

ARTICLE 200
SCHEDULES OF DISTRICT REGULATIONS

201 Adoption of Schedules of District Regulations

A substantial part of the regulations applying in many of the districts established by this Ordinance has been set out in tabular form in a series of sheets identified as the Official Schedules of District Regulations which, together with all lawfully adopted explanatory material shown therein, is hereby adopted and declared to be part of this Ordinance.

202 Authentication

Each sheet of the Official Schedules of District Regulations shall be authenticated by the signature of the City Clerk and shall bear the seal of the City under the following words:

"This is to certify that this is page _____ of the Official Schedule of District Regulations referred to and adopted by reference by Ordinance No. _____ of the City Council approved _____, 19 ____."

203 Location

The Official Schedules of District Regulations shall be located in the office of the Department of Planning and Community Development.

204 Amendment

The Official Schedules of District Regulations are subject to amendment by ordinance as set out in Article 1000 of this Ordinance. Any proposed amendment shall be identified by the sheet number, district, column, and (if applicable) paragraph or subparagraph numbers or letters.

205 Recording of Nature and Dates of Amendments; Authentication

Amendments shall be authenticated by entries on schedule sheets affected and a record

of the nature and date thereof maintained. Such entries shall indicate the date the amendment was made, the date the change became effective (if other than the date of the actual approval), the number of the amending ordinance, and an indication of the nature of the change sufficient to facilitate specific identification.

206 Updating Required

Amendments to Official Schedules of District Regulations shall be updated by the Zoning Administrator or his designee within ten working days of the effective date of the amendatory ordinance.

207 Unauthorized Changes Prohibited

No changes of any nature shall be made in the Official Schedules of District Regulations, or any matter shown thereon, except in conformity with the requirements and procedures set forth in this Ordinance. Any unauthorized changes, of whatever kind, by any person or persons, shall be considered a violation of this Ordinance and punishable as provided by law; provided, this provision shall not be held to foreclose action under other applicable criminal statutes of the State of North Carolina against any person or persons alleged to have made unauthorized changes in this Ordinance.

208 Official Schedule of District Regulations; Final Authority

Regardless of the existence of purported copies of all or part of the Official Schedules of District Regulations which may from time to time be made, published or reproduced, the Official Schedules of District Regulations and amendments thereto in the office of the Department of Planning and Community Development shall be the final authority as to regulations set forth therein as applying to such districts.

209 Retention of Earlier Schedules of District Regulations

At least one copy of all schedules of district regulations, or remaining portions thereof, which have had the force and effect of official schedules for the City prior to the effective date of adoption or amendment of this Ordinance shall be retained by the City Clerk and preserved as a public record and as a guide to the zoning status of lands and waters prior to such dates.

210 Schedule of Statements of Intent

The following array presents for the several districts the Schedule of Statements of Intent applicable to each district.

A. R40 Residential District:

The R40 Residential District is intended to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such suburban intensity living.

B. R15 Residential District:

The R15 Residential District is intended to provide regulations which will produce a low intensity of single family residential use with the necessary governmental and other support facilities to service such suburban intensity living.

C. R10 Residential District:

The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.

D. R-7.5 Residential District:

The R-7.5 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family and no more than two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.

E. RA6 Residential District:

The RA6 Residential District is intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designed RA6 shall normally be located with access to a major or minor thoroughfare with access to local residential streets discouraged.

F. OA6 District:

The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designed OA6 shall normally be located with access to a major or minor thoroughfare with access to local residential streets discouraged.

G. O & I office and Institutional District

The Office and Institutional district is intended to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designed O & I shall normally be located with access to a major or minor thoroughfare with access to local residential streets discouraged.

H. B1 Neighborhood Commercial District:

The B-1 Neighborhood Commercial District is intended to provide for limited retail and personal service uses on free-standing parcels or for small centers to serve adjacent residential neighborhoods. These districts shall normally be located in nodes along major or minor thoroughfares.

I. M (Mercantile) Limited General Commercial District

The Mercantile (M) District is intended to provide for a greater number of potential business activities than the B1 Zoning District. The Mercantile District is distinguished from the B2 General Commercial District by excluding certain uses permitted in the B2 District that are likely to create the greatest external impact (traffic, noise, lighting, etc.) and by its additional standards that address compatibility with adjoining residential neighborhoods. These districts should be located in nodes along major or minor thoroughfares.

J. B2 General Commercial District

The B2 General Commercial District is intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to major or minor thoroughfares, never local streets.

K. Tourism-Hospitality (TH) District

The TH Tourism-Hospitality District is intended to serve the lodging, tourism, convenience goods, shoppers goods retail and service needs of the traveling public, with emphasis on promoting compatible tourism development and complementing existing tourism venues. This district shall be located with access directly to freeways and major or minor thoroughfares, never local streets. The use of commercial service roads to access properties in this district shall be strongly encouraged.

L. B3 Central Commercial District:

The B3 Central Commercial District is intended to be applied to the traditional commercial, governmental, administrative and service core of Asheboro, commonly known as the Central Business District.

M. I-1 Industrial Development District:

The intent of the I1 Industrial Development District is to produce areas for manufacturing, processing and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.

N. I2 Industrial Development District:

The intent of the I2 Industrial Development District is to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.

O. I3 Industrial Development District:

The intent of the I3 Industrial Development District is to produce areas which are protected from undesirable commercial and incompatible residential uses, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.

211 Schedule of Permitted and Permissible Special Uses by District

Except as specifically provided in this Ordinance, regulations governing the use of land, water and structures within the various districts within the zoning jurisdiction of the City of Asheboro shall be as shown in the Schedule of Permitted and Permissible Uses by District.

Use of land or structures which are not expressly listed in this Schedule as Permitted

Principal Uses, Permitted Accessory Uses or Permissible Special Uses are prohibited uses and shall not be established in that district. Uses listed as Permissible Special Uses may be established in that district only after approval of an application for a Special Use Permit in accord with the procedures and requirements in Article 600.

Table 200-2 indicates the permitted and permissible uses for the regular zoning districts. For each regular zoning district a corresponding Conditional Use district exist. Within a C. U. District, only those uses specifically permitted in the zoning district to which the C. U. District corresponds (i.e., R40 and CUR40) may be permitted (see Article 100 and 1000 for specific regulations governing Conditional Use districts).

212 Schedule of Area, Height, Bulk and Placement Regulations.

Except as specifically provided in this Ordinance, regulations governing the minimum lot width and area; required front, side and rear yards; maximum permitted floor area ratio, maximum permitted height of structures, maximum permitted lot coverage, and related matters shall be for the several regular districts as shown in Table 200-1, Schedule of Area, Height, Bulk and Placement Regulations.

213 Permitted Area and Number of Signs.

The area and number of signs permitted for the several districts shall be as regulated in Article 500 Sign Regulations.