



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, October 5, 2026
6:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from September 8, 2026
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. Old Business
 - Case No. RZ-26-12: Request to rezone property at 401, 403, 407, and 505 E. Allred St and 1404 N. Fayetteville St. to B2 & R10 (CZ) to allow a Manufactured Home / Mobile Home Park Class A & B expansion. (Randolph County Parcel Identification Numbers 7762118197, 7762115363, 7762113113, 7762113929, 7762019814, 7762025027). **The applicant has withdrawn this request.**
- V. New Business
 - Case No. RZ-26-13 and SUB-26-01: Request for text amendments to the zoning ordinance and subdivision ordinance regarding off-street parking; nightclubs and certain related uses related to nighttime activities (including but not limited to banquet/reception facilities, bar, brewpub, eating establishment, microbrewery, game rooms; billboards (off-premises signs); and provisions for allowing a fee in lieu of sidewalk construction in certain instances.
- VI. Items not on the agenda
- VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
TUESDAY, SEPTEMBER 8, 2026
6:00 p.m.

This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

	) - Members Present
Michael O'Kelley	) – Chair
Van Rich	
Pamela Vuncannon	)
Taylor Trogdon, Jr.	)
Jake Wilburn	)
Thomas Rush	) – Members Absent
Greg Patton	) – Vice Chair

John Evans, Community Development Director
Jamie Wilkins, Planning Technician
Tom Carruthers, City Attorney

CALL TO ORDER

Michael O'Kelley called the Asheboro Planning Board to order.

APPROVAL OF MINUTES AUGUST 3, 2026

Mr. O'Kelley asked if there were any discrepancies or errors that need to be corrected for the August 3, 2026 meeting minutes. Hearing no corrections or discrepancies, Mr. O'Kelley approved the minutes as presented.

**REVIEW OF CASES, MONTHLY REPORT ON MAJOR SUBDIVISIONS
ADMINISTRATIVELY APPROVED.**

Mr. Evans stated that the City Council had not reviewed any major subdivision cases at their August 6, 2026 meeting. Additionally, there had been no staff-approved major subdivisions since the August 3, 2026 Planning Board Meeting.

OLD BUSINESS

- A. CASE NO. RZ-26-10: REQUEST TO REZONE PROPERTY LOCATED AT 1138
DRAPER STREET (RANDOLPH COUNTY PARCEL IDENTIFICATION
NUMBER 7762668822) FROM R10 MEDIUM-DENSITY RESIDENTIAL TO R10
(CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR A
RESIDENTIAL PLANNED UNIT DEVELOPMENT, CONTINUED FROM
AUGUST 3, 2026 MEETING.**

Mr. Evans gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Daniel Stickler

Location: 1138 Draper St.

PIN: 7762668822

Size: 6.26 acres +/-

Jurisdiction: Corporate Limits

Current Land Use: Single Family Dwelling

Overlay Districts: None

Infrastructure: City utilities are available

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

- 1) The proposed use is Residential Planned Unit Development for Single Family Dwellings, not to exceed 27 dwellings on 27 lots.
- 2) R10 Residential District Statement of Intent: 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.
- 3) Relevant Zoning Ordinance Definitions:
Planned Development: Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans which include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.
Dwelling/Residence, Detached Single Family: An individual dwelling unit for one family located on an independent lot containing no other dwelling units.
- 4) Proposed lot sizes, widths, and setbacks are reduced from typical R10 ordinance requirements as allowed for Planned Unit Development. Overall project density (roughly 5.6 units per acre, excluding right-of-way) slightly exceeds R10 standards (typical 4-5 units per acre).
- 5) The Residential Planned Unit Development is proposed with dwellings within a lot containing the conditioned living space, a porch, and a garage sized to accommodate two vehicles, along with driveway parking spaces. The driveways and other space outside of the lots are proposed as a common area maintained by the homeowners' association.
- 6) The proposal extends Robins Nest Drive from the existing cul-de-sac to Draper Street as the primary access. With this extension, access is also available into the development from Gold Hill Road and East Allred Street, giving three access points into the neighborhood. The site plan was forwarded to NCDOT, who raised concerns over the proximity to the intersection of Gold Hill Road and Draper Street for Lots 10 and 11. The plan has since been updated to show the connection to these lots and the existing dwelling (Lot 27) being via Robins Nest Drive.
- 7) A 10' Screen "C" with 1 Evergreen tree every 20' & 1 shrub every 5', or preservation of existing hardwood trees, is proposed along the perimeter of the property, except for the southern side and the side facing Draper Street. Existing vegetation may be used if located within this area and providing equivalent or greater screening and opacity.
- 8) The applicant's engineer has provided a conceptual layout showing stormwater control measures near the southern side of the property.
- 9) The plan shows a recreation area near the southwestern corner of the property, connected to the proposed sidewalk network.

- 10) Staff received the most updated plan on September 1. Staff has asked for clarification on the proposed use within the recreation area, general landscaping detail, and information concerning a catalog of potential dwelling types.

Mr. Evans then presented the proposed modifications to the zoning ordinance requirements:

- 1) (+) 10' Screen "C" along abutting properties
- 2) (+) Stormwater control measures
- 3) (+) Parking, with driveway and garage spaces, exceeds typical requirement for two spaces per dwelling plus 10% additional for visitor parking.

Mr. Evans listed the Summary of Proposed Zoning Conditions:

- A. The uses approved shall be a Residential Planned Unit Development for Single Family Dwellings, not to exceed 27 dwellings on 27 lots.
- B. Evaluation of changes necessitated by NCDOT permitting requirements shall be reviewed consistent with Section 4.05(C)(13).
- C. Any utility infrastructure indicated by the City as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- D. Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, streetlights, street and paving details, and sanitary sewage that comply with city policies shall be submitted and approved.
- E. Changes related to locations of cluster box units (CBU) for mail delivery, as required by USPS or NCDOT, shall not be considered a modification of the conditional zoning district requiring council action.
- F. Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the stormwater control measures were built according to plans. Any open water retention or drainage areas shall be managed to control mosquitoes. The property owner(s) shall be responsible for ownership and maintenance of any structural stormwater control measures and/or structures. The city shall not own or be responsible for maintenance of such structures and/or measures.
- G. All dwellings/lots shall include a garage and driveway that, when combined, provides sufficient parking for three vehicles.
- H. Outdoor recreational vehicle parking or storage shall be prohibited.
- I. Open space shall be created and recorded consistent with the conditional zoning district site plan.
- J. The recreation area shall be constructed and available for use prior to platting of the first phase of the development.
- K. No new driveways or roadway connections not shown on the site plan shall be made to Gold Hill Road except for those shown on the submitted site plan unless determined by city staff and NCDOT to be necessary for public or emergency service response(s).
- L. All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering areas.
- M. A 10-foot landscape buffer shall be preserved or installed as shown on the approved plan.
- N. Maintenance of all recreation/open space areas, landscaping, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the

- responsibility of the property owner and any successors in interest, including, but not limited to, the homeowners association (HOA).
- O. Solid waste disposal for the project shall be consistent with city policies and codes.
 - P. Before the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following:
 - i. Driveway permit approval from North Carolina Department of Transportation
 - ii. Permitting from the North Carolina Department of Environmental Quality; and
 - iii. Subdivision sketch design and preliminary plat showing compliance with zoning and subdivision ordinance requirements, compliance with all applicable city policies, such as but not limited to utilities and required easements, solid waste disposal, permanent and temporary turnarounds, addressing, road names, and on-street parking, and submittal of required review fees.
 - Q. Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with the terms of the adopted conditional zoning ordinance, shall be recorded in the Office of the Randolph County Register of Deeds and shall include, but not be limited to, maintenance responsibilities of the association and a release of the City of Asheboro from liability due to utility maintenance on any streets.
 - R. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
 - S. The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

Mr. Evans then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Proposed Land Use Map: Suburban Residential

Growth strategy Map: Primary Growth

Small Area Map: Northeast

Goals/Policies Supporting Request:

- **Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map.
- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- **Checklist Item 4:** The proposed rezoning is compatible with surrounding land uses.
- **Checklist Item 5:** The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- **Checklist Item 6:** Existing infrastructure is adequate to support the desired zone.
- **Checklist Item 8:** The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.
- **Checklist Items 12-13: 12)** Property is located outside of watershed; **13)** Property is located outside of Special Hazard Flood Area;
- **Goal 4.2:** Environmental impact mitigation and education

LDP Goals/Policies Not Supporting Request:

- **Checklist Item 14:** Rezoning is located on steep slopes of greater than 20% (primarily contained within southern section of the property).

Staff Proposed Plan Consistency and Reasonableness Statement:

The requested conditional zoning is consistent with the Growth Strategy Map of the Land Development Plan, as well as multiple goals and policies, including those related to consistency with surrounding land uses, adaptive reuse of underutilized land, and environmental impact mitigation. The request is reasonable given the surrounding residential development, the benefit to the community through additional housing opportunities, protection to neighboring properties through buffer and stormwater conditions, and proposed density that is relatively comparable to general R10 standards, but with added amenities of sidewalks, additional parking, open space, and recreational space that would not be required in a general R10 zoning district.

Mr. Evans then provided the Staff Recommendation and Planning Board Action Items:

Staff Recommendation: Approve

Planning Board Action Items:

- 1) Recommend approval or denial of zoning map amendment RZ-26-10; rezone property at 1138 Draper St. (Randolph County Parcel Identification Number 7762668822) to R10 (CZ) to allow a Planned Unit Development for Single-Family Dwellings.
- 2) Attach zoning conditions as summarized or with modifications.
- 3) Adopt Plan Consistency and Reasonableness Statement.

Mr. Evans then presented the motions with consistency and reasonableness statement and the plan consistency and reasonableness statement information:

Motion 1: Concurrence with Staff Recommendation and Statement

I move to recommend approval of rezoning request RZ-26-10, attaching conditions as summarized, and to adopt the plan consistency and reasonableness statement articulated by the city staff.

Motion 2: Approval with Modification

I move to recommend approval of rezoning request RZ-26-10, attaching conditions as modified (*state additional or modified conditions*), and to adopt the plan consistency and reasonableness statement articulated by the city staff.

Motion 3: Denial

I move to recommend denial of rezoning request RZ-26-10, finding that the plan consistency and reasonableness statement articulated by the city staff does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s):

- *State which goals or policies from the report support the motion to deny, and/or*
- *State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny).*

Plan Consistency:

G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps,

goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.

Reasonableness

G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors:

- i. the size, physical conditions, and other attributes of the area proposed to be rezoned
- ii. the benefits and detriments to the landowners, the neighbors, and the surrounding community
- iii. the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment
- iv. why the action taken is in the public interest
- v. any changed conditions warranting the amendment

Mr. Evans asked if the Board had any questions. Mr. O'Kelley asked if this development would be connected to the existing Robin's Nest development. Mr. Evans said yes.

Mr. O'Kelley inquired if there was anyone to speak for the request. Mr. Daniel Stickler stepped forward to give his support for the project and to address some lingering concerns about the development. Mr. Stickler spoke about how the development will improve connectivity. He explained how he has been working closely with the City of Asheboro concerning the design of the development and stormwater and drainage control. Mr. Stickler also said that he has spoken with the neighbors of the prospective development about drainage concerns. Mr. Wilburn asked how many houses would be added to the existing house. Mr. Stickler said that there would be an additional 26 houses for a total of 27, and there will be no phases.

Mr. Christian Vestal of Sumney Engineering stepped forward and expressed his support for the project. There were no questions for Mr. Vestal.

Mr. Stickler came forward and showed examples of elevations for the proposed development's single family homes. He explained that he did not have exact elevations available yet, and that the examples he presented were accurate depictions of what the homes might look like.

Mr. O'Kelley then asked if there was anyone to speak against the request. Several neighbors to the prospective development came forward to present their concerns. The speakers were: Christian Barringer, Scott Mills, Heather Rivenbark, Jack Reeder, Shelby Gray, Norris Davis, and Cyrus (audio distorted). The speakers voiced concerns over drainage, tree removal, disruption of wildlife, traffic and speeding, HOA and homeownership, and the potential for multi-family rental units. There was a discussion between Ms. Rivenbark, the Board, Mr. Evans, and Mr. Stickler about the meaning of conditional R10 zoning and if rental units would be allowed. Mr. Evans and Mr. Stickler explained that, under North Carolina state law, a homeowner cannot be barred from renting out a house that they own. Mr. Stickler said that, under the conditions of the proposed rezoning, no multi-family apartments or duplexes would be built; all homes will be single family. Mr. O'Kelley confirmed the conditions to Ms. Rivenbark.

Ms. Vuncannon expressed that, according to a calculation that she had done, traffic should be far less under the conditions of the rezoning than it would be without the conditions; this is because only single-family homes will be allowed. She expressed her belief that the current plans are the best option for the surrounding neighborhood.

There was a discussion between Mr. Barringer, Ms. Vuncannon, Mr. O'Kelley, Mr. Stickler, and Mr. Daniel Tanner (Survey Carolina) concerning connectivity and road

construction. Ms. Vuncannon stated that NCDOT would have to approve permits for any entrance to, or exit from, the development. Mr. Barringer asked if a connection to Draper Street would be built without being reviewed by the Planning Board; Mr. O'Kelley said that NCDOT would have to approve any new roads and connections to existing roads. Mr. Stickler explained that NCDOT had given him input regarding building a connection off of Draper Street and had denied him permission to build off of Gold Hill Road.

Following the connectivity discussion, Mr. Reeder stated that he was concerned about home ownership of the new homes and lots, and when might the end date of an HOA be. He asked how much of each lot would be owned by the person that would purchase each home. Mr. Davis also asked questions regarding home ownership. He expressed that he was concerned about corporations possibly purchasing the new homes and renting them out. Mr. Evans said that there is no NC State law that controls homeownership and whether a homeowner can rent out their property. Mr. O'Kelley asked if a new owner of the development would have to abide by regulations that would be put into place at the time of project approval, even if the project was never built. Mr. Evans confirmed that a new owner would have to abide by all regulations that are in place at the time of purchase of the development. Mr. Stickler stated that he would not sell the development to a corporation that would rent out all homes within the development. Mr. Carruthers said that there could be a verbal agreement between the seller and the buyer regarding not allowing corporations to buy property, but a written agreement would not be enforceable. Mr. Davis asked if the proposed buffer could be increased. Mr. Stickler said that he would agree to a condition requesting that the buffer be made denser.

Mr. Vestal stepped forward to address concerns regarding drainage issues at and around the site. He said that he is currently awaiting a 200-page stormwater report from the Department of Environmental Quality. He said that stormwater control must be met before the development can be built. He added that a retention pond would hold stormwater for a certain number of days and then would drain slowly into the nearby creek. Mr. O'Kelley mentioned that DEQ could recommend that less homes be built based on the conclusion of the stormwater report.

