordance with Section 10.83, "Action by City Council." Conditional zoning district decisions shall be made in consideration of identified relevant adopted land use plans for the area, including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents.

D. Conditions to approval of petition

In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the City Council request, that reasonable and appropriate conditions be attached to approval of the petition. Any such conditions should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space, and other matters that the City Council may find appropriate or the petitioner may propose. Such conditions to approval of the petition may include dedication to the City, County or State, as appropriate, of any rights-of-way or easements for streets, water, sewer, or other public utilities necessary to serve the proposed development. The petitioner shall have a reasonable opportunity to consider and respond to any such conditions prior to final action by the City Council.

E. Effect of approval

- 1) If a petition for conditional zoning is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's category, the approved preliminary site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map.
- 2) If a petition is approved, the petitioner shall comply with all requirements established for obtaining a building permit and certificate of occupancy. Only those uses and structures indicated in the approved petition and preliminary site plan shall be allowed on the subject property. ~~A change of location of the structures-Minor revisions~~ may be authorized pursuant to Section ~~10.85(F) 10.347(b)(4) Administrative Amendments, Alterations to approval. The changes to the site plan layout will not increase the number of structures.~~
- 3) Following the approval of the petition for a conditional zoning district, the subject property shall be identified on the Zoning Map by the appropriate district designation.
- 4) Any conditional zoning district shall have vested rights pursuant to N.C.G.S. Section 160A-385.1 for the period of time established pursuant to Division 12, Vested Rights, of this Development Ordinance, except as such vested rights may be altered as allowed by N.C.G.S. Section 160A-385.1(e). Vested rights shall remain effective beyond the end of the period of time established pursuant to Division 12 of this Ordinance for any buildings or uses for which a valid building permit had been issued during the vested rights period, so long as such building permit is valid.



~~F. Alterations to approval.~~

- ~~1) Except as provided in subsection 2 below, changes to an approved petition or to the conditions attached to the approved petition shall be treated the same as amendments to these regulations or to the Zoning Map and shall be processed in accordance with the procedures in this Section.~~
- ~~2) The Planner or designee shall have the delegated authority to approve an administrative amendment change to an approved site plan. The standard for approving or denying such a requested change shall be that the change does not significantly alter the site plan or its conditions and that the change does not have a significant impact upon abutting properties. An administrative amendment shall not be subject to a protest petition pursuant to Section 10.84. Any decision must be in writing stating the grounds for approval or denial.~~

~~Any changes that increase the intensity of the development are limited for nonresidential development to 10% of the approved requirement or 1,000 square feet, whichever is less.~~

~~The Planner or designee, however, shall always have the discretion to decline to exercise the delegated authority either because the designee is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and City Council consideration is deemed appropriate under the circumstances. If the Planner or designee declines to exercise this authority, then the applicant can only file a rezoning petition for a public hearing and Council decision.~~

~~Any request for an administrative amendment shall be pursuant to a written letter, signed by the property owner, to the Planning staff detailing the requested change. Upon request, the applicant must provide any additional information that is requested. Accompanying the letter shall be the applicable fee for administrative review. Upon an approval of an administrative amendment, the applicant must file a sufficient number of copies of a revised site plan as deemed necessary by the Planner.~~

~~If the Planner or designee denies approval of the requested amendment, then the applicant can appeal that decision to the City Council for its review and decision, pursuant to the standard above. If appealed, this requires notification to adjacent property owners within fifteen days of the filed appeal. If the City Council denies approval of the requested change, then the applicant must file a rezoning petition for an amendment to the site plan to receive further consideration. An adjacent property owner shall be entitled to appeal the approval of an administrative amendment change to the City Council within fifteen days of knowledge of the approval. Even if an adjacent property does not have knowledge of the approval, the approval shall be final after thirty days.~~

GF. Review of approval of a conditional zoning district

It is intended that property shall be reclassified to a conditional zoning district only in the event of firm plans to develop the property. Therefore, no sooner than three years after the date of approval of the petition, the Planning Board may examine the progress made toward developing the property in accordance with the approved petition and any conditions attached to the approval. If the Planning Board determines that progress has not been made in accordance with the approved petition and conditions, the Planning Board shall forward to the City Council a report, which may recommend that the property be classified to another district.



Section 10.139 Application for Special Use Permit

Section 10.138 Special uses shown in Table of Permitted Uses

Each use for which a special use permit is required is indicated in the Table of Permitted Uses, by an "S" in the column for a particular zoning district. The "S" indicates that such use may be placed in that zoning district only after a special use permit has been approved by the city council and issued by the zoning enforcement officer.

Section 10.139 Application for a Special Use Permit

Applicants for a special use permit are advised to confer with the ~~Planner zoning enforcement officer and, if possible, with the planning board~~ before formal application for a permit in order to ascertain what information must accompany the formal application. Applications for special use permits shall be submitted to the Planner. Depending on the character and size of the proposed use, a plot plan or a preliminary site plan may be required showing any or all of the following information ~~may be required~~, in addition to the specific conditions set forth under each special use:

- a. Vicinity map, showing the location of the property in relation to existing and proposed streets, streams, railroads and other major physical features.
- b. Location, size and type of all buildings, existing and proposed, on or near the property.
- c. Grading plan.
- d. Proposed points of vehicle ingress and egress, together with the proposed pattern of internal circulation.
- e. Proposed parking and loading areas.
- f. Landscape plan, showing the number, location, size and name of each plant species; and the proposed ground cover, especially on slopes, blanks, and ditches. If the special use permit is approved, the landscape plan shall be carried out within one year of the date of issuance of the certificate of occupancy; landscaping shall be permanently maintained thereafter.
- g. Proposed provision for utilities.
- h. Location, size, height, orientation, and lighting information on all signs. ~~Applications for special use permits, together with site plans, maps, and drawings in sufficient detail to present required information, shall be submitted to the planner, who shall transmit these to the planning board.~~

Section 10.140 Timing of Submissions

The applicant must submit the required plans and request for a special use permit on or before the 25th day of the month preceding the planning board meeting at which consideration is desired.



Section 10.149 Special uses listed "Use: Condominiums"

4. No lights shall be so arranged as to direct or reflect light into any residence.
5. No curb cut shall be less than 25 feet from the intersection of any two street curb lines. Curb cuts shall not be wider than 25 feet. No more than two curb cuts shall be permitted on each abutting street.
6. An opaque screen at least eight feet in height shall be provided along each property line adjoining a district zoned residential.

Use: Condominiums

Special Use Districts: R-12, R-9 and R-7

1. A preliminary site plan shall be submitted.
2. The dimensional requirements for multifamily developments shall apply.
3. The off-street parking requirements for multifamily developments shall apply.

Definition and Description: A condominium is two or more single units in a multi-unit structure with common areas and facilities, on one tract of land. Unit owners own only the interior portions of their unit and accessory space and have an undivided interest in the common areas and facilities.

Creation and Ownership: Condominium ownership may be created by initial development or by an owner or the co-owners of a structure by an express declaration of their intention to submit such property to the provisions of the "Unit Ownership Act," of North Carolina (Chapter 47A of the North Carolina General Statutes), which declaration shall be prepared in strict compliance with the Unit Ownership Act, approved by the city council and recorded in the office of the Alamance County register of deeds. The creation, establishment, or declaration of a condominium development shall be carried out in compliance with the applicable provisions of Chapter 47A of the North Carolina General Statutes.

Site Plan and Planning Board Review:

1. The developer shall submit a site plan prepared by a professional engineer or architect registered and licensed to practice in North Carolina. The site plan and accompanying information shall be presented according to the procedure for applying for a Special Use Permit and shall serve as the Special Use Permit application.
2. The developer shall also submit a water and sewer utility plan; a grading and soil erosion control plan if the area to be disturbed is greater than an acre; street and utility plans and profiles if public streets are to be constructed; and any additional plans required for review. These plans shall be reviewed and approved by designated staff before approval of the final plat.

Action on site plan and Special use permit by City Council: Following action by the planning board, the Planning Board's recommendations on the site plan along with recommendations on granting the special use permit shall be forwarded to the city council for public hearing and action. Favorable action by the city council shall result in approval of the preliminary plat and associated plans and granting of a special use permit.



~~Building Permits: After approval of the site plan, utility plans, and street plans and profiles, if necessary, the developer may apply for building permits.~~

~~Construction of Public Streets and Utilities: When public streets and utilities are being constructed in conjunction with a condominium development, the developer shall have street and utility plans and profiles approved before approval of a final plat. The developer shall have also installed the public improvements to meet City of Graham standards according to approved plans and profiles, or have financially guaranteed their installation before approval of the final plat.~~

~~Dimensional Requirements. Off-Street Parking and Loading Requirements.~~

- ~~1. The dimensional requirements for multifamily developments shall apply and are found in the Table of Area, Height, and Yard Requirements, Section 10.245.~~
- ~~2. Off-street parking and loading requirements for multifamily developments shall apply. These are found in Sections 10-240 and 10-241.~~

~~Submission of Unit ownership Declaration and Bylaws: Before or at the same time as submission of the final plat, the developer shall submit to the staff for review and approval a copy of a declaration establishing unit ownership and a copy of the bylaws governing administration. The City shall keep a copy of the bylaws. The declaration shall comply with the following requirements:~~