Ms. Vuncannon asked for clarification of the buffering and if there is room for additional vegetation spacing. Mr. Vestal said that he recommends a meeting between the applicant, neighbors of the proposed development, and city staff to obtain a solution to the buffering concern.

Mr. Reeder reiterated his concern about home ownership and the number of years an HOA may be active. Mr. O'Kelley and Ms. Vuncannon stated that a certain amount of the houses have to be sold before an HOA can be established. Mr. Reeder stated that there was confusion around how much of the property would be owned by the purchaser of the house. Mr. Evans explained that the homeowner would own the house, garage, and porch and the rectangular portion of the yard as indicated on the plans. Mr. Rich expressed concern about the amount of the lot that will actually be owned by the purchaser of each house. He said that the city requires a lot to abut a street before a home can be built, and that the entire lot would belong to the purchaser of the house in that case. There was discussion among the board members as to whom, in the case of this planned unit development, the remainder of yard would belong to if a house does not sell. Mr. Evans explained that planned use developments are different from typical developments in that there are no lots that abut a street. Mr. Stickler added that, in planned use developments, there is common area around the homes that belong to the HOA. He said that he could provide a sample HOA at the moment to give an example as to what an HOA at this PUD would look like. Mr. Rich asked if the HOA could deny someone access to their home because the homeowner does not own the driveway. Mr. Stickler said that an HOA would not keep someone from accessing their driveway. Ms. Vuncannon asked if city services and schools had been contacted concerning the

development. Mr. Evans said that the plans had been routed to all city departments and the Asheboro City Schools. No capacity issues were indicated. Mr. Wilburn asked who would be responsible for maintenance of the sidewalks and streets. Mr. Evans said that the city would maintain the sidewalks and streets following dedication. Ms. Vuncannon asked if the Cul de sacs and streets would be up to standard size; Mr. Evans said yes.

Mr. Davis asked who would pay taxes on HOA-owned property if the HOA went dormant. Ms. Vuncannon and Mr. O'Kelley said that it would depend on the provisions of the HOA. Mr. Stickler said that he could amend the portion of the land that would be owned by the homeowner and could add the driveway if he was requested to. He gave an example of ownership and responsibility by citing how the HOA handles ownership at the Jackson's Run development. Mr. Evans said that it would need to be confirmed that amending the plans to include the driveway with the homeowner's property would not have any unintended consequences.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Trogon made a motion to approve the request with the conditions as presented to adopt the proposed consistency and reasonableness statements. Ms. Vuncannon seconded. All were in favor.

NEW BUSINESS

B. CASE NO. RZ-26-12: REQUEST TO REZONE PROPERTY AT 401, 403, 407, AND 505 ALLRED ST AND 1404 N. FAYETTEVILLE ST. TO B2 & R10 (CZ) TO ALLOW A MANUFACTURED HOME / MOBILE HOME PARK CLASS A & B EXPANSION. (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7762118197, 7762115363, 7762113113, 7762113929, 7762019814, 7762025027)

Mr. Evans gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Cross Roads MHP LLC – Robert Bitowft

Location: 401, 403, 407, and 505 E. Allred St and 1404 N. Fayetteville St

PIN: 7762118197, 7762115363, 7762113113, 7762113929, 7762019814, 7762025027

Size: 30.19 acres +/-

Jurisdiction: Corporate Limits

Current Land Use: Mobile Home Park Class A & B

Overlay Districts: None

Infrastructure: City utilities are available

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

- 1) The proposed use on the proposed R10 (CZ) portion of the property is Mobile Home Park Class A & B. The B2 portion of the lot may be developed in the future under standard B2 zoning regulations. In addition, the area identified by the site plan as "COA agreement with Landowner for clean fill operation to continue" may remain.
- 2) R10 Residential District Statement of Intent: 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.
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 minor thoroughfares or higher classification streets, but never local residential streets.

3) **Relevant Zoning Ordinance Definitions:**

Manufactured/Mobile Home: A dwelling unit that is not constructed in accordance with the standards set forth in the North Carolina State Building Code, and is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis and exceeds 32 feet in length and eight feet in width.

Class A: A manufactured home that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development and also meet City of Asheboro appearance criteria, as determined by the Zoning Administrator.

Class B: A manufactured home that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development but which do not meet City of Asheboro appearance criteria, as determined by the Zoning Administrator.

Class C: Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home.

Manufactured/Mobile Home Park: A parcel of land under single ownership that has been planned and improved for the placement of manufactured housing for dwelling purposes.

- 4) The zoning ordinance allows a conditional zoning district to deviate from the city's predetermined zoning requirements. In this case, the existing manufactured home park was developed prior to the time the current requirements for manufactured home parks.
- 5) The site plan indicates there are currently 30 existing lots, 33 lots proposed in Phase 1, and 11 lots proposed in Phase 2 for a total of 74 lots. The term "lots" is based on language contained in the zoning ordinance and does not imply subdivision of manufactured home lots.
- 6) The first phase includes connection of the two private roadways from North Fayetteville Street to East Allred Street with 33 additional lots. There is also an area on the site plan close to East Allred Street and labeled as, "COA Agreement with landowner for clean fill operation to continue". The second phase includes a privately maintained roadway from East Allred Street with additional dwellings, recreation space, and visitor parking spaces.
- 7) The plan shows two stormwater control measures provided within the development.
- 8) Staff received an updated site plan on September 2.

Mr. Evans then presented the proposed modifications to the zoning ordinance requirements:

- 1) (+) Stormwater control measures designed for a 25-year storm, exceeding a 10-year storm event. Staff is reviewing the updated plan submitted on September 2 to determine whether additional items may exceed or be a deviation from predetermined zoning ordinance requirements.

Mr. Evans listed the Summary of Proposed Zoning Conditions:

- A. The use approved on the proposed R10 (CZ) portion of the property shall be Mobile Home Park Class A & B, not to exceed 70 mobile homes on 70 lots. The B2 portion of the lot may be developed in the future under standard B2 zoning regulations. In addition, the area identified by the site plan as "COA agreement with Landowner for clean fill operation to continue" may remain.
- B. Evaluation of changes necessitated by NCDOT permitting requirements shall be reviewed consistent with Section 4.05(C)(13).
- C. Changes related to locations of cluster box units (CBU) for mail delivery, as required by USPS or NCDOT, shall not be considered a modification of the conditional zoning district requiring council action.
- D. Maintenance of all recreation/open space areas, landscaping, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the

- responsibility of the property owner and any successors in interest. Any utility infrastructure indicated by the City as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- E. Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the twenty-five-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the stormwater control measures were built according to plans. Any open water retention or drainage areas shall be managed to control mosquitoes. The property owner(s) shall be responsible for ownership and maintenance of any structural stormwater control measures and/or structures. The city shall not own or be responsible for maintenance of such structures and/or measures.
 - F. Outdoor recreational vehicle parking shall be prohibited.
 - G. Installation of traffic and street signs within the development shall be the responsibility of the developer.
 - H. Prior to the issuance of a zoning compliance permit, the applicant shall submit a final site plan demonstrating compliance with the conditional zoning district, including details on roadway widths, compliance with the district, and Fire Code.
 - I. Any proposed name of the private road(s) within the development shall be obtained from Randolph County for E-911 purposes.
 - J. Before the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following:
 - i. A sealed survey plat by a Professional Land Surveyor for recording and identifying the boundaries of the approved Conditional Zoning District.
 - ii. Driveway permit approval from North Carolina Department of Transportation.
 - iii. Permitting from the North Carolina Department of Environmental Quality.
 - K. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
 - L. The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

Mr. Evans then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Proposed Land Use Map: Commercial/Neighborhood Residential
Growth strategy Map: Primary Growth
Small Area Map: Northeast

Goals/Policies Supporting Request:

- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- **Checklist Item 5:** The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- **Checklist Item 6:** Existing infrastructure is adequate to support the desired zone.

- **Checklist Items 12, 13, and 14:** 12.) Property is located outside of watershed; 13.) Property is located outside of Special Hazard Flood Area 14.) Rezoning is not located on steep slopes of greater than 20%.
- **Goal 4.2:** Environmental impact mitigation and education
- **Policy 2.1.5:** The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Goals/Policies Not Supporting Request:

- **Checklist Item 1:** Rezoning is not compliant with the Proposed Land Use Map.

Staff Proposed Plan Consistency and Reasonableness Statement:

Staff's primary interest related to this request is to ensure that the proposal is consistent with the goals, objectives, and policies of the Land Development Plan, promotes the public interest, and allows reasonable use of the property.

The proposed development modernizes a manufactured home park that was built decades ago and incorporates features sought by the Land Development Plan and zoning ordinance. These include recreational space, stormwater control measures, and inclusion of buffering and screening measures. The proposal also continues to address longstanding nonconforming issues, such as bringing the design of the private roadways within the manufactured home park to current standards.

Mr. Evans then provided the Staff Recommendation and Planning Board Action Items:

Staff Recommendation: Staff's recommendation is to continue the request until the October 5th Planning Board meeting to give additional plan for review of the site plan and additional public input.

Planning Board Action Items:

- 1) Recommend approval or denial of zoning map amendment RZ-26-12; rezone property at 401, 403, 407, and 505 E. Allred St and 1404 N. Fayetteville St. to B2 & R10 (CZ) to allow a Manufactured Home /Mobile Home Park Class A & B expansion.
- 2) Attach zoning conditions as summarized or with modifications.
- 3) Adopt Plan Consistency and Reasonableness Statement

Mr. Evans then presented the motions with consistency and reasonableness statement and the plan consistency and reasonableness statement information:

Motion 1: Concurrence with Staff Recommendation and Statement

I move to recommend approval of rezoning request RZ-26-10, attaching conditions as summarized, and to adopt the plan consistency and reasonableness statement articulated by the city staff.

Motion 2: Approval with Modification

I move to recommend approval of rezoning request RZ-26-12, attaching conditions as modified (*state additional or modified conditions*), and to adopt the plan consistency and reasonableness statement articulated by the city staff.

Motion 3: Denial

I move to recommend denial of rezoning request RZ-26-12, finding that the plan consistency and reasonableness statement articulated by the city staff does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s):

- *State which goals or policies from the report support the motion to deny, and/or*

- State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.

Plan Consistency:

G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.

Reasonableness

G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors:

- vi. the size, physical conditions, and other attributes of the area proposed to be rezoned
- vii. the benefits and detriments to the landowners, the neighbors, and the surrounding community
- viii. the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment
- ix. why the action taken is in the public interest
- x. any changed conditions warranting the amendment

Mr. Evans asked if the Board had any questions. Mr. O'Kelley asked if the Type D screening is one of the densest that the city requires. Mr. Evans said yes that the Type D buffer would include the combination of trees and shrubs. He said that the applicant is offering to build a fence in addition.

Mr. O'Kelley inquired if there was anyone to speak for the request. Christian Vestal came forward to provide his support for the project. He explained that all plans are preliminary. He stated that the property owner would be coming to the October Planning Board meeting to address any questions. Mr. O'Kelley asked if all existing dwelling units would remain. Mr. Vestal said yes, that all existing homes and lots would remain, and improvements would be made to the streets abutting the existing lots. Mr. O'Kelley asked about trash pickup. Mr. Vestal said that currently there are roll-out trash cans and no centralized dumpster or trash site exists. Ms. Vuncannon asked about the existing streets and if they abide by current city standards. Mr. Vestal said that the existing streets abide by DOT standards in that they are 20 to 22 feet wide, and there is no curb and gutter. He added that street parking is not allowed. Ms. Vuncannon asked how many cars could be parked per lot. Mr. Vestal said there will likely be two or three cars allowed per lot, but this had not been confirmed yet. Ms. Vuncannon then asked if there would be a centralized trash site added along with the additional lots. Mr. Vestal said that it was possible, or roll-out trash cans would remain. Mr. O'Kelley asked about sidewalks, and Mr. Vestal said that no sidewalks are proposed. An existing cluster mailbox would be expanded. Mr. O'Kelley asked about the ground fill location indicated in Phase 2. Mr. Vestal said that there was an agreement between the former landowner and the City of Asheboro that the city could dump dirt or rocks at the indicated spot; this agreement still stands today. Mr. Vestal explained that any installation of mobile homes over the ground fill spot would be coordinated with the city and would be tied down according to building code. Mr. Vestal said that Phase 2 may take years to come to fruition, and that a third entrance would be proposed if Phase 2 were to be constructed.

Mr. O'Kelley then asked if there was anyone to speak against the request. Neighbors to the manufactured home park came forward to express their concerns about an expansion

of the existing development. Neighbor Margaret Loy mentioned a list of concerns that had been submitted to the city by her and other neighbors. Ms. Loy stated that she was worried about property values decreasing if more mobile homes are installed. Ms. Loy and other neighbors stated that there were numerous existing issues with the tenants of the existing manufactured homes, including: open burning, unpermitted additions to mobile homes, tree removal, trash pickup issues, traffic and road loads, gun fire, stray animals, water pressure issues, flea, tick and rat infestations in yards, land clearing that may affect existing wells, loud music, buffer insufficiency, absentee landlords, age of allowed mobile homes, and farm animals on the lots. Pictures of existing code violations existing at the mobile home park were presented to the board. Elbert Caine, Joe Buckner, Dave Caswell, Pamela Holmes, Ms. Karen Caviness, Leanne Luck, and John Palmer all came forward to put voices their concerns.

There was a discussion about the road capacity of East Allred Street and how it was calculated. Mr. Evans explained how DOT determines loads for roads. Mr. Evans addressed a question about the approved use of the property and how it fits in with the city's plans and vision. He explained that, due to the pending expansion, amenities and improvements would be added to the existing manufactured home park. Mr. Evans also explained that North Carolina Building Code does address manufactured homes' structural integrity and tie-downs. All new mobile homes would have to abide by the current building codes; existing mobile homes may be different from current codes due to age.

Mr. O'Kelley and Ms. Vuncannon explained the planning board's role in approving or denying requests being limited to land use classification. They also explained the city council's approval process and encouraged the neighbors to attend the September and October city council meetings. Mr. O'Kelley stressed to the neighbors that they can reach out to City Council and let their concerns be heard at any time. Ms. Vuncannon explained to the neighbors that she would recommend continuation of the request to the next Planning Board meeting due to the fact that there was currently not enough information to recommend approval or denial.

Ms. Caviness asked if the mobile home park expansion included a study on groundwater quality and how additional mobile homes may affect existing wells. Mr. Vestal said that there was no study done, but he could discuss the issue with Ms. Caviness outside of the meeting to address her concerns.

Mr. O'Kelley asked if there was a motion to approve continuation of the request to the October 5th, 2026 Planning Board meeting. Ms. Vuncannon motioned to continue the request. Mr. Rich seconded the motion, and all were in favor of the continuance.