- ~~1. The declaration shall be a complete legal document prepared strictly in accordance with the North Carolina Unit Ownership Act.~~
- ~~2. The plans of buildings to be attached to the above declaration when recorded shall be prepared in accordance with the North Carolina Unit Ownership Act.~~
- ~~3. The declaration and bylaws shall contain a statement that common expenses include ad valorem taxes, public assessments or governmental liens levied on common areas, if any.~~

~~Final Plat: With authorization from the city council during the preliminary plat approval process, the enforcement officer can sign off on a final plat which shall then be recorded in the office of the Register of Deeds.~~

Use: Drive-in Theater

Special Use Districts: B-2, I-1, and I-2

Screening: An eight-foot-high opaque screen shall be required except at driveways. Where any residence would have a view of the viewing screen, a thick screen of evergreens at an initial height of at least five feet, and capable of forming at maturity a visible barrier between the heights of four feet and 20 feet, shall be provided along the theater property line.

Street Access and View from Street: The lot shall abut or have easy access to a major thoroughfare or collector street.

The viewing screen shall be directed away from major thoroughfares or collector streets.



Section 10.149 Special uses listed "Use: Duplex Dwelling Unit"

Minimizing Light and Sound: Lighting shall be shielded so that direct light is not cast on adjoining property. Sound shall be delivered to each car by individual speakers. Loudspeakers shall not be used.

Waiting Space for Cars: On-site waiting space for 20 vehicles shall be provided at each box office. Each box office shall open at least 30 minutes before the first feature is scheduled to start.. The scheduled starting time of the first feature shall be prominently displayed.

Use: Duplex Dwelling Unit

Special Use District: R-7

~~Site plan to be provided~~

Minimum of 11,000 square feet for each two dwelling units required.

Minimum of 80 feet road frontage required. On corner lots this frontage shall be measured on the side with the shortest width.

Use: Electronic, Internet or Sweepstakes Gaming.

Special Use Districts: B-2 and I-1, except not permitted in any of these districts if in a unified business development

Setbacks:

1. No Electronic, Internet or Sweepstakes Gaming establishment shall be located closer than 1000 feet to another Electronic, Internet or Sweepstakes Gaming establishment.
2. No Electronic, Internet or Sweepstakes Gaming establishment shall be located closer than 1000 feet to a public or private elementary or secondary school, child day care center or nursery school, public park, church, or community college.
3. No Electronic, Internet or Sweepstakes Gaming establishment shall be located closer than 500 feet from a bar or night club.

All measurements shall be made by drawing straight lines from the nearest point of the lot line where the proposed Electronic, Internet or Sweepstakes Gaming establishment is to be located to the nearest point of the lot line or boundary of the closest Electronic, Internet or Sweepstakes Gaming establishment , residence, residentially zoned district, public or private elementary or secondary school, child day care center or nursery school, public park, church, community college, bar, or night club.

Other Restrictions:

1. There shall not be more than one (1) Electronic, Internet or Sweepstakes Gaming establishment in the same building, structure, or portion thereof. Additionally, no other principal or accessory use may occupy the same building, structure, property, or portion thereof with any Electronic, Internet or Sweepstakes Gaming establishment.
2. Flashing lights or fluttering devices designed and used to attract attention are not permitted.



Section 10.149 Special uses listed "Use: Manufactured Home Parks"

- b. No building shall be located closer than 30 feet to any manufactured home.
 - c. All service buildings and the grounds of the park shall be kept clean and free from any condition that will menace the health of any occupant or the public or constitute a nuisance.
 - d. Maintenance of service buildings shall be the responsibility of the owner of that manufactured home park
14. Fire protection: The park shall meet the most recently adopted standards for adequate fire protection established by the National Fire Protection Association.
15. Skirting: All manufactured homes moved into the City of Graham or its extraterritorial jurisdiction, shall be skirted. A time limit of up to sixty (60) days shall be granted to install skirting. After the sixty-day period, the building inspector shall inspect the skirting for compliance with this section. Skirting must be a noncorrosive, durable material such as vinyl or other suitable material approved by the building inspector. The color shall be in keeping with the color scheme of the manufactured home. All removable hitches shall be removed.

Preliminary Site Plan: In applying for a special use permit the developer of a manufactured home park shall submit plans and specifications showing compliance with the Development Standards listed above. The preliminary site plans shall include or show:

1. A legal description of the property shown and referenced to major streets and tax map number, drawn to scale, clearly showing the extent and area to be used for manufactured home park purposes.
2. The number, size and locations of all manufactured home spaces.
3. Location of underground water, sewer, and gas lines; electric and telephone wires
4. Location and specifications for water taps, sewage disposal connections and other facilities on each manufactured home space.
5. Location of all buildings, proposed or existing, in the area to be used as a manufactured home
6. Location of all roads, driveways and walkways serving the park and each space
7. The original and finished grade of the property.
8. The location by insert map showing true north.
9. A plan for providing fire protection and safety, where applicable.
10. A plan for providing fire protection and safety, where applicable.
11. Plans shall specify the method of garbage disposal

Approval must be obtained from the appropriate state and local agencies for construction of the systems if required.



Section 10.149 Special uses listed "Use: Telecommunications Towers"

3. The facility shall be operated in a wholly enclosed building except that if the facility is adjacent to railway tracks, loading into a railway car may take place outside the building provided no materials remain on the loading area for more than 24 hours.

Use: Telecommunications Towers (Cellular, PCS, Radio, TV, etc.)

Special Use Districts: I-1 and I-2

Setback and Height Requirements:

1. *Non-residential districts* - The minimum distance from the base of the tower to the nearest property line shall be equal to or greater than the height of the tower. The city council shall have the option to waive this provision upon receiving documentation from the petitioner that the tower is engineered such that in the event of collapse, the tower will fall upon itself within the property boundaries upon which it is located. This option may require the establishment of a setback equivalent to a fall zone easement certified by a professional engineer registered in North Carolina. In any case, the minimum setback for a tower and all appurtenant structures shall be 25 feet from the nearest property line.
2. *Proximity to right-of-way* - No free standing or guyed tower may be constructed closer than the tower's height from any public right-of-way.

Appurtenant Structures for Tower Operations:

An appurtenant structure constructed for the purpose of housing equipment related to tower operations may accompany each tower. Such structures shall be unmanned and be limited to 240 square feet of gross floor space for each tower and co-locator (e.g. 3 users on a tower equals three times 240 square feet for accessory structures). Setback for these structures shall be at least 15 feet from any property line.

Fencing and Screening:

1. The base of the tower, including but not limited to equipment and/or storage structures, along with any guy wires shall be enclosed by a commercial grade chain link fence (or fence of equal or greater quality) a minimum of eight feet in height.
2. A vegetative screen shall be planted around the security fencing consisting of at least two staggered rows of evergreen shrubs on five feet centers, at least five feet tall at the time of planting, unless existing vegetation or topography is determined to provide screening at least as effective as the planted screen.

Preliminary Site ~~Development~~ Plan:

The applicant shall present a preliminary site plan prepared by a North Carolina registered land surveyor, registered landscape architect, or registered professional engineer, showing:

1. Siting and size of existing and proposed structures and descriptions of the color and nature of all exterior materials;



Section 10.149 Special uses listed "Use: Townhouse Developments"

engineer shall present documentation that the tower has sufficient structural integrity to accommodate more than one user.

Cessation in Use:

If the wireless telecommunications towers ceases to be used for this purpose, then the tower owner shall dismantle and remove the tower and accessory structures from the site, within 120 days from the date the tower is taken out of service. The tower owner shall notify the Planner when any transmission tower is placed out of service. This Special Use Permit expires 120 days after the date that any transmission tower is taken out of service.

Historic District:

Towers are not permitted in a designated historic district or on property on which a designated historic landmark is located. In addition towers shall not be constructed within 350 feet of a designated historic district or an historic landmark. "Historic" means a district or landmark, which has been nominated, to the National Register of Historic Places.

Outside Storage:

Outside storage is not permitted on the tower site.

Use: Townhouse Developments

Special Use Districts: R-12, R-9 and R-7

1. A preliminary site plan shall be submitted. It shall number and show the location and dimensions of the sites within the development along with other information required by the City.
2. The dimensional requirements for multifamily developments shall apply.
3. The off-street parking requirements for multifamily developments shall apply.

~~Definition and Description: Townhouse developments contain one or more structures containing a total of two or more units intended for owner occupancy, where ownership of the land beneath each unit runs with that unit, where units and the individually owned lands on which they rest do not meet conventional lot requirements for street frontage and yard sizes, and where walls between units are constructed in accordance with North Carolina State Building Code requirements. In a townhouse development each unit is situated on a plot of land within a larger tract. The plot or site is intended for conveyance in fee simple to an owner after construction and shall be sufficient in size to contain the structure to be constructed thereon; the site may be of any larger size desired by the developer, provided that in no case shall a site be less than 20 feet wide.~~

~~Dimensional Requirements, Off-Street Parking and Loading Requirements. The dimensional requirements for multifamily developments shall apply and are found in the Table of Area, Height, and Yard Requirements, Section 10.245~~

~~Off-street parking and loading requirements for multifamily developments shall apply. These are found in Sections 10-240 and 10-241.~~



Preliminary Plat, Site Plan and Planning Board Review;

The developer shall prepare the following plans and information for submission to the planning board:

1. A preliminary plat of a proposed townhouse development shall be submitted to the planning board according to the procedures for obtaining a special use permit.
2. A site plan prepared by a professional engineer or architect registered and licensed to practice in North Carolina shall be submitted along with the preliminary plat. It shall number and show the location and dimensions of sites within the development along with other information required by the city.