ITEMS NOT ON THE AGENDA

There were no items to discuss.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair

John Evans

Subject: FW: [External Sender] Report for Planning Board meeting at 6 PM on Tuesday, September 8 here at City Hall

From: Christian Vestal [REDACTED]
Sent: Monday, September 21, 2026 3:17 PM
To: John Evans <jevans@asheboronc.gov>
Subject: RE: [External Sender] Report for Planning Board meeting at 6 PM on Tuesday, September 8 here at City Hall

John,
The applicant has requested we withdraw this application. Let me know if you need a formal letter, or if this email confirmation will be sufficient.
Thank you as always for your assistance with these projects.

Re: Comments on Crossroads Mobile Home Park as of today



To ✓ Christian Vestal

 You replied to this message on 9/21/2026 3:12 PM.

Hey Christian
Please withdraw our application for the Cross Roads MHP expansion to the City of Asheboro.
Thanks! Bob Bitowft
Sent from my iPhone

Christian Vestal
Summey Engineering Associates, PLLC
Office: 336.328.0902 | Cell 336.410.2221
Email [REDACTED]



RZ-26-13

Application to amend the Asheboro Zoning Ordinance and Subdivision Ordinance, specifically addressing parking, sidewalk, billboard, nightclub, and game room regulations.

1. Request	
Applicant: City of Asheboro	Property Owner: N/A
Zoning History: The zoning ordinance was last amended on June 9, 2023.	
Required Notice Mailed Notice by Applicant: N/A	

2. Staff Analysis
1) North Carolina House Bill 162 (Session Law 2026-39) prohibits local governments from enforcing minimum off-street parking requirements that mandate a minimum number of parking spaces, effective January 1, 2027. This bill requires parking-related amendments to the Asheboro Zoning Ordinance to remain compliant with state law. 2) Recommended amendments include elimination of Table 6-1 and other language throughout the ordinance that requires or references a minimum number of parking spaces. 3) While the City can no longer require a minimum number of parking spaces, parking design standards, such as setbacks, landscaping, and pavement design, can continue. 4) Amendments to Billboard regulations are designed to eliminate inconsistent and ambiguous language and address electronic billboards with standards for illumination and timing of how often electronic copy may change, consistent with requirements for other electronic signs. 5) Amendments to the game room regulations are designed to modernize the definition of this land use. Game rooms are permitted only by Special Use Permit, in B2, TH, B3, and I2 zoning districts. 6) Amendments are proposed regarding nightclubs and uses that might have similar nighttime activities to provide appropriate buffering and separation requirements to mitigate secondary effects on abutting land uses, to the extent that zoning is an appropriate mechanism for doing so. Other tools, including city code and state law provisions addressing public safety concerns, exist beyond the scope of zoning ordinance amendments. 7) A fee-in-lieu of sidewalk construction is proposed. This option is intended for situations where topography, stormwater constraints, utility constraints, imminent road construction, or a lack of nearby sidewalks preclude or limit the viability of sidewalk installation in the exact location where typically required. The fee would be applied toward constructing sidewalks in more viable locations within the same area in which the fee is incurred.

3. Land Development Plan Consistency and Reasonableness
LDP Goals/Policies Supporting Request • Goal 2.1: Development that enhances our city's character and sense of community • 2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district. • 2.1.5 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

• 3.1.1 The City will provide Code Enforcement with the legal tools and intergovernmental coordination it needs to effectively address community appearance standards in both newer and more established areas. • 3.2.1 The City will amend Zoning requirements (i.e. setback regulations, permitted building materials, orientation of streetscapes, parking areas, pedestrian access, etc.) to ensure that new development is compatible with, and enhances, the architectural design of surrounding land uses. • 3.2.2 The City will require a variety of landscaping techniques that are appropriately designed based on the desired function (i.e. riparian buffers around creeks, shade trees in parking lots, dense and expansive screening between uses of significantly different intensities, preservation of environmental character, front yard landscaping and street trees, etc.). • 4.2.2 The City will enforce zoning regulations to minimize noise, light, and odor pollution and periodically review regulations to ensure these types of pollution are effectively mitigated.	
LDP Goals/Policies Not Supporting Request • None	
Staff Proposed Plan Consistency and Reasonableness Statement	Staff has identified various ongoing issues that these proposed text amendments are meant to address, along with state-mandated changes regarding parking. Currently, staff is not proposing a final consistency and reasonableness statement but is presenting a draft of proposed text amendments to give the public, Planning Board, and city staff additional time for review. Therefore, an updated version of the text amendments and consistency and reasonableness statement will be provided in advance of the November Planning Board meeting.

4. Recommendations and Planning Board Action Items	
Staff Recommendation	Continue the request until the November 2, 2026 Planning Board meeting.
Planning Board Action Items	1) Move to continue RZ-26-13

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Staff Recommendation and Statement	I move to recommend approval of rezoning request RZ-26-13 and to adopt the plan consistency and reasonableness statement articulated by the city staff.
Motion 2: Denial	I move to recommend denial of rezoning request RZ-26-13, finding that the plan consistency and reasonableness statement articulated by the city staff does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): - <i>State which goals or policies from the report support the motion to deny, and/or</i> - <i>State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny).</i>

Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment

NOTE: Section number renumeration will be made throughout with final text amendment document. Underlined text is new proposed text. Struck through is proposed for deletion.

Chapter 1: Definitions

Banquet Facility:Includes banquet facility, banquet hall, function hall, rental hall, reception, or meeting hall. A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event or function, such as hosting a party, banquet or reception, that is not open to the general public, whether or not a fee is charged. Food may be prepared onsite or brought in from off-site. Live entertainment may be featured as accessory to the meeting or banquet. Not included in this definition are banquet facilities that are incidental and customary accessory uses, such as within places of assembly, noncommercial and hotels.

Banquet Facility Large: A banquet facility with a Occupancy Load as established by N.C. State Building Code section as amended for “Occupant Load” that requires the facility to have a fire sprinkler system.

Bar: An establishment where alcoholic beverages may be obtainable within or there on and where such beverages are consumed on the premises. If the facility also sells food and the sale of food products represent more than fifty percent of the facility's total sales, the facility shall be considered an Eating Establishment. A bar may include a tavern or coffeehouse but does not include a nightclub/cabaret, game room or the display of specified anatomical areas or specified sexual activities.

Billboard/Off Premises Advertising Sign: Any sign used as an outdoor display for the purpose of directing attention to a business, commodity, service or entertainment conducted, sold, manufactured or offered at a location other than the location of said sign.

Eating Establishment: An establishment whose principal business is the sale of food, frozen desserts or beverages to the customer in a ready to consume state.

Sit-down eating establishments are those at which food and/or beverages may or may not be served by waitresses or waiters to patrons seated at booths or tables. A sit-down eating Establishment may have walk-in/carry out service as part of its operation.

Walk-in/carry out eating establishments are those at which the customers receive but do not consume the food and/or beverages at a counter, bar, or from a drive-in window.

Drive in eating establishment are those at which food or beverages are served for consumption by customers in parked motor vehicles.

Gamerrooms: Unless more specifically and appropriately defined by another use, any establishment offering the operation of amusement devices, restricted by age to those age 18 years and older, and/or mechanical or electronic amusement devices and which derives more than 25% of its annual revenues from such devices.

Microbrewery: An establishment less than 18,000 square feet in area primarily engaged in the wholesale production and distribution of beer, ale, porter and other fermented malt beverages. Areas for demonstration, education, retail sales or tasting are included in this definition, are incidental to the primary use of producing beverages in accordance with state ABC permits and shall not be counted towards the square footage limitation.

Nightclub: A business where alcoholic beverages may be sold for on-site consumption pursuant to state ABC permits, which is not part of a larger restaurant. Such use includes a bar and also includes entertainment such as dancing, comedy and other live performances excluding those that display specified anatomical areas and/or specified sexual activities.

Parking Area

The total area provided for the off-street parking of automobiles, including parking ~~stalls~~ spaces, maneuvering areas, and the necessary driveway access space thereto. Walkways, planting strips, and other landscaped areas shall not be counted as gross parking space

Parking, Off-Street

Space located outside of any street right-of-way or easement and designed to accommodate the parking of domestic vehicles.

Parking Space

The off-street storage space available for the parking of motor vehicles.

Parking Space, Handicapped

A parking space as defined by the N. C. Building Code.

Chapter 2: Administration:

Section 2.03(g):

- (a) **Minor Changes to be Approved by Zoning Administrator/ Modifications Require Action by City Council.**

The Zoning Administrator is authorized to approve minor changes in the approved plans of Special Uses, as long as they are in harmony with action of the approving body, but shall not have the power to approve changes that constitute a modification of the approval. A modification shall require approval of the City Council and shall be handled as a new application.

The following actions shall constitute a modification, unless expressly authorized by the permit:

- (i) The erection of a new structure or the addition to an existing structure that:
 - (aa) exceeds 1000 square feet, either cumulatively or non-cumulatively;
 - (bb) exceeds 10% of the useable floor area, either cumulatively or non-cumulatively, approved by the City Council as part of its review of the applicable Special Use permit; or
 - (cc) results in any portion of a structure being located closer than thirty (30) feet to an adjoining property developed with a single-family or two-family dwelling.
- (ii) An increase in number of dwelling or lodging units.
- (iii) An increase in outside land area devoted to sales, displays, or demonstrations.
- (iv) Any change in parking areas resulting in an increase or reduction of 10% or more in the number of spaces approved by the City Council. ~~In no case shall the number of spaces be reduced below the minimum required by the ordinance.~~
- (v) Structural alterations significantly affecting the basic form, style, ornamentation and the like of the building as shown on the approved plan.
- (vi) Substantial change in the amount and/or location of open space, recreation facilities or landscape buffers/screens.
- (vii) A change in use
- (viii) Substantial changes in pedestrian or vehicular access or circulation

Notwithstanding any other provision within this Section, the Zoning Administrator is expressly prohibited from approving any changes that would be in conflict with the requirements of the Zoning Ordinance or significantly contrary to the Findings of Facts, Conclusions of Law, or Order as outlined the applicable Special Use Permit.

The Zoning Administrator shall, before making a determination as to whether a proposed action is a minor change or a modification, review the record of the proceedings on the original application for the approval of the Special Use. The

Zoning Administrator shall, if he determines that the proposed action is a modification, require the applicant to file a request for approval of the modification, which shall be submitted to the City Council. The Council may approve or disapprove the application for approval of a modification.

Chapter 3: General Regulation and Measurement

Section 3.01 General Regulations

(E) Required Open Space May Not Be Used By Another Building

No part of any yard ~~or~~ open space, ~~off-street parking or loading space~~ ~~required~~ in connection with any building, structure or use by this Ordinance shall be considered to be part of a required yard, ~~or~~ open space, ~~off-street parking or loading space~~ for any other buildings, structure or use, ~~except as provided in Chapter 6 for joint use of off-street parking spaces.~~

Chapter 4: Districts

Section 4.05(15(d)) Conditional Zoning Districts

Any change in parking areas resulting in an increase or reduction of 10% or more in the number of spaces approved by the existing conditional zoning ordinance, ~~provided, however, any reduction in the number of spaces will be deemed to be a modification if the existing conditional zoning ordinance has already authorized a lesser number of spaces than prescribed by the predetermined standards for the Zoning Lot's general zoning classification or if the proposal results in reducing the spaces below the minimum number of spaces established by the predetermined standards adopted for the Zoning Lot by the conditional zoning ordinance.~~

Section 4.07 (Center City Planning Area Overlay District)

(C) Central Business Planning Area Tier 1, Subsection 5(1), Parking and Loading:

(1) Parking and Loading

(b) Parking for all Uses: Chapter 6 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.

~~(c) On-Street Parking: Where parking on street is permitted, the on-street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.~~

~~(d) Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum~~

~~amount of off-street parking required where developer submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Chapter 6 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off-site parking, and joint/shared parking may also be considered.~~

Subsection 10 (Multi-family developments)

(d) ~~Visitor and Recreational Parking:~~

- ~~(i) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four residential** units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~
- ~~(ii) Section 5.04(14) applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments, except when developed as an Adaptive Reuse project as stated in (C)(11) below.~~

Subsection 11 (Adaptive Reuse Projects)

(b) Off Street Parking and Loading:

- ~~(i) No reduction in the number of required loading spaces (as specified by Chapter 6) is authorized by this section.~~
- ~~(ii) The following modifications apply to the number of off-street parking spaces provided:~~
 - ~~(aa) Residential: One (1) Off-street parking space is required per residential dwelling unit. This replaces off-street parking requirements for residential dwellings specified by Chapter 6. Parking of recreational vehicles (including boats, travel trailers/campers, etc.) is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings shall not be required for residential adaptive reuse projects.~~

- (bb) ~~Non-Residential:~~ Parking, ~~when shall provided shall be~~ in accordance with Chapter 6., ~~except that the number of required spaces shall be calculated at fifty (50) percent of the rate specified by Chapter 6.~~
 - (cc) ~~Mixed Uses:~~ The number of parking spaces required is the total number of spaces required for the non-residential use as specified by this section, plus the number of required parking spaces for the residential use(s) as specified by this section.
- (iii) Recreational Vehicle Parking

Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within an adaptive reuse project in Tier 1 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. ~~The designated storage area for recreational vehicles required for multi-family dwellings shall not be required for multi-family developments that are developed as an adaptive reuse project.~~

(D) Central Fringe Planning Area (Tier 2), Subsection (5)Parking and Loading

- (a) Parking for all Uses: Chapter 6 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.
- (b) ~~On-Street Parking:~~ Where parking on street is permitted, the on street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.
- (c) ~~Alternative Parking Plan:~~ The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off-street parking required where developer submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Chapter 6 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off-site parking, and joint/shared parking may also be considered.

Subsection 9 (Multi-family development)

~~(d) Visitor and Recreational Parking:~~

- ~~(i) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~
- ~~(ii) Section 5.04(14) applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments.~~

Subsection 10 (Whole Block Redevelopment)

- (g) Multi-family residential developments: For multi-family residential developments within a whole block redevelopment, the following provisions for amenity space ~~and visitor/recreational vehicle parking~~ apply and replace the ~~visitor/recreational vehicle parking and~~ recreation space requirements prescribed by Table 4-1, Section 5.04(14), and Section 4.07, Subsections (D)(9)(b, c and d).

~~(iii) Visitor and Recreational Parking:~~

- ~~(a) Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four residential** units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~
- ~~(b) Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within a Whole Block Redevelopment in Tier 2 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings shall not be required for multi-family developments that are within a Whole Block Redevelopment.~~

(E) Commercial and Employment Center Planning Area (Tier 3)

(3) Parking and Loading

- (a) Parking for all Uses: Chapter 6 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.