The developer shall also submit a water and sewer utility plan, a grading and soil erosion control plan, if the area to be disturbed is greater than an acre, street and utility plans and profiles if public streets are to be constructed, and any additional plans required for review. These plans shall be reviewed and approved by the designated staff before approval of the final plat

Action on preliminary plat, plans and special use permit by City Council: Following action by the planning board, the planning board's recommendations on the preliminary plat, other plans submitted and recommendations on granting the special use permit shall be forwarded to the city council for public hearing and action. Favorable action by the city council shall result in approval of the preliminary plat and associated plans and granting of a special use permit.

Building Permits: After approval of the site plan, utility plans, and street plans and profiles, if necessary, the developer may apply for building permits.

Streets and Utilities: When public street and utilities are being constructed in conjunction with a townhouse subdivision, the developer shall have street and utility plans approved before approval of a final plat. The developer shall have also installed the public improvements to meet City of Graham standards according to approved plans and profiles, or financially guaranteed their installation as provided in the Subdivision Ordinance,

Declaration of Covenants and Restrictions Governing Common Areas, the Owners' Association and Sites: Before the sale of any structures in the development, at the latest at the time the final plat is submitted, the developer shall file proposed bylaws of the owners' association containing covenants and restrictions governing common areas, the owners' association and sites. The covenants and restrictions shall include provisions for the following:

1. Where developments have common areas or facilities for maintenance serving more than one unit, these areas are to be conveyed to a non-profit owners' association in which all owners of sites in the development are members. All area on the site plan other than public street rights-of-way, areas dedicated to the city and home sites shall be designated as common areas, the fee-simple title to which shall be conveyed by the developer to the owners' association. These common areas shall not be subdivided or conveyed by the owner's association.
2. The owner's association shall be organized and in legal existence before the sale of any structures in the development.



- ~~3.— Membership in the owner's association shall be mandatory for each original purchaser and each successive purchaser of a site.~~
- ~~4.— The owner's association shall be responsible for payment of premiums for liability insurance, local taxes, maintenance of facilities located on the common areas, payment of assessments for public and private capital improvements made to or for the benefit of the common areas, maintenance and repair to the exterior of all structures located within the development.~~
- ~~5.— It shall be further provided that upon default by the owners association in payment to the entitled governmental authority of ad valorem taxes levied against the common areas or assessments for public improvements to the common areas, which default shall continue for a period of six months, each owner of a site in the development shall become personally obligated to pay to the taxing or assessing governmental authority a portion of such taxes or assessments in an amount determined by dividing the total taxes and/or assessments due to the governmental authority by the total number of sites in the development. If the sum is not paid by the owner within 30 days following receipt of notice of the amount due, the amount shall become a continuing lien on the site of the owner, his heirs, devisees, personal representatives, and assigns. The taxing governmental authority may either bring an action at law against the owner personally obligated to pay the same or may elect to foreclose the lien against the lot of the owner.~~
- ~~6.— The owners' association shall be empowered to levy assessments against the owners of sites within the development for the payment of expenditures made by the owners' association for the items set forth in the preceding subparagraph, and any such assessments not paid by the owner against whom such are assessed shall constitute a lien on the site of the owner.~~
- ~~7.— Easements over the common areas for access, ingress, and egress from and to public streets and walkways and easements for enjoyment of the common areas, as well as for parking, shall be granted to each owner of a site.~~
- ~~8.— All common walls between individual residences shall be party walls and provisions for the maintenance thereof and restoration in the event of destruction or damages shall be established.~~

~~Final Plat: If authorized by the city council during the preliminary plat approval process, the enforcement officer may sign off on the final plat for recording in the office of the Register of Deeds. The final plat shall show the dimensions and bearing of each site. The final plat shall be prepared by a Registered Land Surveyor currently licensed and registered in North Carolina. The final plat shall contain the following certifications:~~

~~Certificate of Survey and Accuracy~~

~~Certificate of Ownership and Dedication~~

~~Certificate of Approval or Non-Approval by the N.C. Department of Transportation~~



Section 10.247 Building Spacing Requirements for Multifamily Residential Buildings

Gilbreath Street, and South Marshall Street, the minimum required front yard depth shall be 10 feet less than shown herein if:

- a. The average front yard depth of the two closest dwellings fronting on the same side of the street and within 500 feet of the lot in question is 10 or more feet less than the indicated minimum front yard depth, or
- b. The average front yard depth of all dwellings fronting on the same street and within 500 feet of the lot in question is 10 or more feet less than the indicated minimum front yard depth.

10. Screening

- (a) O-1, B-2, and B-3 Districts – business uses whose property lines abut a district zoned residential shall erect an opaque screen at least six feet high designed so as to obstruct the view from surrounding residential property. Screens are not to be brightly colored, multicolored, or otherwise obtrusive. Colors and textures harmonious with nature and nearby residential structures are recommended.
- (b) I-1 and I-2 Districts – a buffer strip shall be planted along the side or rear property line of any use that abuts any property in a residential zone. The strip shall be at least 10 feet wide planted with an opaque screen of evergreen shrubs or trees which at maturity will be between eight and 12 feet high.

Section 10.246 amended by City Council November 7, 2000

Section 10.247 Building Spacing Requirements for Multifamily Residential Buildings (Townhouses, Condominiums and Apartments)

- (a) Minimum Spacing of Buildings: If a zoning lot is developed for multifamily or townhouse residential buildings, the following method shall be used to determine the minimum spacing of buildings. ~~The spacing of buildings shall be shown on a site plan prepared accordance with the special use provisions for condominiums and townhouses and Note 18, Table of Permitted Uses for multifamily developments.~~
- (b) Front Yard Setbacks: On lots of more than 40,000 square feet which contain three or more dwelling units, all buildings shall observe front yard setback requirements from any street on which the lot abuts.
- (c) Calculation of Triangle: For all yards, including those on the project perimeter, each wall of every dwelling shall have a minimum yard space in the shape of an imaginary isosceles triangle. The base of the triangle shall be a line connecting the extreme ends of the wall of the building and whose altitude shall be the length of the base line multiplied by a factor related to the height of the dwelling as provided in Table 10.247 below and illustrated in the accompanying figures. There shall be a minimum distance of 15 feet between any walls of one-story buildings and 20 feet between two-story buildings. Any wall over 10 feet long shall be treated as a separate wall.

Section 10.247 (c) revised 1/4/2000





PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with the "City of Graham Growth Management Plan 2000-2020" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.

Text Amendment for Subdivisions and Site Plans

Type of Request

Text Amendment

Meeting Dates

Planning Board on October 15, 2013

City Council on November 5, 2013

- I move to **recommend APPROVAL** in that the amendment is consistent with all of the objectives and policies for growth and development contained in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:
- o Based on the recommendations of the *Growth Management Plan*
 - o [Insert reasons]
- I move to **recommend DENIAL** because the amendment is not fully consistent with the objectives and policies for growth and development in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:
- o [Insert reasons]

The report reflects the recommendation of the Planning Board, this the 15th day of October, 2013.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Text Amendment for Nonconformities

Contact Information

Type of Request: Text Amendment

not applicable

Meeting Dates

Planning Board on October 15, 2013

City Council on November 5, 2013 (tentative)

Summary

City Council requested that staff look into the language in the *Development Ordinances* related to nonconformities. After researching the language used in other communities, staff proposes to completely replace the language in Article IV, Division 2, "Nonconforming Uses and Situations" and to make amendments to other related sections.

Staff researched six other North Carolina communities and found that all made clear distinctions between different types of nonconformities – nonconforming lots, nonconforming uses, nonconforming buildings or structures, and for some, nonconforming signs or nonconforming site elements. The first three of these different types of nonconformities are already defined in the *Development Ordinances*, but they were not clearly distinguished in Article IV, Division 2. Nonconforming signs are already addressed in Section 10.394.

The proposed new language for Article IV, Division 2 includes a section for each of four types of nonconformities – lots, uses, buildings, and site elements (which includes signs). Staff also proposes to modify the existing definitions for each type of nonconformity, add a definition for nonconforming site elements, and move the existing provision for nonconforming signs into the section for nonconforming site elements.

Project Name
Text Amendment for
Nonconformities

Location
citywide

GPIN
not applicable

Current Zoning
not applicable

Proposed Zoning
not applicable

Staff Recommendation
Approval

The following amendments to the Development Ordinance are proposed:

- Replace "Article IV, Division 2. Nonconforming Uses and Situations" with "Article IV, Division 2. Nonconformities"
The proposed new Article IV, Division 2 is attached.
- Amend Section 10.16 Definitions, to replace the existing definition of "Nonconforming Lot(s)":
Current definition
Nonconforming Lot(s) – A lot of record that does not conform to the dimensional requirements of the zoning district in which it is located. The nonconformity may result from adoption of this ordinance or any subsequent amendment.