- (b) ~~On-Street Parking: Where parking on street is permitted, the on-street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.~~
- (c) ~~Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off-street parking required where developer submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Chapter 6 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off-site parking, and joint/shared parking may also be considered.~~

Subsection 8 (Multi-family development)

- (d) ~~Visitor and Recreational Parking:~~
 - (i) ~~Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~
 - (ii) ~~Section 5.04(14) applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments.~~

Subsection 9 (Whole Block Redevelopment)

- (iii) ~~Visitor and Recreational Vehicle Parking~~
 - (aa) ~~Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~
 - (bb) ~~Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within a Whole Block Redevelopment in Tier 3 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings shall~~

~~not be required for multi-family developments that are within a Whole Block Redevelopment.~~

5.02 Unlisted Uses

(2) Criteria for Approving Unlisted Uses

In order to determine that the proposed use(s) has an impact that is similar in nature and function to the other uses allowed in a specific zoning district, the Zoning Administrator shall assess all relevant characteristics of the proposed use, including but not limited to the following:

- (1) The volume and type of sales, retail, wholesale; size and type of items sold and nature of inventory on the premises;
- (2) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing; and
- (3) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders); and
- (4) The type, size and nature of buildings and structures; and
- (5) The number and density of employees and customers per unit area of site in relation to business hours and employment shifts; and
- (6) Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other uses on the site; and
- (7) Parking ~~requirements~~, turnover and generation, ~~ratio of the number of spaces required per unit area or activity~~, and the potential for shared parking with other uses; and
- (8) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, light, radiation, and fumes; and
- (9) Any special public utility requirements for serving the proposed use, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and

- (10) The impact on adjacent properties created by the proposed use will not be greater than that of other uses in the zoning district.

5.04 Supplemental Use Regulations

Dwelling – Multiple Family Units – Up to .17 FAR

- (1) A full-time on-site manager shall be provided for multifamily dwellings with a total of 75 units or more. A permanent office shall be provided for the manager. The floor area contained in the on-site manager's office shall not be counted in the total FAR. The required recreation space (areas for common passive or active recreation use) may include, but not be limited to a swimming pool, picnic areas with tables, basketballs goals with paved play areas, and playground(s) with play equipment; outdoor seating areas and the like where the facilities are available for common use by tenants and visitors. Active recreation space shall be at least 20 feet from any residential unit. The project may be developed in phases. Phase 1 shall include the required amenities. No Certificate of Occupancy for any phase of the project shall be issued until all required or proposed improvements are installed for that phase.
- (2) ~~A designated storage area for parking of recreational vehicles, boats, camp/travel trailers shall be provided in all multi family housing developments containing more than four residential units.~~
- (3) ~~The designated storage area(s) shall provide 72 square feet for every residential dwelling unit with a minimum of 720 square feet to be provided. Such area(s), when visible from the public right of way, shall have screening consisting of landscaping and/or fencing compatible with the development's architectural and landscaping design and compliant with applicable design standards. Required and non required storage area(s) shall comply with the screening requirements of this sub-section and the requirements of Chapter 6.~~
- (4) ~~Additionally, one overflow parking space shall be provided for every ten (10) required parking spaces within the development.~~
- (5) Storage of junked and/or nuisance vehicles is not permitted in the recreational vehicle storage area and/or the overflow parking area.

(15) Dwelling within Mixed Use Structure

- (4) Each dwelling unit shall provide complete, separate, and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Boarding houses, group housing, residential hotels or any residential design, which provides for sharing of kitchen or bath facilities, shall not be permitted.

- (5) All parts of any structure renovated to provide residential units, including parts maintained for non-residential uses, shall fully comply with all applicable provision of the most current edition of the North Carolina State Building Code, as it may be amended from time to time.
- (6) All renovated residential units shall meet the requirements of the City of Asheboro Code of Ordinances, Housing Code.
- (7) No residential conversion shall be permitted on any ground floor in the B-3 zoning district. However, residential conversion on the ground floor is permitted in the OA-6 zoning district subject to the requirements of this section.
- (8) The area, yard and height requirements as set forth in Table 4-1 shall apply to any residential conversion under this Section.
- (9) Sign regulations are as set forth in Chapter 7.
- ~~(10) In the OA-6 district, the parking requirement shall be 2.0 spaces per dwelling unit plus the parking requirement for the other applicable use.~~
- (11) Plans detailing the proposed conversion shall be submitted for staff review as part of the application. The plans shall be specific to the requirements of the N.C. Building Code and all requirements of this Section. The Building Inspection Department shall be provided with a copy of the plans. A report by the Building Inspection Department shall be required as part of the review process.
- (12) A Certificate of Occupancy shall be obtained before the converted structure is occupied.

(25) Gamerooms

Gamerooms may be permitted in B2, B3 and I 2 districts subject to the following requirements:

- (1) The site shall have direct access to a major or minor thoroughfare as shown on the Thoroughfare plan.
- (2) Off street parking shall be provided as required in Chapter 6.
- (3) A site plan showing compliance with the requirements for a Zoning Compliance Permit, as required by Chapter 2, shall be submitted.
- (4) Signage shall be limited to one ground sign and not more than two wall signs. No portable signs shall be permitted.
- (5) The requirements of Chapter 6 Performance Standards for all Commercial Districts (noise and light) shall be met and maintained.
- (6) No Gameroom shall be located within 1,000 feet of residentially zoned property, as measured from the property line nor shall a game room be located within 1,000 feet of any other such use.

- (7) Activities taking place on the premises shall be confined to the area inside the structure and shall not be visible from the street right-of-way. No outdoor loitering shall be permitted.
- (8) Failure to comply with the plans approved by the City Council or with any conditions imposed upon this Special Use Permit, shall cause the Permit to immediately become void and of no effect as set forth in Chapter 2.
- (9) Gamerooms approved under this Special Use Permit shall be supervised and operated by a person over 18 years of age who;
 - (e) Has not been convicted or plead guilty or no contest to any criminal offense involving moral turpitude, gambling or the unlawful possession, sale, distribution, or use of any alcoholic beverage or controlled substance within the five years next preceding the date of the application for a Special Use Permit; **and**
 - (f) is a resident of NC or does have a registered agent in North Carolina who is authorized to accept service of process.

(44) Nightclub/Cabaret and uses meeting criteria established in (2) below.

- (1) These uses shall provide a screening yard width equivalent to or greater than the respective required buffer width in that district. Planting materials (i.e. trees, shrubs, ground cover) shall be equivalent to or greater than the required screen plantings in that district. For example, a nightclub abutting a single-family residential use or zoning shall be required to provide a Type D buffer width (30 feet) with Type D screen plantings.**

(2) Subsection 5.04(44)(2) applies to any bar, banquet facility (including large banquet facility), eating establishment (sit-down), microbrewery, or nightclub/cabaret that meets all criteria below:

- a. Established after [the effective date of this ordinance].
- b. Includes live entertainment between 11 PM-7 AM.
- c. Allows alcoholic beverage consumption.

(3) For any such use meeting Subsection 5.04(44)(2), no such use shall be located within 500-feet of the following at the time of approval:

- a. A dwelling located in any zoning district.
- b. Any single-family or two-family residential zoning district;

c. Place of worship as classified by Place of Assembly, Non-Commercial

d. School or child-care facility

e. Another such use meeting criteria of Subsection 5.04(44)(2).

(46) Model Dwelling Units.

- (1) In any residential district, the developers, builders or their agents may operate three model dwelling units as a sales office for the specific project under construction, subject to the following restrictions:
 - (g) The model dwelling unit shall meet all district requirements for lot and yard dimensions.
 - (h) Signs shall not be illuminated.
 - (i) The model dwelling unit shall not be used for any business activity, other than showing, later than 9:00 p.m.
 - (j) At least two off-street parking spaces shall be provided on the same lot as the model dwelling unit or on a contiguous lot within the specific project.
 - (k) The model dwelling unit shall be discontinued when the specific residential project is sold out and shall comply with regulations generally applicable within the district.
- (2) Model dwelling units may be erected or displayed in districts which exclude residential uses, provided that such models shall not be used for residential purposes, but only for display as a means to sell homes in districts in which they are permitted and provided that all other requirements of the district in which the model dwelling unit is erected shall be met.

(51) Open Air Sales, Accessory, Seasonal/Produce Sales, and Limited Duration Events

This section is designed to provide businesses the opportunity for temporary uses without endangering the public health, safety and general welfare.

- (1) The following provisions shall apply to Open Air Sales, Accessory/ Seasonal/Produce Sales, and Limited Duration Events:
 - (l) No structures, sales, displays, rides, or activities pertaining to the event or sale are permitted in any required setback, public or private right of way or landscaping areas (Front yard landscaping per Chapter 6, or required screening/buffers per Chapter 6).

(m) ~~No use regulated by this section may occupy required parking spaces, access, maneuvering areas, or loading spaces or areas.~~

- (2) The following provisions apply to Open Air Sales, Accessory:
Open Air Sales, Accessory are permitted without a Zoning Compliance Permit subject to the following:
- (a) Open air sales, accessory must be directly subordinate to the operations of the permittee engaging in the principal use on the zoning lot (i.e. outdoor sales of auto parts at an auto parts store, clothing brought outside a clothing store, etc.) and meet the requirements of (1) above are permitted.
 - (b) Food vendors are allowed solely as a promotional tool in conjunction with Open Air Sales, Accessory.
- (3) The following provisions apply to seasonal/produce sales:
- (c) A zoning lot may be utilized for this use twice within any calendar year. Each occurrence of this use on a zoning lot shall be limited to ninety (90) days.
 - (d) Signs shall be regulated by Chapter 7.
 - (e) ~~This use requires parking as specified by Table 6-1, in addition to the required parking provided for the principal use of the property.~~
 - (f) Written permission of the property owner that seasonal/produce sales use may occur on the property is required.
 - (g) Restroom facilities are required based on the North Carolina Building Code.
 - (h) An application for this use shall be submitted at least five (5) business days prior to the event.
 - (i) A site plan showing sales/display areas, and existing and proposed structures, access, parking and maneuvering areas is required. Certain requirements of this Ordinance do not apply, specifically; protective yards, screening of mechanical equipment, screening of solid waste storage, and front yard landscaping, and parking paving and landscaping regulations as specified in Chapter 6. A statement shall be included on the site plan that the use meets all applicable performance standards (noise, lighting, etc.)
- (4) The following provisions apply to limited duration events:

- (a) Limited duration events shall include circuses, carnivals, fairs, concerts, and similar events. Limited duration events shall not include uses such as, but not limited to, sales of goods, yard sales, carwashes, and commercial services.
- (b) The event shall occur for 21 days or less.
- (c) Signs shall be regulated by Chapter 7.
- (d) ~~Temporary uses require parking as specified by to be in compliance with Chapter 6., in addition to the required parking provided for the principal use of the property.~~
- (e) Written permission of the property owner that the limited duration event may occur on the property is required.
- (f) Restroom facilities are required based on the North Carolina Building Code.
- (g) An application for this use shall be submitted at least five (5) business days prior to the event.
- (h) A site plan identifying event areas, and existing and proposed structures, access, parking and maneuvering areas is required. Certain requirements of this Ordinance do not apply, specifically; protective yards, screening of mechanical equipment, screening of solid waste storage, and front yard landscaping, and parking paving and landscaping regulations as specified in Chapter 6. A statement shall be included on the site plan that the use meets all applicable performance standards (noise, lighting, etc.)
- (i) Concerts in all public school facilities and all public parks, without regard as to Zoning District, are permitted without a Zoning Compliance Permit.

(55) Motor Vehicle Repair – Minor & Major

The intent of this Section is to provide for the appropriate location and design of accessory outdoor sales and display areas to mitigate adverse impacts that such uses may have on adjacent properties and rights-of-way.

- (1) Outdoor sales and display shall only be permitted within an area not greater than five hundred (500) square feet or ten (10) percent of the gross floor area of the ground floor of the building, whichever is greater.
- (2) Outdoor sales and display shall not occur within twenty-five (25) feet of a public right-of-way

- (3) Outdoor sales and display shall be located at least thirty (30) feet from any residentially zoned property.
- (4) Item(s) shall not exceed five (5) feet in height, either individually or stacked.
- (5) Outdoor sales and display of items shall be located on an impervious surface.
- (6) Outdoor sales and display items shall be removed daily at the close of business and placed within an enclosed structure or Open Storage area meeting the requirements of Chapter 6.
- (7) Outdoor sales and display of items shall not occupy ~~required parking, loading,~~ buffer/screen, or landscaping areas.

(56) Recreational Vehicle/Travel Park/Camp

- (1) Use shall have a minimum area of two acres.
- (2) No recreational vehicle space, travel trailer space or campsite shall be closer than 60 feet to a public right-of-way or 100 feet to a property line of a contiguous residentially zoned property that is developed with a residential use.
- (3) The minimum area occupied by any recreational vehicle or other camping structure shall be fifteen hundred square feet with a minimum width of thirty feet.
- (4) A clearance of at least twenty feet shall be maintained between each recreational vehicle, camping structure and/or building within the park.
- (5) Use shall have direct access to a minor thoroughfare or higher classification street, as shown on the Asheboro Comprehensive Transportation Plan. Recreational vehicle spaces, travel trailer spaces and campsites shall only have direct access to an internal private street which accesses a public street: none shall have direct access to a public street.
- (6) Notwithstanding Chapter 6, all recreational vehicle spaces, travel trailer spaces and campsites shall abut a driveway which shall be all-weather surface and maintained in a serviceable condition to a continuous width of twenty-five feet.
- (7) Notwithstanding Chapter 6, ~~required~~ parking areas shall be all weather surface.
- (8) Permanent residency shall be prohibited except for full-time facility employees acting as property caretaker(s). Occupancy by non-caretakers extending beyond three (3) months in any twelve (12) month period shall be presumed to be permanent residency and is prohibited.

- (9) Use shall provide 2 toilets and lavatories for the first 25 sites and two toilets and lavatories for each additional 25 sites, or fraction thereof, which do not possess a sewer connection.
- (10) The use, parking, or storage of any manufactured/mobile home shall be prohibited.
- (11) Notwithstanding Chapter 6, only building facades visible from a public right-of-way shall be required to comply with building design standards.
- (12) All garbage and refuse shall be stored in a suitable water-tight and fly-tight standard garbage receptacle and shall be kept covered with tight fitting covers. At least one such receptacle shall be provided and conveniently located for every campsite except where a dumpster or dumpsters are conveniently located and used in the same manner as separate receptacles. It shall be the duty of the park/camp operator to see that all garbage and refuse is disposed of regularly. It shall also be the duty of the park/camp operator to see that no materials which attract insects or rodents is stored or allowed to remain on the premises. All areas of the premises shall be kept clean and free from weeds or undergrowth.

5.05 Special Use Regulations

(15) Manufactured Home Parks

Manufactured home parks may be permitted in an R40, R10, R7.5, and RA6 District, subject to the following regulations. The yard and height regulations set forth in Table 4-1 may be modified for a manufactured home park, provided that, for such development as a whole, excluding driveways and streets but including parks and other permanent open spaces, there shall not be less than the required area per dwelling unit for the district in which such development is located.

These regulations shall not apply to sales lots on which unoccupied manufactured homes are parked.

- (1) The minimum site area for a manufactured home park shall be one zoning lot or parcel of land containing not less than three (3) acres.
- (2) A manufactured home lot shall be a least sixty (60) feet in width, and shall contain at least 6,000 square feet of area.
- (3) An engineering study of storm water runoff shall be made. If such study indicates that post development runoff will exceed predevelopment conditions, plans for runoff control shall be designed and certified by a professional engineer. Such controls shall be designed to reduce the runoff during the occurrence of a 10 year storm to predevelopment flow rate. Prior to a Certificate of Occupancy, a Professional

Engineer shall provide certification that the storm water controls were built according to the plans. The continued maintenance of all runoff control measures shall be the responsibility of the property owner.

- (4) ~~Off-street parking spaces shall be provided within each manufactured home park on the ratio of at least two (2) spaces per manufactured home lot.~~
- (5) There shall be a front yard of at least twenty (20) feet between any manufactured home and the internal roadway. Where exterior property lines of the manufactured home park are coincident with public street rights-of-way, all manufactured homes and structures within the park along such rights-of-way shall observe the front yard setback from such right-of-way as required by this ordinance.
- (6) There shall be a side yard along each side of every manufactured home lot. Each side yard shall be at least ten (10) feet wide. The distance between manufactured homes, including any enclosed extension thereof, shall not be less than twenty (20) feet. No manufactured home shall be located closer than fifteen (15) feet to any exterior property line of the manufactured home park or to any other structure on the premises.
- (7) There shall be a rear yard of at least 20 feet between any manufactured home and the rear of the lot on which it is located.
- (8) All manufactured home lots shall abut a paved roadway of not less than 22 feet in width which shall provide unobstructed access to a public street or highway. Such roadways shall be illuminated as per city street lighting policy to ensure the safe movement of pedestrians and vehicles at night.
- (9) Buffering and screening shall be installed and maintained as required by Chapter 6.
- (10) Adequate water service and sanitary and storm sewerage shall be provided for each lot. Plans for publicly maintained systems shall be designed by a registered engineer and submitted as part of the application for SUP.
- (11) The collection of trash and garbage and their disposal shall be provided for in such a manner as to maintain a clean and orderly appearance at all times. Plans to meet this requirement shall be submitted as part of the application for SUP.
- (12) Each manufactured home park shall have a minimum of five percent of the total area set aside and developed for recreational purposes. The required recreation space may include, but not be limited to a swimming pool, picnic areas with tables, basketballs goals with paved play areas, and playground(s) with play equipment. Exterior areas for common passive or active recreation use; i.e, play areas for children, outdoor seating areas and the like where the facilities are available for common use by tenants

and visitors. Active recreation space shall be at least 20 feet from any residential unit. If a swimming pool is provided, it shall be separated from other uses by a fence having a gate which is capable of remaining closed.

- (13) The required plans shall show the topography of the site at contour intervals no greater than five (5) feet; location and approximate size of all existing and proposed buildings and structures within the site; proposed points of ingress and egress together with the proposed pattern of internal circulation; location and dimensions of individual manufactured home lots; location and types of screening to be provided; and the location and size of open play space and all other accessory features customarily incident to the operation of a manufactured home park. Site plans submitted shall meet all the requirements of Chapter 2.
- (14) Manufactured home parks shall be subject to the regulations within Chapter 9 - Flood Damage Prevention Ordinance.
- (15) Signs shall be regulated by Chapter 7 for the district in which the park is located.
- (16) Manufactured homes offered for sale within the park shall not exceed 10 percent of the total approved spaces at any given time. Every manufactured home offered for sale shall be located only on an approved manufactured home space and shall be subject to the same location requirements as any home within the park. No advertising signs for manufactured home sales shall be permitted except one sign posted outside each manufactured home offered for sale. Such signs shall conform with the regulations in Chapter 7.
- (17) Accessory structures may be permitted for such uses as laundries, offices, recreation, storage, etc. However, the total gross square feet of all building area shall not exceed 5 percent of the total approved park area.
- (18) The park may be developed in phases. Phase 1 shall include the required amenities. No Certificate of Occupancy for any phase of the park shall be issued until all required or proposed improvements are installed for that phase and no permits to locate any home in any phase shall be issued until that phase has received a Certificate of Occupancy.
- (19) A fulltime on-site manager shall be provided for parks having at least 75 sites. An onsite, permanent (not manufactured) office shall be provided for the manager.
- (20) All manufactured homes shall conform to the "Manufactured/Mobile Home" definition as established in Chapter 1.

(21) ~~A designated and separate storage area for recreational vehicles, boats, and camp travel/trailers shall provide 72 square feet for every required parking space with a minimum of 720 square feet to be provided. Such area(s) shall have screening and landscaping which is consistent with other screening for similar uses (i.e. solid waste and mechanical screening). This area may be fenced. Fencing shall comply with any applicable design standards.~~

(22) All manufactured homes shall conform to supplemental regulations of Section 5.04(50).

(19) Signs, Off Premise

Off premise signs may be permitted in I1, I2, and I3 Districts in accordance with Chapter 7: Sign Regulations, provided the following additional regulations are met.

- (1) Off premise signs may only be located along existing major thoroughfares or freeways as identified by the adopted Asheboro Thoroughfare Plan.
- (2) The zoning district shall have at least 1,000 linear feet frontage along the major thoroughfare or freeway in question.
- (3) Off premise sign structures shall be located a minimum of 1,000 linear feet apart as measured along the center line of the major thoroughfare or freeway. Only one off premise sign structure may occur every 1,000 linear feet.
- (4) Off premise signs shall not exceed thirty-five (35) feet in height. Height shall be measured in accordance with Chapter 7.
- (5) Off premise signs shall be rectangular in shape and no part of the advertising face or copy shall extend or protrude beyond the outer limits of the rectangle.
- (6) No portion of the off premise sign supporting structure shall be visible above the rectangular sign face.
- (7) Off premise signs shall be limited to freestanding ground-type signs only.
- (8) No additional signs shall be permitted on any part of the supporting structure or bracing of an off premise sign.
- (9) A billboard sign face area shall not exceed three-hundred (300) square feet in size.
- (10) Off premise signs may only be single-faced, double-faced (back to back) or multi-faced provided that:

- (j) The total sign faces in any one direction do not exceed size requirements set forth in (9) above.
 - (k) There is a definite distinction (such as a border or trim) between the individual sign faces to separate advertising copy.
 - (l) The backs of back-to-back/double-faced signs are not separated by more than thirty-six (36) inches.
 - (m) Double-faced or multi-faced signs when constructed in the form of a "V" when viewed from above or below, shall not exceed an angle (as measured at the apex) greater than forty-five (45) degrees.
 - (n) Double-faced or multi-faced signs shall be structurally tied together to be considered as one structure.
 - (o) Multi-faced signs shall not have more than two (2) sign faces per structure.
- (11) Landscaping and screening shall be provided subject to the approval of the Planning and Zoning Department. No undue undercutting of existing vegetation shall be permitted as specified by state law and NC Administrative Code provisions.
- (12) If the billboard is illuminated, maximum brightness levels shall not exceed 5,000 nits during daylight hours and shall not exceed 500 nits between dusk and dawn, as measured from the sign face.
- (13) If provided, electronic changeable copy shall operate on a five second minimum delay.
- (14) No billboard shall be permitted within 100 linear feet of any residential district (R40, R15, R10, R7.5, and RA6).
- (15) Off premise signs as provided for under Chapter 7 shall not be required to comply with the provisions set forth in this Section. No billboard shall be permitted within any Tier of the Center City Planning Area.
- (16) Off premise signs must comply with regulations established by the N. C. Board of Transportation. However, the State or city requirement that is more stringent or restrictive shall apply. It is the responsibility of the sign owner to insure compliance with State and city regulations.
- (17) An application for a Special Use Permit as required under this Section shall be accompanied by plans showing the following information:
- (p) Location of the proposed billboard, including setback from public right-of-way.

- (q) Location of any existing buildings or structures within 100 feet of the proposed billboard.
- (r) Location of proposed billboard in relation to any residential district (R40, R15, R10, R7.5 and RA6) to enable a determination of compliance with this Section.
- (s) Size of the proposed billboard including the number of sign faces and their dimensions, as well as the proposed height of said billboard.
- (t) Proposed method of landscaping and screening.
- (u) Proposed removal of any existing vegetation.
- (v) Type of construction material and method of construction.

(31) Residential Townhouse Developments in the B3 District

Townhouses may be permitted in the B3 district subject to the following requirements:

- (1) Review of an application for a Townhouse development SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the Townhouse development requires review as a “major” or “minor” subdivision the Sketch Design Plat shall be properly submitted to Community Development Division staff in accordance with the Asheboro Subdivision Ordinance. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. Approval shall be subject to any conditions of the SUP and granted only after approval of the SUP by the City Council.
- (2) Within a residential townhouse development, all uses permitted in the B3 district shall be permitted as follows;
 - (w) Nonresidential activities may be located only on the ground floor townhouse units;
 - (x) Only 25% of the development’s overall number of units shall be permitted for nonresidential uses;
 - (y) Such use shall be permitted only within structures with frontage on a public street. There shall be a public entrance to nonresidential uses from a public street;
 - (z) All requirements of the North Carolina Building Code shall be satisfied for mixed use residential townhouses;

~~(aa) Additional parking for nonresidential uses shall not be required.~~

- (3) Streets within a Townhouse development may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
- (4) The yard and height regulations set forth in Table 4-1 and Section 4.07 shall be met for Townhouse developments permitted by this Section.
- (5) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
- (6) Provisions and plans for garbage and waste collection shall be included with the application.
- (7) Street landscaping shall be installed and maintained as per Section 4.07. Buffers and screening shall be installed and maintained as required for multi-family developments per Chapter 6.
- (8) Signs will be regulated as per Section 4.07 and Chapter 7.
- (9) Off street parking shall be provided as per Chapter 6.
- (10) General landscaping shall be installed and maintained. Plans indicating all required and nonrequired landscaping shall be submitted as part of the application.

(32) Recreational Vehicle Resort

Recreational Vehicle Resorts shall be permitted in the R-40 and TH Districts, subject to the issuance of a special use permit and subject to the following regulations:

- (11) Review of an application for a Recreational Vehicle Resort shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the Recreational Vehicle Resort requires review as a “major” or “minor” subdivision, the Sketch Design Plat shall be properly submitted to Community Development Division staff in accordance with the Asheboro Subdivision Ordinance. The Sketch Design Plat and the site plan required for the Recreational Vehicle Resort may be combined on one plat so long as the requirements for each are met. Approval shall be subject to any conditions of the Recreational Vehicle Resort SUP and granted only after approval of the SUP by the City Council.
- (12) Recreational Vehicle Resorts shall only be permissible on a lot or lots comprising at least one hundred (100) acres under single ownership or control at the time the special use permit is approved. The Resort may consist of subdivided and unsubdivided portions, but the entire Resort must be subject to a single special use permit.

- (13) The yard and height regulations set forth in Table 4-1 may be modified for a Recreational Vehicle Resort, provided that, for such development as a whole, excluding roadways and driveways, the density within the Recreational Vehicle Resort may not exceed five (5) units per acre with a .52 open space ratio. If the Resort contains individual lots created by the recording of a subdivision plat, the total number of such lots within the Resort may not exceed one lot per acre for the number of acres within the entire tract comprising the Resort. Such lots shall count as units for calculating the total density.
- (14) The Recreational Vehicle Resort may be developed in phases. Phase One (1) shall include the required amenities. No Certificate of Occupancy for any phase of the park shall be issued until all required or proposed improvements are installed for that phase, and no RV may be located in any phase until that phase has received a Certificate of Occupancy.
- (15) Recreational Vehicle Resorts shall be located so that it has direct access to minor thoroughfare or higher classification street as shown on the Asheboro Comprehensive Transportation Plan.
- (16) Streets within a Recreational Vehicle Resort may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
- (17) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
- (18) An engineering study of storm water runoff shall be made. If such study indicates that post development runoff will exceed predevelopment conditions, plans for runoff control shall be designed and certified by a professional engineer. Such controls shall be designed to reduce the runoff during the occurrence of a 10-year storm to predevelopment flow rate. Prior to a Certificate of Occupancy, a Professional Engineer shall provide certification that the storm water controls were built according to the plans. The continued maintenance of all runoff control measures shall be the responsibility of the property owner.
- (19) An unsubdivided RV site shall be at least thirty (30) feet in width, and shall contain at least 1,800 square feet of area. Each such RV site shall be clearly established on the ground by permanent monuments or markers. A subdivided RV site shall be at least forty (40) feet in width, and shall contain at least 3,200 square feet of area. Each such RV site shall be clearly established on the ground by permanent monuments or markers.

- (20) There shall be a front yard of at least twenty (20) feet between any RV and internal roadways. Where exterior property lines of the Recreational Vehicle Resort are coincident with public street rights-of-way, all Recreational Vehicles and structures within the park along such rights-of-way shall observe the front yard setback from such right-of-way as required by this Ordinance. Individual RV sites may not have direct access to any existing public street.
- (21) There shall be a side yard along each side of every RV site. Each side yard shall be at least five (5) feet wide. There shall be a rear yard of at least five (5) feet between any RV and the rear of the site on which it is located. The distance between RV units, including RV site accessory structures, shall not be less than twenty (20) feet. No RV or structure shall be located closer than thirty (30) feet to any other structure on the premises.
- (22) No RV or structure shall be located closer than one hundred (100) feet to any exterior property line of the Recreational Vehicle Resort, and this area shall remain in an undisturbed condition similar to what was present on the premises at the time the special use permit for the RV resort was issued. Passive recreational uses, such as walking paths, are permitted in this area. The City Council may, as a condition of the special use permit, impose additional reasonable vegetated screening requirements in those parts of the one hundred-foot area that are open and not wooded, such as fields. Recreational Vehicle Resorts shall not, however, be required to comply with the requirements of Section 6.06 of this Ordinance.
- (23) All RV sites shall abut a paved roadway which shall meet the requirements of the Asheboro Subdivision Ordinance and which shall provide unobstructed access to a public street or highway. Such roadways shall be illuminated as per city street lighting policy to ensure the safe movement of pedestrians and vehicles at night.
- (24) ~~At least one parking space, a minimum of nine (9) feet by eighteen (18) feet, shall be provided within each RV site.~~ No on street parking shall be permitted.
- (25) All RV sites shall have a concrete or asphalt pad. Such pad shall be a minimum of sixteen (16) feet by forty (40) feet in size.
- (26) No more than one RV may be parked on any RV site.
- (27) RV site accessory structures such as porches, decks, storage buildings, and walkways may be permitted within each RV site, provided no such structure may be attached to the RV and setbacks and parking spaces remain open and free of structures and the distance between the accessory structures and adjoining RVs, or adjoining accessory structures, shall not be less than twenty (20) feet.