New definition

Nonconforming Lots – A nonconforming lot is a lot that was lawfully created (or for which a vested right had been established) but that, as a result of adoption of or amendments to this ordinance or of the lot coming under the jurisdiction of this ordinance or by governmental action in the acquisition of public rights-of-way, does not conform to the minimum lot area or minimum lot width of the zoning district in which it is located.

- Amend Section 10.16 Definitions, to replace the existing definition of “Nonconforming Structures”:

Current definition

Nonconforming Structures – A structure that does not conform to the requirements of this ordinance. The nonconformity may result from adoption of this ordinance or any subsequent amendment.

New definition

Nonconforming Buildings – A nonconforming building is a building that was lawfully erected (or for which a vested right had been established) but that, as a result of adoption of or amendments to this ordinance or of the property coming under the jurisdiction of this ordinance or by governmental action in the acquisition of public rights-of-way, does not conform to the minimum setbacks, maximum height or other requirements specific to buildings (such as materials or colors) of the zoning district in which it is located.

- Amend Section 10.16 Definitions, to replace the existing definition of “Nonconforming Use”:

Current definition

Nonconforming Use – A use which was a permitted use on a parcel of land or within a structure but which is not now a permitted use. The nonconformity may result from the adoption of this Ordinance or any subsequent amendment.

New definition

Nonconforming Uses – A nonconforming use is a use of land or buildings that was lawfully established (or for which a vested right had been established) prior to the effective date of current use regulations or prior to coming under the jurisdiction of this ordinance, but does not conform to the permitted uses for the zoning district in which it is located.

- Amend Section 10.16 Definitions, to add a new definition for “Nonconforming Site Elements”:

New definition

Nonconforming Site Elements – A nonconforming site element is a physical feature of a site, such as parking, landscaping or signage, that was lawfully established (or for which a vested right had been established) on a property but that, as a result of adoption of or amendments to this ordinance or of the property coming under the jurisdiction of this ordinance or by governmental action in the acquisition of public rights-of-way, does not conform to the requirements for that site element.

- Delete Section 10.394 Nonconforming Signs

Conformity to the *Growth Management Plan (GMP)*

Planning District: not applicable

Development Type: not applicable

Description of Development Type

not applicable

Development Toolkit Checklist

not applicable

Applicable Goals to Guide Us into the Future

- 6.1.1. Support efforts to protect sensitive natural resources including wetlands, waterways, slopes, floodplains, etc. *New provisions for nonconforming buildings will prevent the reconstruction of any nonconforming building located within a special flood hazard area unless the reconstruction conforms to requirements for flood damage prevention.*
- 6.1.2. Continue to support efforts that identify, restore and/or reuse cultural and historic structures, buildings, monuments, and neighborhoods. *The proposed new language in Article IV, Division 2 includes a stated intent to "promote the reuse and rehabilitation of existing buildings" and does so by providing that nonconforming buildings can "remain and be occupied" subject to certain provisions.*
- 6.3.1. Continue to promote the single-family home. *The proposed new language in Article IV, Division 2 retains provisions that permit nonconforming single family homes to be rebuilt, with the exception of those that do not conform to NC building code standards or are located in a floodplain.*
- 6.3.8. Encourage the reuse and revitalization of unused or underutilized structures and properties. *The proposed amendment would provide clearer regulations for the continued use of nonconforming buildings and properties.*

Applicable Planning District Policies and Recommendations

- Not applicable; citywide text amendment not located in a Planning District

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and research of other jurisdictions and best practices, staff **recommends approval** of the text amendments. The following supports this recommendation:

- The proposed text amendments will further a number of goals of the *Growth Management Plan* and will address known issues with the current ordinance.

ARTICLE IV. ZONING

DIVISION 2. NONCONFORMITIES

Section 10.66 Applicability

The regulations of this division govern lots, uses, buildings and other aspects of development that came into existence lawfully but, as a result of adoption of or amendments to this ordinance or of land coming under the jurisdiction of this ordinance or by governmental action in the acquisition of public rights-of-way, do not conform to one or more requirements of this ordinance.

Section 10.67 Intent

The regulations of this division are intended to recognize the interests of property owners in continuing to use their property for lawful purposes; promote the reuse and rehabilitation of existing buildings; and, place reasonable limits on the expansion and alteration of nonconformities that have the potential to adversely affect surrounding properties or the community as a whole. Nothing in this division shall be deemed to prevent the maintenance or repair necessary to keep a building or site element in sound condition.