- (28) Not more than thirty percent (30%) of the RV sites within the Resort may be occupied by ANSI Park Models.
- (29) Each Recreational Vehicle Resort shall have a minimum of seven percent of the gross area set aside and developed for recreational purposes. The required recreation space shall include, but not be limited to, amenities such as swimming facilities, picnic areas with tables, basketball goals with paved play areas, and playground(s) with play equipment. The specific mix of recreation facilities shall be determined during the special use permitting process. Exterior areas for common passive or active recreation use include play areas for children, outdoor seating areas, and the like, where the facilities are available for common use by tenants and visitors. Active recreation space shall be at least 30 feet from any RV site. If a swimming pool is provided, it shall be separated from other uses by a fence having a gate that is capable of remaining closed.
- (30) The collection of trash and garbage and their disposal shall be provided for in such a manner as to maintain a clean and orderly appearance at all times. Plans to meet this requirement shall be submitted as part of the application for a SUP. All collection facilities shall be located outside of all required setbacks and buffer/screen yards and they shall be screened from the view of public rights-of-way and adjacent property
- (31) Accessory structures (not an RV or other mobile structure) may be permitted for such accessory uses as stores, laundries, park office, recreation facilities, storage, and RV Park related services. The total gross square footage of all building areas shall not exceed two (2) percent of the total approved Recreational Vehicle Resort area or forty thousand (40,000) square feet, whichever is less. Such uses, structures and their associated signage shall be located in such a manner so that they are not visible from any public street or road. ~~Parking requirements for accessory uses shall be determined by Chapter 6. Required parking for accessory uses shall have a paved surface as per Chapter 6.~~
- (32) Areas shall be designated and reserved for overflow parking. Such parking areas shall have paved spaces equal to ten percent (10%) of the number of sites within the park and be reasonably dispersed throughout the park. An additional area shall be designated for the parking and storage of nonhuman occupancy RV vehicles such as boats, wave runners, etc- or such storage shall be prohibited within the park. Such storage area shall have spaces equal to five percent (5%) of the number of sites within the park and shall be located in such a manner so that it is not visible from any public street or road.
- (33) A fulltime onsite manager shall be provided. An on-site, permanent (not an RV or other mobile structure) office shall be provided for the manager.

- (34) General landscaping shall be installed and maintained. Plans indicating all required and nonrequired landscaping shall be submitted as part of the application.
- (35) Except for the ANSI Park Models and units located on subdivided RV sites, no recreational vehicle or other camping structure shall be permitted to remain on any RV site for a period of more than ninety (90) days within a six-month period.
- (36) Signs shall be regulated by Chapter 7.
- (37) Recreational Vehicle Resorts shall be subject to the regulations within Chapter 9 - Flood Damage Prevention Ordinance and Chapter 10 -Watershed Regulations.
- (38) Recreational Vehicle Resorts shall have at least one staff person who is responsible for security on the premises at all times.
- (39) Recreational fires shall be regulated per the North Carolina Fire Code.
- (40) Site plans submitted shall meet all the requirements of Chapter 2 and show the location and dimensions of individual RV sites and all other accessory features customarily incident to the operation of a Recreational Vehicle Resort.

(36) Residential Development with Multiple Family Structures with a Gross Floor Area Ratio in Excess of 0.22 and Up to 0.43.

- (41) Development shall comply with all applicable zoning and subdivision ordinance standards except as modified herein.
- (42) Access shall be from a minor thoroughfare or higher classification street.
- (43) No parking shall be permitted within the first 25 feet of the required front yard.
- ~~(44) Overflow parking spaces for visitors shall be provided. One overflow parking space shall be provided for every ten (10) required parking spaces within the development.~~
- (45) Parking of recreational vehicles, including but not limited to watercraft, travel trailers, and campers, is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance.
- (46) Within the required front yard, there shall be planted and maintained one tree which is not less than six feet in height at the time of planting, for each twenty linear feet of street frontage or portion thereof, and one evergreen shrub for each ten linear feet of street frontage or portion thereof. The balance of the required front yard shall be covered with evergreen ground cover or mulch.

- (47) A Type D buffer or screen shall be provided adjacent to single or two-family uses or zoning districts. A Type A buffer or screen shall be provided adjacent to all other uses or zoning districts.
- (48) Foundation plantings consisting of evergreen shrubs shall be installed along the entire front foundation wall of each building. Plant installation shall be a minimum of two feet in height planted at six-foot intervals.
- (49) All Facades: One hundred (100) percent of the area below the fascia of any building, excluding trim and similar architectural detailing but including doors and windows, shall be finished with any Building Code approved material except:
 - (bb) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.
 - (cc) Laminated, composite or press board wood type materials composed of layers of firmly united wood materials made by bonding or impregnating superposed layers with resin and compressed under heat.
- (50) All multifamily structures less than three (3) stories in height using a sloped roof shall have a minimum slope of 5 in 12 on the principal roof. All multifamily structures not using a sloped roof shall have a parapet wall above the roof of at least three (3) feet in height.
- (51) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.
- (52) The minimum recreation ratio may be satisfied with a mixture of indoor and outdoor amenity space, provided that no more than fifty (50) percent of the recreated space is located within an enclosed structure.
- (53) A full-time on-site manager shall be provided for multifamily dwellings with a total of 75 units or more. A permanent office shall be provided for the manager. The floor area contained in the on-site manager's office shall not be counted in the total FAR.

Fee in Lieu of Sidewalk Construction

- (1) Where a sidewalk is required, but the following conditions exist, and the provision below is agreed to by the Community Development Division, Engineering Department, and Public Works Department, a fee in lieu of constructing a sidewalk may be paid by an applicant if one or more of the following conditions exists:
 - (a) The location of the sidewalk occurs in a floodway or location that would result in significant stormwater runoff concerns;
 - (b) The sidewalk is located on a grade so that it would require a retaining wall of six feet in height;
 - (c) The sidewalk requires relocating utility pole(s), and no alternative such as relocating the sidewalk around the utility pole.
 - (d) The sidewalk is proposed along a public street with a committed road project anticipated to begin within four (4) years.
 - (e) No connecting sidewalk within close proximity.
- (2) With the exception of Item 1(d), the fee in lieu of option is not available for sidewalks that are recommended to be constructed as prescribed by an adopted Comprehensive Transportation Plan or Comprehensive Pedestrian Plan.
- (3) Use of Funds. All fees collected in lieu of sidewalk construction shall be deposited into a dedicated municipal account that is dedicated solely to pedestrian infrastructure. In accordance with state law, these funds must be expended by the City to construct, expand, or improve sidewalks or pedestrian infrastructure that provides a direct nexus and benefit to the development from which the fee was collected, as described in Subsection (4) below.
- (4) The project benefiting from the funds must be located within a mile of the development paying the fee, measured in a straight line, and be recommended by an adopted comprehensive transportation or pedestrian plan.
- (5) The calculation of this fee shall include costs for engineering, design, materials, labor, grading, and stormwater mitigation. The City Council may adopt, by resolution, a technical policy and fee structure regarding this subsection.

6.13 PARKING

(A) Purpose

It is the intent of these regulations to encourage the appropriate location of offstreet parking and offstreet loading to provide the needed levels of service to the citizens of and visitors to the City of Asheboro and its environs, to avoid undue congestion on the streets, to protect the capacity of the street system, to move traffic, to avoid unnecessary conflicts between vehicles and pedestrians, to preserve and enhance the designated pedestrian activity areas within the City and to facilitate access from streets to offstreet parking lots and structures and offstreet loading spaces, to the extent allowable by state law.

(B) Applicability

- (1) All districts, except the A ~~and B-3~~ Districts
- (2) All uses, except Dwelling, Single Family
- (3) All parking areas ~~required~~ associated with for new construction shall be developed in strict compliance of this section
- (4) All new parking areas ~~required by~~ associated with additions and expansions shall be developed in strict compliance of this section.
- (5) Change of Use: New and existing parking areas associated with a change of use shall ~~comply be made in strict compliance~~ with this Ordinance only in cases where a two, or greater, step difference in the protective yard matrix occurs between proposed and existing uses
 - (a) ~~Where the required number of parking spaces for a new use according to this section is less than 125% of the parking spaces required for the existing use, no additional parking spaces, nor compliance with parking design, building separation, and landscaping standards of this section, shall be required.~~
 - (b) ~~Where the required number of parking spaces for a new use according to this section exceeds 125% of the parking spaces required for the existing use, parking spaces shall be provided to meet the minimum number of parking spaces. All new parking areas required shall be developed in strict compliance with this section~~
- (6) All non-required parking and loading areas shall be exempt from the parking design, building separation, and landscaping standards but built and maintained to prevent problems due to erosion, runoff and dust.

(C) Parking General

(1) Compliance with Regulations

The requirements for offstreet parking area and offstreet loading area shall be a continuing obligation of the owner of the real estate upon which any such structure is located, so long as the structure is in existence and its use requiring parking or loading, or both, continues. It shall be unlawful for an owner of any structure affected by this Ordinance to discontinue, change or dispense with, or cause the discontinuance or change of the required vehicle parking or loading area apart from the discontinuance of such structure, without establishing alternative parking and loading area which meets the requirements of and is in compliance with this Ordinance.

(2)

Methods of Providing Required Parking

All required parking areas (including parking access, spaces, and maneuvering areas) shall be located on the same zoning lot as the principal use(s) it serves, except as provided below.

(a) Off Site Parking Area

(i) — The use being served by the off site parking shall be a permitted principal use as established in Table 5-1, in the zoning districts within which the zoning lot containing such parking is located;

(ii) — The off site parking area shall be located within five hundred (500) feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route

(iii) — The continued availability of off site parking areas, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the City Attorney and recorded with the Register of Deeds of Randolph County.

(iv) — For purposes of determining applicable minimum and maximum land use intensities (in districts where FAR applies), the land area devoted to off site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off site parking.

(v) — The provision of off site required offstreet parking shall not apply to any residential use located within the R-40, R-15, R-10 and R-7.5 zoning districts.

(vi) — Off site required offstreet parking shall not be separated from the use it serves by major or minor thoroughfare, as shown on the current City of Asheboro Thoroughfare Plan Map, or other similar physical barriers to convenient access between the parking and the use.

(b) Joint Use Facilities

(i) — Nothing in this Ordinance shall be construed to prevent the joint use of offstreet parking area or offstreet loading space for two or more structures

or uses, if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this Ordinance.

(ii) An agreement for such joint use, in the form of a reciprocal easement acceptable to the office of the City Attorney shall be filed with the Zoning Administrator and recorded with the Register of Deeds for Randolph County.

(c) Shared Parking

(i) No part of an offstreet parking area or offstreet loading area required for any structure or use for the purpose of complying with the provisions of this Ordinance shall be included as a part of an offstreet parking area or offstreet loading area — similarly required for another structure or use, unless the Zoning Administrator determines that the period(s) of demands for offstreet parking for such structures or uses will not be simultaneous with or overlap each other.

(ii) An agreement, with the City of Asheboro as one of the parties with a right of enforcement, for such joint use, in the form of a reciprocal easement acceptable to the Office of the City Attorney shall be filed with the Zoning Administrator and recorded with the Register of Deeds for Randolph County.

(iii) The Zoning Compliance Permit covering such approval shall include the requirements that the permit is valid only so long as the conditions described in the application for the property exist.

(D) Number and Calculation of Required Offstreet Parking Spaces

(7) The number of required offstreet parking spaces shall be as set forth in Table 6-1.

Where parking requirements relate to number of seats, and seating is in the form of undivided pews, benches, or the like, twenty lineal inches shall be construed to be equal to one seat. Where parking requirements relate to movable seating in auditoriums and other assembly rooms, ten square feet of net floor area shall be construed to be equal to one seat, except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles, and shall not include accessory unoccupied areas or the thickness of walls.

The Zoning Administrator shall make a determination, in the cases of uses not listed in Table 6-1, of the minimum required offstreet parking spaces. In reaching the determination,

~~the Zoning Administrator shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed uses and studies of the parking requirements of such uses in other jurisdictions.~~

(E) Street and Driveway Access

Ingress-egress openings in concrete or asphalt or other curbing provisions, commonly referred to as "curb cuts" shall be regulated by the following requirements for city maintained streets. Issuance of a City of Asheboro Driveway Permit by the Asheboro Engineering Department may serve to approve modifications to requirements. Approval of street and driveway access on streets maintained by the North Carolina Department of Transportation (NCDOT) shall be determined by NCDOT.

- (1) The number of Curb Cuts and all other access points shall be limited to one cut on each street where a lot has less than 120 feet of street frontage, two cuts on each street where a lot has between 120 feet and 400 feet of street frontage, or three cuts on each street where a lot has 400 feet or more of street frontage.
- (2) No residential curb cut shall be less than 12 feet in width or more than 16 feet in width.
- (3) Where two curb cuts are permitted for a single lot, a distance of no less than 36 feet shall separate them. Where three cuts are permitted for a single lot, no less than 100 feet shall separate the third cut from the other two. On streets maintained by the NCDOT, the 100-foot separation requirement may be reduced upon written approval by the NCDOT and in accordance with driveway permitting requirements.
- (4) No curb cut or other access point shall be located closer than 36 feet to any street intersection. The intersection is determined by the intersecting point of the two street right-of-way lines (or such lines extended in the case of a rounded corner).
- (5) Width of Commercial Driveway curbcuts: The width of commercial driveways measured parallel to the edge of traveled way and from edge of pavement to edge of pavement at the narrowest width shall be within the minimum and maximum limits specified. An urban driveway with two way operation shall have a minimum of 20 feet and a maximum of 36 feet. A two-way operation for rural driveways shall be within a minimum width of 20 feet and a maximum width of 50 feet. For one-way operation, a 12-foot minimum and 24 foot maximum apply for both urban and rural locations. These values are based on edge of pavement dimensions not including the width of gutter if curb and gutter section is proposed.

(F) Parking Design Standards

- (1) The minimum dimensions for **required** offstreet parking spaces and aisles shall be in accordance with Diagram 6-1.
- (2) Parking for the handicapped shall be provided as per North Carolina Building Code Requirements.
- (3) All off street parking facilities shall be designed with permanent means of access to a street or alley and designed to provide all necessary maneuvering lanes and areas. Access drives shall be designed to provide for two-way traffic with a minimum width of 22 feet. Drives of less than 50 feet where the view of on-coming traffic is not blocked or impaired, may be single lane of not less than 11 feet in width.
- (4) Parking facilities shall observe a minimum setback of ten (10) feet from any public street right-of-way unless the Ordinance provides otherwise. Parking areas for two-family/duplex dwellings located in the R-40, R-10 and R-7.5 zoning districts shall not be permitted in the required front yard setbacks. Two-family dwelling parking shall not be subject to front yard averaging.
- (5) All **required** offstreet parking areas shall be paved with concrete, asphalt, or an alternative paving material (cobblestones, brick, turf-stone, or similar material) which exhibits equivalent load bearing and wear characteristics as asphalt or concrete (spaces in stacking/waiting lanes shall be considered as **required** parking). Alternative paving materials shall be approved by the **Zoning Administrator Planning Director** upon determination that such characteristics are met. Any specifications required to make such determinations shall be provided by the applicant. All surfaces shall be maintained in a safe, sanitary and neat condition. Prior to the issuance of a Certificate of Occupancy, required paving must be installed or its installation guaranteed as per Chapter 2. **All primary access driveway(s) and maneuvering areas, including drive-through lanes, shall be paved in compliance with this subsection, except up to 20 percent of provided overflow parking spaces may be unpaved if compliant with this and other applicable sections of the ordinance.**
- (6) All offstreet parking lots shall be graded and drained so as to dispose of all surface water accumulated within the area. Curbed areas and islands may be required where necessary for traffic control and or drainage as necessary to comply with erosion control laws.
- (7) Lighting shall be required if night time parking is necessary or permitted. If a facility is lighted, such lighting shall be directed away from and or shielded from public

streets and residential areas and shall not be a hazard or distraction to motorists traveling on a street.

- (8) Parking areas shall be used for parking of vehicles, only, with no sales, displays, dead storage, repair work, dismantling, or service of any kind including the service of motor vehicles permitted.
- (9) All offstreet parking spaces, including all areas for maneuvering, shall be located solely on private property, and shall not use public property or public rights-of-way. Parked vehicles in offstreet parking areas shall be prevented from intruding on travel lanes, walkways, streets, buffer and screen yards, front yard parking setbacks, or adjacent properties by means of walls, curbs, wheel stops or other appropriate means.
- (10) All offstreet parking areas shall be designed to provide safe and convenient circulation, in accordance with commonly accepted traffic engineering practices and subject to the review and approval of the Zoning Administrator in accordance with said engineering practices.
- (11) In the case of parking areas where drive-through service is proposed, there shall be a waiting lane capable of accommodating a minimum of five (5) vehicles, with all waiting lanes located off street right-of-ways. Should NCDOT or City of Asheboro driveway permitting requirements mandate a lengthier waiting lane, the stricter provision shall control.
- (12) All ~~required~~ paved spaces, access, and maneuvering areas shall be clearly marked and such markings shall be maintained.

(G) Parking Lot Building Separation and Landscaping

- (1) Parking areas, unless located on or within a structure, shall be separated from the exterior walls of any structure by providing a buffer strip at least four feet in width that shall be landscaped and covered with a ground cover or shall be paved to be utilized as a pedestrian walkway. The pedestrian walkway shall not be paved with asphalt and shall provide (a) or (b) below:
 - (a) A grade separation a minimum of 4 inches to be utilized as a pedestrian walkway or a grade separated landscaped area a minimum of 4 inches in height or;
 - (b) In lieu of the 4 inch vertical grade separation of the pedestrian walkway, bollards and a pedestrian walkway (at least 4 feet in width) shall be provided. Bollards shall be at least 4 feet in height. When parking spaces are adjacent to bollards, two bollards shall be provided in front of each parking space no closer than two and half feet from the inside edge of the parking space (perpendicular

to vehicle as shown on Conceptual Illustration: Diagram 6-2), and shall be located no more than 6 feet apart. In cases in which bollards are utilized in lieu of vertical grade separation, and the pedestrian walkway is located between the building and parking areas other than parking spaces (i.e. access, drives, or maneuvering areas), bollards shall be located no more than 6 feet apart adjacent to the pedestrian walkway between the building and parking areas (as shown on Conceptual Illustration: Diagram 6-3).

- (c) Pedestrian entrance(s) or loading access way(s) (as necessary to provide access to the structure) that span a distance greater than 6 feet shall provide bollards in addition to the horizontal grade separation required in (a) above. Bollards shall be spaced according to whether the pedestrian walkway is adjacent to parking spaces (Diagram 6-2), or other parking areas (Diagram 6-3). In no case, shall bollards adjacent to loading or access ways be located more than 6 feet apart.
 - (d) When bollards are utilized in conjunction with a pedestrian walkway, a change in color and/or texture of the pedestrian walkway shall be provided.
- (2) All parking facilities designed for 10 or more vehicles (required ~~spaces—in~~ stacking/waiting lanes shall be counted ~~as spaces~~ for determination of total ~~required~~ spaces) shall provide a minimum of 8.1 sq.ft. of landscaped area per parking space. Such landscaped areas shall contain at least 162 sq.ft. with no dimension less than 9 feet and shall be reasonably dispersed throughout the interior areas of the parking facility. Each landscaped area shall contain a canopy tree, ground cover and or mulch (see Appendix 1 for approved materials lists).
- (3) In providing the vegetation required above, the retention of existing significant vegetation shall be encouraged.
- (4) All landscaped areas shall be maintained in healthy and growing condition, dead or damaged materials shall be replaced, and areas shall be kept free of trash, refuse and debris.
- (5) Prior to the issuance of a Certificate of Occupancy, required landscaping must be installed or its installation guaranteed as per Chapter 2.

(H) Required Offstreet Loading Space

(1) Every use requiring the receipt or distribution, by vehicles, of materials and merchandise shall ~~have one or more~~ **provide** loading **areas** for standing, loading and unloading on the same zoning lot. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. ~~Required~~ Loading space shall be available for the loading and unloading of vehicles and shall not be used for the storage of vehicles or materials, ~~or to meet offstreet parking requirements,~~ or in conducting the use.

(2) ~~The requirements in Table 6-2 shall not be considered to make any existing structure nonconforming for lack of such offstreet loading.~~

(3) Determination of Unlisted Uses

~~For any land use which is not listed in Table 6-2, the Zoning Administrator, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.~~

(4) Offstreet Loading Space Standards

All offstreet loading spaces shall meet the following standards:

- (a) Each required offstreet loading space shall have a minimum width of twelve feet and a minimum vertical clearance of sixteen feet above the finished grade of the space. The length shall be a minimum of thirty feet for local delivery and sixty feet for semitrailers. ~~A maximum of two thirds of the required loading spaces can be used for local delivery vehicles.~~
- (b) Off-street loading spaces shall be located and arranged so that a semi-trailer truck shall be able to gain access to and use such spaces, **when such spaces are provided.**
- (c) Loading space shall not be permitted within any required yard setback or Buffer or Screening yard as established by this ordinance.
- (d) All ~~required~~ loading space and necessary maneuvering space shall be paved and shall be maintained in a safe, sanitary, and neat condition.
- (e) No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of the public right-of-way, or adjacent properties.

Table 6-2 Offstreet Loading Requirements	
Land Use Classification	Space Requirements
Office and hotel uses (larger than 1500sqft)	One loading space for every 10,000 square feet of floor area, up to a maximum of 5 spaces.
Industrial and commercial uses as follows:	
Under 8,000 square feet	1 Space
8,000 – 25,000 square feet	2 Spaces
25,000 – 50,000 square feet	3 Spaces
50,000 – 100,000 square feet	4 Spaces
100,000 – Over square feet	5 Spaces

Table 5-1
Table of Permitted Uses

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	A	Supp. Reg.
Banquet/Reception Facility	2									P	P	P	P	A	A	A		Section 5.04(44)
Banquet/Reception Facility (Large)	3										P	P	P	A	A	A		Section 5.04(44)
Bar	2										P	P	P					Section 5.04(44)
Brew Pub	2									P	P	P	P	P	P			Section 5.04(44)
Eating Establishments - Sit Down	2								P	P	P	P	P	A	A	A		Section 5.04(44)
Gamerooms	3										S	S	S		S			Section 5.05(25)
Microbrewery	2										D	D	D	D	D			Section 5.04(44) and (54)
Nightclub/Cabaret	3										D	D	D	D				Section 5.04(44)
Signs, Off premise Billboard & Poster Panel, etc.														S	S	S		Section 5.05(19)

P - Permitted as Principal Use in District

D - Permitted as Principal Use in District Subject to Supplemental Use Regulations

S - Permitted by Special Use Permit

A - Permitted as Accessory Use Only and Subject to Supplemental Use Regulations

Table 6-1 Minimum Parking

Use	# of Spaces
Accessory Apartment— (amended 11-6-2014)	2.0 per dwelling unit
Adult Day Care Facility (for less than 30)	1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 clients
Adult Day Care Facility (for more than 30)	1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 clients
Adult Day Care Home— for less than 6 persons	1.0 per employee plus 1.0 per facility vehicle, plus 1 per client
Adult Establishment General	As determined by underlying equivalent non-adult use; if no equivalent exists, 5.0 per 1,000 sq. feet
Adult Establishment with Live- Entertainment and On-Premise- Consumption of Alcoholic Beverages	3.0 per 5 occupants as established by the current NC Building Code as amended for occupancy load.
Agricultural Roadside Stand— produce produced on site	3.0 per 1,000 sq ft GFA
Agricultural Tourism Facility	4 spaces per 1,000 square feet of GFA retail/demonstration space plus 1 space per employee of largest shift plus one per facility vehicle. Areas in which seating is provided require 2 spaces per 5 seats.
Airport/Heliport	1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees of largest shift

Table 6-1 Minimum Parking

Use	# of Spaces
Amusement Parks – Permanent	1 space per 3 persons in designed capacity, plus 2 spaces per 3 employees on the largest shift
Animal Hospital / Vet-Clinic-General	5.0 per 1,000 sq ft GFA
Automated Teller	2 per machine
Bakery – On and Off premises sale-permitted Wholesale & Retail	1 per 400 sq ft of floor area, plus 1.0 per facility vehicle
Bakery – On premises sale only	1 per 350 sq ft of floor area
Bakery Distribution Center – with Retail Sales Permitted NO BAKING PERMITTED	1 per 350 sq ft of retail floor area; plus 1 per employee per largest shift; and 1 per facility vehicle
Banks	1 per 300 GFA plus a waiting lane for each drive up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way
Banquet Facility (Function Hall, Rental Hall, Reception/Meeting Hall)	1 per 4 occupants as established by the current NC State Building Code as amended for "Occupant Load"
Bar	2.0 per 5 seats and/or barstools

Table 6-1 Minimum Parking

Use	# of Spaces
Bed & Breakfast	2 for owners, 1 per facility vehicle, 1.5 per guest room
Boarding / Rooming Houses	2 for resident manager plus 2 per roomer
Brewery	4 spaces per 1,000 sq ft GFA of retail space plus 1 per employee of largest shift; and 1 per facility vehicle
Brewpub	2 per 5.0 seats and/or barstools plus 3 spaces per 1,000 sq. ft. GFA brewing area.
Bus Terminal	8.0 per 1,000 sq ft GFA waiting area
Business Services	3.5 per 1,000 sq ft GFA
Carwash/Mini Lube	A waiting lane for each drive thru station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way and outside required parking area; 1.0 per employee plus 1.0 per facility vehicle
Child Day Care- Large Home	1.0 per employee plus 1.0 per facility vehicle, plus 4 additional
Child Day Care Center—Large	1.0 per employee plus 1.0 per facility vehicle, plus 2.0 per 15 children

Table 6-1 Minimum Parking

Use	# of Spaces
Child Day Care Center – Medium	1.0 per employee plus 1.0 per facility vehicle, plus 2.0 per 15 children
Child Day Care Center – Small	1.0 per employee plus 1.0 per facility vehicle, plus 2.0 per 15 children
Child Day Care Home	1.0 per employee plus 1.0 per facility vehicle, plus 2 additional
College / University Seminary	0.5 per student
Commercial Developments with multi-use and/or structures	5.0 per 1,000 sq ft GFA
Commercial Flex Space	5 per thousand GFA
Communication Facilities — Commercial	1.0 per 1,000 sq ft GFA
Community Center	1 per 4 occupants as established by the current NC State Building Code as amended for "Occupant Load"
Congregate Living Facility DOES NOT INCLUDE STRUCTURED- ENVIRONMENT	1.0 per employee of largest shift, plus 1.0 per facility vehicle plus 0.2 per resident

Table 6-1 Minimum Parking

Use	# of Spaces
Congregate Living Facility for 6 or less persons — FAMILY CARE HOME	1.0 per employee of largest shift, plus 1.0 per facility vehicle plus 0.2 per resident
Contractors Office	1 per 400 sq ft of floor area
Correctional Facilities	1.0 per employee plus per 1.0 per 2.5 inmates
Crematorium	0.25 per seat of chapel capacity plus 0.33 per employee
Cultural Facility	3.3 per 1,000 sq ft GFA
Dormitories	3.3 per 1,000 sq ft GFA
Drinking Establishments — Bar, Cocktail Lounge, Tavern, Coffeehouse	2.0 per 5 seats and/or barstools
Drive Up Window/Station/Drive-throughs where permitted as part of a principal use	A waiting lane for each drive up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way
Drive In Theater	Car standing space for patrons awaiting admission shall be provided on the site in an amount equal to not less than 30% of the vehicular capacity of the theatre.

Table 6-1 Minimum Parking

Use	# of Spaces
Dry Cleaners – Small	1 per 350 sq ft GFA
Dry Cleaning Plant	1.0 per employee on largest shift plus 1.0 per facility-vehicle
Dwelling for Caretaker/Security Guard on premise where employed	1 per employee per shift
Dwelling Multiple Family for Elderly	1.0 per dwelling unit
Dwelling Multiple Family Units up to .17 FAR — One Bedroom — Two or more Bedrooms	1.5 per unit 2.0 per unit
Dwelling Multiple Family Units up to .22 FAR by CUP/SUP — One Bedroom Two or more Bedrooms	1.5 per unit 2.0 per unit except as modified by Chapter 4
Dwelling Single Family Units	2.0 per dwelling unit
Dwelling Two Family Units	2.0 per dwelling unit
Dwelling within Mixed Use Structure	2.0 per dwelling unit except as modified by Chapter 4

Table 6-1 Minimum Parking

Use	# of Spaces
Eating Establishments – Walkin / Drivein	2.0 per 5 seats plus a waiting lane for each drive up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right of way
Eating Establishments – Sit Down	2.0 per 5 seats
Electronic & Electrical Repair – Large	4.0 per 1,000 sq ft GFA plus 1 per facility vehicle
Electronic & Electrical Repair – Small	4.0 per 1,000 sq ft GFA
Exterminator	4.0 per 1,000 sq ft GFA plus 1 per facility vehicle
Extraction of Earth Products	1.0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.
Farmers Market	1 per each 350 sq ft of display area
Flea Markets, Open Air Sales	3.0 per 1,000 sq ft GFA or outdoor area devoted to sales
Fraternity & Sorority Houses	3.3 per 1,000 sq ft GFA

Table 6-1 Minimum Parking

Use	# of Spaces
Funeral Parlor	.25 per seat of chapel capacity space
Furniture Refinishing and Repair	1.0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.
Gamerooms	1.0 per 150 sq ft of GFA devoted to such use
Gas Station	5 per 1,000 GFA Building Only
Golf Course NOT including Par 3 or miniature courses	3.3 per 1,000 sq ft GFA or 1.0 per 30% of the maximum capacity for open uses
Health Practitioners Offices	5.0 per 1,000 sq ft GFA
Health Services	1.0 per employee of largest shift plus 1.0 per facility vehicle, plus 2 per bed.
Helistop	1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees of largest shift, plus 1 per facility vehicle
Home Occupation	2 per residence, plus 2

Table 6-1 Minimum Parking

Use	# of Spaces
Hospital	1 space per 2 beds, plus 1 space per doctor, plus 1 space per facility vehicle, plus 0.8 space per employee of largest shift.
Hotels / Motels	1 per lodging unit plus 1 per each 2 employees plus accessory use parking. Incidental and accessory uses open to non guests and located in the same structure as the hotel/motel (i.e. including but not limited to eating establishment, bar, retail, personal services, etc.) shall provide 50 percent of the parking spaces normally required for the respective use. Uses located on outparcel(s), or in separate structure(s), shall provide the number of parking spaces required for the respective use(s).
Industrial Developments with multi-use and or structures	5.0 per 1,000 sq ft GFA except designated warehouse and or Manufacturing, Processing & Assembly sq ft plus 1.0 per 1,000 sq ft GFA of designated warehouse space and or 0.6 per employee of largest shift plus 1 space per vehicle used directly in conduct of Manufacturing, Processing & Assembly
Industrial Flex Space	3 spaces plus 3 spaces per thousand GFA when no more than 25% of building being used as office space
Interior Cleaning Services	1.0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.
Junkyards	0.5 per employee plus 1.0 per 5,000 sq ft of lot area
Kennel	5.0 per 1,000 sq ft GFA
Landfills - Clean Material	1.0 per employee of largest shift

Table 6-1 Minimum Parking

Use	# of Spaces
Landfills - Sanitary	1.0 per employee of largest shift
Limited Duration Circus, Carnival & Fair Tent Revivals (exempt from paving requirement)	.3 per seat for activities where seating provided or 1 per 3 persons expected as average attendance. Previous attendance records shall be provided as required for documentation. Plus 2 spaces per 3 employees.
Liquor Store/Package Store	4 spaces per 1,000 sq. ft. GFA. Drive through package stores shall provide a waiting lane for each drive-up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way
Lumber & Building Material Sales	2.0 per 1,000 sq ft GFA
Lumberyard	2.0 per 1,000 sq ft GFA
Mail Order Distribution Center	1.0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.
Mail Order Office	1.0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.
Manufactured Home / Mobile Home Park	2 per dwelling unit
Manufactured Home / Mobile Home Sales Lot	3.00 per 1,000 sq ft GFA

Table 6-1 Minimum Parking

Use	# of Spaces
Manufactured Home / Mobile Homes— Class A Double wide	2 per dwelling unit
Manufactured Home / Mobile Homes— Class A Single wide	2 per dwelling unit
Manufacturing, Processing & Assembly—Light	0.6 per employee of largest shift plus 1 space per vehicle used directly in conduct of such use
Manufacturing, Processing & Assembly—Heavy	0.6 per employee of largest shift plus 1 space per vehicle used directly in conduct of such use
Massagists, Therapeutic Health	5.0 per 1,000 sq ft GFA
Meat Packing/Slaughterhouse	1.0 per 1,000 sq ft GFA
Medical & Dental Labs	4.0 per 1,000 sq ft GFA
Membership Organizations—not for commercial gain	3.3 per 1,000 sq ft GFA
Mental Institutions/Sanitariums	2 per bed

Table 6-1 Minimum Parking

Use	# of Spaces
Microbrewery	4 spaces per 1,000 sq ft GFA of retail space plus 1 per employee of largest shift; and 1 per facility vehicle
Mini-warehouse	1.0 per 100 storage units plus 1.0 per employee
Mobile Home Sales Lots	3 per 1,000 sq ft GFA
Motor Vehicle Repair – Major	3.0 per bay/work area plus 2.0 per 3 employees plus 1 per vehicle used directly in the conduct of such use. (Amend. 9-8-05)
Motor Vehicle Repair – Minor	3.0 per bay/work area plus 2.0 per 3 employees plus 1 per vehicle used directly in the conduct of such use. (Amend. 9-8-05)
Nightclub/Cabaret	5 spaces per 1,000 sq. ft. GFA.
Nursing, Convalescent & Extended Care Facilities	1.0 per employee of largest shift plus 1.0 per facility vehicle, plus 0.35 per bed
Office Development with Multi-use and/or structures	5.0 per 1,000 sq. ft. GFA
Personal Services	1.0 per 350 sq ft GFA

Table 6-1 Minimum Parking

Use	# of Spaces
Photographic Lab Facility -- Commercial	4.0 per 1,000 GFA plus 1.0 for each vehicle used directly in the conduct of such use.
Photographic Mini-Lab Facility -- (One hour type)	4.0 per 1,000 GFA plus 1.0 for each vehicle used directly in the conduct of such use.
Photography Studio -- with Lab for in-house use only	4.0 per 1,000 GFA plus 1.0 for each vehicle used directly in the conduct of such use.
Place of Assembly, Commercial	0.3 per seat in main assembly area
Place of Assembly, Non-Commercial	0.3 per seat in main assembly area
Printing & Publishing	1.0 per 1,000 sq ft GFA
Produce Sales, Temporary	3.0 per 1,000 sq ft GFA or outdoor area devoted to sales The following sections do not apply: 408E, 408F, 409, 410
Professional Recovery Facility -- (amended 11-6-2014)	1.0 per employee of largest shift plus 1.0 per facility vehicle, plus 0.2 per resident
Professional Services	1.0 per 400 sq ft of GFA

Table 6-1 Minimum Parking

Use	# of Spaces
Public Facility	.3 per seat for activities where seating provided or 1 per 3 persons expected as average attendance. Previous attendance records shall be provided as required for documentation. Plus 2 spaces per 3 employees
Public Use Facility	1.0 per employee.
Railroad Classification Yard	1.0 per employee
Recreation, Commercial Indoor	1.0 per 150 sq ft of GFA devoted to such use
Recreation, Commercial Outdoor	1.0 per tee, green, court, cage, and/or other method of participation however styled, plus 1.0 per employee
Recreational Vehicle / Travel Park/Camp	2.0 per site plus 1.0 per employee of largest shift, plus 1.0 per facility vehicle
Recycling Plant	1.0 per employee of largest shift
Recycling Center	1.0 per employee plus 1.0 per facility vehicle used in conduct of such use
Rehabilitation Center	4.0 per 1,000 sq ft GFA

Table 6-1 Minimum Parking

Use	# of Spaces
Rental/Sales of Commercial Vehicles & Heavy Equipment	3.0 per 1,000 sq ft gross retail area plus 1.0 space per bay / work area plus 2 spaces per 3 employees plus 1 space per vehicle used directly in the conduct of such use (Amended June 8, 2006)
Rental/Sales of Domestic Vehicles	3.0 per 1,000 sq ft GFA
Repair Services	4.0 per 1,000 sq ft GFA
Research Activities	1.4 per employee
Residential Townhouse Development in the B3 District	1.5 spaces per unit (Inserted 2-9-06)
Retail Convenience Goods	4.0 per 1,000 sq ft GFA
Retail Shoppers Goods	4.0 per 1,000 sq ft GFA
School Business	1.6 per classroom, 0.33 per student, plus 1.0 per staff member
School Technical/Vocational	1.6 per classroom, 0.33 per student, plus 1.0 per staff member

Table 6-1 Minimum Parking

Use	# of Spaces
Schools Public, Private, Charter (4-2013) High-	1.6 per classroom, 0.33 per student, plus 1.0 per staff member
Schools Public, Private, Charter (4-2013) Elementary, Middle-	1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 children (7/97)
Schools, Nursery/Pre Schools etc.	1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 children
Seasonal Sales, Temporary	3.0 per 1,000 sq ft GFA or outdoor area devoted to sales The following sections do not apply: 408E, 408F, 409, 410
Service Station	1.0 per 4 pumps plus 3.0 per repair bay
Sign Painting	4.0 per 1,000 GFA
Solar Farm	0.6 per employee of largest shift (if employees are part of regular operations plus 1 space per vehicle used directly in conduct of such use)
Stable—Commercial	1.0 per 5 stalls
Taxi Stand	1.0 per employee

Table 6-1 Minimum Parking

Use	# of Spaces
Transfer Station	1.0 per employee, plus 1 per facility vehicle used in conduct of such use
Truck Terminal	1.0 per employee
Vehicle Towing Operation	1.0 per employee, plus 1 per facility vehicle used in conduct of such use, plus 2
Warehouse	0.6 per employee of largest shift
Wholesale Distribution	0.6 per employee of largest shift

Asheboro Subdivision Ordinance Amendment regarding fee in lieu of constructing sidewalks (SUB-26-01)

The following draft provisions are intended to correspond with proposed language related to text amendments to the zoning ordinance to allow the potential for the city to accept a fee in lieu of constructing a sidewalk. The draft language is in Article VII, Section II, C1 below, adds a new subsection (1d)

C. Final Plat

1. Improvements, Installation or Guarantees

Prior to certification of a Final Plat the subdivider shall have installed improvements specified in Article IX of this Ordinance or guaranteed their installation in one of the following ways:

- a. File with the City Clerk a performance or surety bond made by a surety company licensed to do business in North Carolina. Such guarantee shall be in an amount of not less than 100% of the construction of required uncompleted improvements as estimated by professional contractors competent in their respective fields in the form of proposals or bids for the installation being guaranteed. Performance guarantees shall run for a period of one year and may be renewed once for a period of one year upon written approval from the City Manager.
- b. Deposit or place in escrow with the City Clerk a certified check or cash in an amount not less than 100% of the estimated cost of the construction of the required improvements. Said funds shall not be returned by the City until improvements have been satisfactorily installed. Portions of the deposit may be released as work progresses provided that such refunds shall be made no often than once per calendar month.
- c. File with the City Clerk a letter of credit from a financial institution licensed to do business in the State of North Carolina for the cost. Such letter of credit shall be in an amount of not less than 100% of the construction of required uncompleted improvements as estimated by the professional contractors competent in their respective fields in the form of proposals for bids or the installation being guaranteed. The letter of credit shall run for a period of one year and may be renewed once for a period of one year upon written approval from the City Manager.

The guarantee shall not apply to the installation of the water and sewer systems, or stone base for the street. These items shall be installed and "as built" drawings shall be submitted prior to approval of any final plat. If street lights are not installed prior to final plat certification, the subdivider shall provide evidence that any assessed charge or fee from the applicable power company has been paid and documentation that the design and layout has been approved. Cost for installation shall be the responsibility of the developer.
- d. If a Fee in Lieu of constructing a sidewalk has been accepted by the City as provided for in the Asheboro Zoning Ordinance, such fee shall be paid in full prior to the certification of a Final Plat.

Application for Zoning Ordinance/Map Amendment

APPLICATION FEE

A \$350 filing fee is required for any map amendment application for property less than 2 acres and for any Zoning Ordinance text amendment application. A filing fee of \$500 is required for any map amendment application from 2 to 10 acres, and a filing fee of \$800 + \$15/acre is required for any map amendment application for over 10 acres.

APPLICATION INSTRUCTIONS

The rezoning process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 2392 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A dimensional map, at a scale of not more than 200 feet to the inch, showing the land that would be covered by the proposed amendment, if the amendment would require a change in the zoning atlas.
- 2) A legal description/deed reference of such land.
- 3) Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set. If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 12, 2025	Monday, January 5, 2026	Thursday, February 5, 2026
January 9, 2026	Monday, February 2, 2026	Thursday, March 5, 2026
February 13, 2026	Monday, March 2, 2026	Thursday, April 9, 2026
March 13, 2026	Monday, April 6, 2026	Thursday, May 7, 2026
April 10, 2026	Monday, May 4, 2026	Thursday, June 4, 2026
May 15, 2026	Monday, June 1, 2026	Thursday, July 9, 2026
June 12, 2026	Monday, July 6, 2026	Thursday, August 6, 2026
July 17, 2026	Monday, August 3, 2026	Thursday, September 10, 2026
August 14, 2026	Tuesday, September 8, 2026	Thursday, October 8, 2026
September 11, 2026	Monday, October 5, 2026	Thursday, November 5, 2026
October 16, 2026	Monday, November 2, 2026	Thursday, December 10, 2026
*November, 2026: Confirm application deadline with staff	Monday, December 7, 2026.	*January, 2027: Confirm meeting date with staff

*January, 2027 Council meeting date is not set by Council, until December, 2026

APPLICANT INFORMATION

Applicant City of Asheboro

Applicant's Phone # 336-626-1201

Applicant's Address 146 N. Church St.

Asheboro, NC 27203

Applicant Email

Address tnuttall@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name N/A

Location of Property _____

Property Size (ac. or s.f.) _____

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Requested Zoning District _____

Date Property Title Acquired _____

Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

1. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

Goal 2.1: Development that enhances our city's character and sense of community

2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

_____ Does not apply X

3. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of public health, safety, and general welfare?

Does not apply X

4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

LDP Policies:

2.1.5 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

3.1.1 The City will provide Code Enforcement with the legal tools and intergovernmental coordination it needs to effectively address community appearance standards in both newer and more established areas.

3.2.1 The City will amend Zoning requirements (i.e. setback regulations, permitted building materials, orientation of streetscapes, parking areas, pedestrian access, etc.) to ensure that new development is compatible with, and enhances, the architectural design of surrounding land uses.

3.2.2 The City will require a variety of landscaping techniques that are appropriately designed based on the desired function (i.e. riparian buffers around creeks, shade trees in parking lots, dense and expansive screening between uses of significantly different intensities, preservation of environmental character, front yard landscaping and street trees, etc.).

4.2.2 The City will enforce zoning regulations to minimize noise, light, and odor pollution and periodically review regulations to ensure these types of pollution are effectively mitigated.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature



For TLN

*Printed Name of Authorized Signatory (if
different from Applicant)*

Trevor Nuttall

*Position/Relationship of Authorized
Signatory to Applicant*

Assistant City Manager

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

*Printed Name of Authorized Signatory (if
different from Owner)*

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: JTL ***Date:*** 9-11-26 ***Case Number:*** 26-13