Section 10.68 Nonconforming Lots

Nonconforming lots may be used and structures thereon may be built or altered, subject to the following provisions or as otherwise provided for in this ordinance:

- (1) All other requirements of this ordinance must be met or a variance may be granted by the Board of Adjustment as provided for in this ordinance.
- (2) Where two or more lots of record with contiguous frontage are under common ownership, and one or more is a nonconforming lot, the lots shall be combined or recombined as necessary to form a conforming lot or lots. Where a nonconforming lot was created by public taking action or as a result of a court order, the combination or recombination of lots shall not be required.

Section 10.69 Nonconforming Uses

Nonconforming uses of land or buildings may be continued, subject to the following provisions or as otherwise provided for in this ordinance:

- (1) If a nonconforming use ceases for any reason for a period of 180 days, or if a nonconforming use is changed to a conforming use for any period of time, any use of the land or buildings previously devoted to the nonconforming use shall thereafter be devoted to conforming uses.
- (2) No nonconforming use shall be extended, expanded, enlarged or moved to occupy a different or greater area of land or buildings than was occupied by such use at the time it became nonconforming, provided that a nonconforming use may be extended throughout any parts of a building which were specifically designed and arranged for such use at the time it became nonconforming. The number of dwelling units of a nonconforming residential use shall not be increased.

- (3) No building devoted to a nonconforming use shall be enlarged, extended or moved unless such building is thereafter devoted to a conforming use.
- (4) Should any building occupied by a nonconforming use be destroyed by any means to an extent of more than 60 percent of its replacement cost or bulk at the time of destruction, said building shall not be reconstructed unless it is thereafter occupied by a conforming use.
- (5) Subsections 3 and 4 above do not apply to any nonconforming single family dwelling complying with the NC Residential Building Code. Said building may be enlarged, extended, moved, or reconstructed, subject to any and all other applicable requirements.

Section 10.70 Nonconforming Buildings

Nonconforming buildings may remain and be occupied, subject to the following provisions or as otherwise provided for in this ordinance:

- (1) Any enlargement of a nonconforming building must conform to the dimensional requirements of the zoning district unless the Board of Adjustment grants a variance in accordance with the variance provisions of this ordinance. Any building or portion thereof may be altered to decrease its nonconformity.
- (2) Should any nonconforming building or nonconforming portion of a building be destroyed, in whole or in part, by any means, to an extent of:
 - a. More than 60 percent of its replacement cost or bulk at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance, with the exception of nonconforming buildings used as a single family dwelling and complying with the NC Residential Building Code, which may follow the provisions in subsection "b" below.
 - b. 60 percent or less of its replacement cost or bulk at the time of destruction, it may be reconstructed in the same location and up to the same dimensions as originally existed provided that a permit for reconstruction is obtained within one (1) year of the date of destruction and any requirements for flood damage prevention are met.

Section 10.71 Nonconforming Site Elements

Nonconforming site elements may remain and be continued, subject to the following provisions or as otherwise provided for in this ordinance:

- (1) No action shall be taken which increases the degree or extent of the nonconformity of the nonconforming site element.
- (2) Where this ordinance requires certain types of site elements to come into conformance with this ordinance, those requirements shall apply in addition to the provisions in this division.
- (3) Nonconforming signs may not be relocated.
- (4) A nonconforming sign that has been damaged by any cause may be repaired if the cost of the repair does not exceed 50% of the original value or replacement value, whichever is greater.

- (5) All nonconforming signs, except outdoor advertising signs, must be brought into compliance or removed (including the entire sign and any or all supports) if any or all of the following occurs:
- a. If damage to the sign exceeds 50% of its original value or replacement value, whichever is less;
 - b. If the sign is demolished or damaged to the extent where more than fifty percent (50%) of its display area requires replacement;
 - c. If the business or activity on the premises is discontinued for a continuous period of 90 days or more;
 - d. If additions or expansions of buildings, parking areas, or uses of open land occur that are greater than 3,000 square feet; or
 - e. If any change in the existing use of the property occurs.
- (6) Nonconforming outdoor advertising signs may be converted to single-pole construction, upon obtaining a sign permit, so long as both the height and display surface area of the replacement sign do not exceed the greater of the height and display surface area of the sign replaced or the sign regulations for the applicable zoning district.

Sections 10.72-10.79 Reserved



PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with the "City of Graham Growth Management Plan 2000-2020" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.

Text Amendment for Nonconformities

Type of Request
Text Amendment

Meeting Dates

Planning Board on October 15, 2013
City Council on November 5, 2013

- I move to **recommend APPROVAL** in that the amendment is consistent with all of the objectives and policies for growth and development contained in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:
- o Based on the recommendations of the *Growth Management Plan*
 - o [Insert reasons]
- I move to **recommend DENIAL** because the amendment is not fully consistent with the objectives and policies for growth and development in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:
- o [Insert reasons]

The report reflects the recommendation of the Planning Board, this the 15th day of October, 2013.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson