



Town of Indian Trail  
P.O. Box 2430  
Indian Trail, NC 28079  
(704) 821-5401 (Phone)  
(704) 821-9045 (Fax)

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

## Zoning Staff Report

|   |   |   |
|---|---|---|
| <b>Case: ZT 2011-003 Vehicle Sales Uses</b> |   |   |
| <b>Reference Name(s)</b>                    | Amend/Add Chapter 7150, Section 520.020(G), and Section 1610.080(DD) of the Unified Development Ordinance |   |
| <b>Applicant</b>                            | Town of Indian Trail  |   |
| <b>Submittal Date</b>                       | April 19, 2011  |   |
| <b>Location</b>                             | Town-Wide   |   |
| <b>Tax Map Number</b>                       | N/A   |   |
| <b>Recommendations &amp; Comments</b>       | <b>Planning Staff</b>   | Recommend approval of the proposed UDO amendments to the Town Council |

### Executive Summary

Staff is introducing this text amendment (ZT2011-003) relating to vehicle sales uses in the Town. The proposed amendments/additions are as follows:

- *Amend UDO Chapter 7150 – Vehicle Sales Lots, amending use standards for retail and wholesale sales lots in the Town.*
- *Add to UDO Section 1610.080(DD) – Definitions, which clearly defines retail and wholesale sales lot uses.*
- *Add to UDO Section 520.020(G) – Table of Permissible Uses, which revises the Commercial Use Table to allow for retail and wholesale sales lot uses as amended and defined.*

### Analysis

#### Vehicle Sales Lots and Minimum Acreage

The Town currently establishes use requirements for new and used vehicle sales lots in Chapter 7150 of the Unified Development Ordinance (UDO) as follows:

#### **Chapter 7150. Vehicle Sales Lots**

The intent of this section is to mitigate the adverse impacts of new and used vehicle sales lots within the Town of Indian Trail and to establish minimum criteria for all future sales lots.

**7150.010** The minimum lot size shall be 2 acres in size.

**7150.020** All required parking spaces and display areas shall be paved and striped in accordance with

the Town of Indian Trail UDO and no cars shall be displayed within a public right-of-way or within access driveways.

**7150.030** Wheel stops, curbs or bollards are required along the exterior parking spaces of the display area to prohibit parking within landscaped areas or public right-of-way.

**7150.040** All lighting shall be directed toward the interior of the site to reduce light pollution and no outdoor intercom will be permitted when a car dealership abuts a residential zoning district.

In looking at this Chapter, staff is of the opinion that there are unique features to these kinds of sales uses that are unlike any other business use throughout the Town. These features include, but are not excluded to, the following:

1. There are retail and wholesale vehicle sales uses that act and operate completely different from each other, and need to be clearly defined as to the type, nature and extent of the use;
2. Most of any retail vehicle use's inventory is often put on display to some extent to attract and promote business; and
3. Vehicle sales uses tend to vary in terms of the scale and scope of their operations, with some requiring very little acreage at all to operate as a business.

Staff has also conducted considerable research into vehicle sales uses for several nearby North Carolina municipalities. In doing so, staff finds that those municipalities researched have the following regulations in common for vehicle sales uses:

1. Lower minimum acreage requirements (1 acre in size, or a 60,000 square foot area requirement);
2. More allowance for display areas in and around the front-most landscaping area; and
3. Distinguishing and defining the differences between retail and wholesale vehicle sale uses.

In addition, staff also went back and analyzed the discussions that the Signage Subcommittee had regarding landscaping buffers and vehicle display areas back in March and April of 2009. Staff also brings two options for the Board's consideration on how much display can be permitted in the landscaping buffer area adjacent to a public right-of-way as follows:

1. **Option #1:** Allows one (1) parking display space per fifty (50) feet of linear street frontage, subject to the required parking dimensions standards in UDO Section 1070.020.
2. **Option #2:** Allows a maximum of 50% for the total linear street frontage for parking display area.

Therefore, staff now brings the following amended Chapter 7150 of the UDO for consideration as follows:

### **Chapter 7150. Vehicle Sales Lots**

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The intent of this section is to *provide standards to address the unique characteristics of this particular business type.* mitigate the adverse impacts of new and used vehicle sales lots within the Town of Indian Trail and to establish minimum criteria for all future sales lots.

**7150.010** The minimum lot size shall be *one (1)* 2 acre and subject to the following Table:

**Table 7-1: Retail and Wholesale Vehicle Sales Uses:**

| <u>Type of Vehicle Sales Use</u>                                     | <u>Use Regulation/Permitted</u>  |
|--|--|
| <u>Retail Sales- Stand-Alone Sales Lot</u>                           | <u>Permitted By-Right, per UDO Section 520.020 (G)</u>                               |
| <u>Retail Sales - Multi-Tenant Structure</u>                         | <u>Special Use Permit (SUP), per UDO Section 520.020 (G) and Chapter 360</u>         |
| <u>Wholesale Sales – Office Only (No Vehicle Display or Storage)</u> | <u>Exempted from this Chapter; allowed where permitted in UDO Section 520.020(G)</u> |

**7150.020** All required parking spaces and display areas within general traffic circulation areas shall be paved and striped in accordance with the Town of Indian Trail UDO and no cars shall be displayed within a public right-of-way or within access driveways.

**7150.030** Wheel stops, curbs or bollards are required along the exterior parking spaces of the display area to prohibit parking within landscaped areas, unless otherwise expressly permitted in this Chapter, or public right-of-way.

**7150.040** All lighting shall be directed toward the interior of the site to reduce light pollution and no outdoor intercom will be permitted for use when a car dealership abuts a residential zoning district.

**7150.050** A special street frontage vehicle display area may be permitted and can encroach into the required landscaping area located adjacent to a public right-of-way, subject to the following requirements:

**A.** A maximum of one parking display space per 50-feet of linear street frontage shall be permitted. Such a display space shall conform to the Town’s minimum parking space dimensions requirements provided in UDO Section 1070.020.

**OR**

A maximum of 50% of the linear road frontage may be used for vehicle display. Example: 100-feet of linear frontage shall not exceed 50-linear feet of street frontage display.

**B.** The parking display space shall be paved with a suitable material (gravel, stone, asphalt, or cement) and equipped with a wheel stop, bollard, or curb to prevent overhang into the public right-of-way, sidewalk, or adjacent landscaped areas. Such a display space shall conform to the Town’s minimum parking space dimensions requirements provided in UDO Section 1070.020.

**C.** A minimum of five (5) feet of landscape area is required between property line at right-of-way and special street frontage display area.

**D.** All street frontage vehicle display areas proposed shall be approved through the site plan review process. Flexibility in the placement location and orientation of the display space is permitted subject to approval of the Planning Director.

**Retail and Wholesale Auto Sales Uses**

Staff also looked at the current definitions for vehicle sales and service in the Town, as well as the permitted uses for this general usage category.

### **A. Definitions**

Based on the research conducted, staff is also of the opinion that the following changes can be made to UDO definitions in Section 1610.080(DD) as follows:

## **1610.080 Commercial Use Group Definitions**

### **DD. Vehicle Sales and Service**

#### **2. Heavy Equipment Sales/Rentals**

Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

- a. Retail – Involves sales and /or rental directly from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.*
- b. Wholesale – Involves sales and/or rental not conducted directly from the premises of heavy construction equipment, trucks or aircraft, involving no incidental on-site maintenance, outdoor display and/or storage involved with the use. Typical uses include business-to-business distributorships and other similar wholesaling uses.*

#### **3. Light Equipment Sales/Rentals**

Sale, retail or wholesale and/or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

- c. Retail – Involves sales and /or rental directly from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.*
- a. Wholesale – Involves sales and/or rental not conducted directly from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, with no incidental on-site maintenance, outdoor display and/or storage involved with the use. Typical uses include business-to-business distributorships and other similar wholesaling uses.*

### **B. Permitted Uses**

Staff also looked at how auto sales uses could be classified in terms of allowed uses in the Town. In terms of handling retail and wholesale vehicle sales uses, staff is of the opinion that the new definitions provided will continue to be in harmony with the spirit and intent of the UDO. These new definitions proposed here will simply continue the current zoning allowed in Section

520.020(G) – Table of Permissible Uses for the prior use categories of heavy and light equipment sales/rentals as follows:

**520.020(G) Table of Permissible Uses**

| Use Category   | Zoning District |     |             |             |       |      | Use Standard             |
|--|-----------------|-----|-------------|-------------|-------|------|--------------------------|
|  | CBD             | NBD | GBD         | RBD         | O-VCD | O-DD |                          |
| Vehicle Sales and Service  |                 |     |             |             |       |      |                          |
| Auto Supply and Service  | -               | -   | P           | P           | -     | -    |                          |
| Car Wash   | -               | -   | P           | P           | -     | -    |                          |
| Heavy Equipment Sales/Rental<br><i>(Retail)</i>  | =               | =   | =           | <u>P/S*</u> | =     | =    | <u>*See Chapter 7150</u> |
| <u>Heavy Equipment Sales/Rental (Wholesale)</u>  | =               | =   | =           | <u>P*</u>   | =     | =    | <u>*See Chapter 7150</u> |
| Light Equipment Sales/Rental –<br>Indoor <u>Light Equipment Sales/Rental (Retail)</u>    | =               | =   | <u>P/S*</u> | <u>P/S*</u> | =     | =    | <u>*See Chapter 7150</u> |
| Light Equipment Sales/Rental –<br>Indoor <u>Light Equipment Sales/Rental (Wholesale)</u> | =               | =   | <u>P*</u>   | <u>P*</u>   | =     | =    | <u>*See Chapter 7150</u> |

**Required Consistency Findings**

The Planning Board is required to make two findings, one for consistency with Town adopted plans and another regarding the benefit of the public. Staff is of the opinion the following findings can be made:

1. The proposed UDO amendment is consistent with the following goals:
  - 1.3.1 of the Comprehensive Plan – Quality of Life; the proposed UDO amendment will help to provide for the overall health, safety, and welfare of all Indian Trail citizens by providing consistent standards for vehicle sale lots.
  - 1.3.2 of the Comprehensive Plan – Land Use; the proposed UDO amendment will help to promote a quality mix of different land uses while avoiding land use conflicts with neighboring properties and surrounding municipalities.
2. This UDO ordinance amendment is in the best interest of the public because it promotes a more efficient development system and review process, while providing a greater quality of life for all residents of the Town of Indian Trail.

**Staff Recommendation**

Staff recommends that the Planning Board make the required consistency findings and recommend adoption of these UDO ordinance amendments as stated in this report to the Town Council.

**Staff Contact**

Jonathon Edwards

Junior Planner

[je@planning.indiantrail.org](mailto:je@planning.indiantrail.org)

**Planning Board Attachments:**

**PB Attachment 1 – Draft Ordinance**

**PB ATTACHMENT 1**

STATE OF NORTH CAROLINA )  
 )  
TOWN OF INDIAN TRAIL )

ORDINANCE #

**AN ORDINANCE REGARDING VEHICLE SALES USES – CHAPTER 7150,  
SECTION 1610.080(DD), & SECTION 520.020(G) OF THE INDIAN TRAIL  
UNIFIED DEVELOPMENT ORDINANCE (UDO),  
INDIAN TRAIL, NORTH CAROLINA**

**WHEREAS**, the Town is the applicant for ZT 2011-003 requesting to amend Chapter 7150, Section 1610.080(DD), & Section 520.020(G) of the Unified Development Ordinance (UDO) dealing with vehicle sales uses; and

**WHEREAS**, this Zoning Amendment (ZT 2011-003) was duly noticed in compliance with North Carolina General Statutes; and

**WHEREAS**, the amendment was heard by Planning Board on April 19, 2011 in a public meeting; and

**WHEREAS**, the Planning Board after hearing the amendment and deliberations made the following findings and recommended approval to the Town Council:

1. The proposed UDO amendment is consistent with the following goals:
  - 1.3.1 of the Comprehensive Plan – Quality of Life; the proposed UDO amendment will help to make the UDO consistent with state, federal and other regulatory standards for vehicle sales uses in the Town and provide for the health, safety, and welfare of all Indian Trail citizens.
  - 1.3.2 of the Comprehensive Plan – Land Use; the proposed UDO amendment will help to promote a quality mix of different land uses while avoiding land use conflicts with neighboring properties and surrounding municipalities.
2. This UDO ordinance amendment is in the best interest of the public because it promotes a more efficient development system and review process, while providing a greater quality of life for all residents of the Town of Indian Trail.

**WHEREAS**, the Town Council received the Planning Board transmittal for a recommendation of approval in the required public hearing held on May 10, 2011 and after receiving the transmittal, public comment, and deliberation, concur with the required findings and amendment recommendation as transmitted by the Planning Board.

NOW THEREFORE, BE IT ORDAINED ON MAY 10, 2011 BY THE TOWN COUNCIL OF THE TOWN OF INDIAN TRAIL, NORTH CAROLINA HEREBY TAKES THE FOLLOWING ACTION:

**Section 1 – Division 700, Chapter 7150 is hereby amended for the use-specific regulations regarding vehicles sales uses throughout the Town:**

## Chapter 7150. Vehicle Sales Lots

The intent of this section is to *provide standards to address the unique characteristics of this particular business type*, mitigate the adverse impacts of new and used vehicle sales lots within the Town of Indian Trail and to establish minimum criteria for all future sales lots.

**7150.010** The minimum lot size shall be one (1) 2 acre and subject to the following Table:

***Table 7-1: Retail and Wholesale Vehicle Sales Uses:***

| <i>Type of Vehicle Sales Use</i>   | <i>Use Regulation/Permitted</i>  |
|--|--|
| <i>Retail Sales- Stand-Alone Sales Lot</i>                               | <i>Permitted By-Right, per UDO Section 520.020 (G)</i>                               |
| <i>Retail Sales - Multi-Tenant Structure</i>                             | <i>Special Use Permit (SUP), per UDO Section 520.020 (G) and Chapter 360</i>         |
| <i>Wholesale Sales – Office Only<br/>(No Vehicle Display or Storage)</i> | <i>Exempted from this Chapter; allowed where permitted in UDO Section 520.020(G)</i> |

**7150.020** All required parking spaces and display areas *within general traffic circulation areas* shall be paved and striped in accordance with the Town of Indian Trail UDO and no cars shall be displayed within a public right-of-way or within access driveways.

**7150.030** Wheel stops, curbs or bollards are required along the exterior parking spaces of the display area to prohibit parking within landscaped areas, *unless otherwise expressly permitted in this Chapter*, or public right-of-way.

**7150.040** All lighting shall be directed toward the interior of the site to reduce light pollution and no outdoor intercom will be permitted *for use* when a car dealership abuts a residential zoning district.

**7150.050** *A special street frontage vehicle display area may be permitted and can encroach into the required landscaping area located adjacent to a public right-of-way, subject to the following requirements:*

***A.*** *A maximum of one parking display space per 50-feet of linear street frontage shall be permitted. Such a display space shall conform to the Town's minimum parking space dimensions requirements provided in UDO Section 1070.020.*

***OR***

*A maximum of 50% of the linear road frontage may be used for vehicle display. (Example: 100-feet of linear frontage shall not exceed 50-linear feet of street frontage display.)*

- B.** *The parking display space shall be paved with a suitable material (gravel, stone, asphalt, or cement) and equipped with a wheel stop, bollard, or curb to prevent overhang into the public right-of-way, sidewalk, or adjacent landscaped areas. Such a display space shall conform to the Town's minimum parking space dimensions requirements provided in UDO Section 1070.020.*
- C.** *A minimum of five (5) feet of landscape area is required between property line at right-of-way and special street frontage display area.*
- D.** *All street frontage vehicle display areas proposed shall be approved through the site plan review process. Flexibility in the placement location and orientation of the display space is permitted subject to approval of the Planning Director.*

Section 2 – Division 1600, Section 1610.080(DD) is hereby amended regarding the definitions of retail and wholesale vehicle sales uses throughout the Town:

**1610.080 Commercial Use Group Definitions**

**DD. Vehicle Sales and Service**

**2. Heavy Equipment Sales/Rentals**

Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

- a.** *Retail – Involves sales and /or rental directly from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.*
- b.** *Wholesale – Involves sales and/or rental not conducted directly from the premises of heavy construction equipment, trucks or aircraft, involving no incidental on-site maintenance, outdoor display and/or storage involved with the use. Typical uses include business-to-business distributorships and other similar wholesaling uses.*

**3. Light Equipment Sales/Rentals**

Sale, retail or wholesale and/or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

- a.** *Retail – Involves sales and /or rental directly from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.*
- b.** *Wholesale – Involves sales and/or rental not conducted directly from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, with no incidental on-site maintenance, outdoor display and/or storage involved with the use. Typical uses include business-to-business distributorships and other similar wholesaling uses.*

Section 3 – Division 500, Section 520.020(G) – Commercial Use Table, is hereby amended regarding the zoning for retail and wholesale vehicle sales uses throughout the Town:

**520.020(G) Table of Permissible Uses**

| Use Category  | Zoning District |     |             |             |       |      | Use Standard             |
|---|-----------------|-----|-------------|-------------|-------|------|--------------------------|
|   | CBD             | NBD | GBD         | RBD         | O-VCD | O-DD |                          |
| Vehicle Sales and Service   |                 |     |             |             |       |      |                          |
| Auto Supply and Service   | -               | -   | P           | P           | -     | -    |                          |
| Car Wash  | -               | -   | P           | P           | -     | -    |                          |
| Heavy Equipment Sales/Rental<br><i>(Retail)</i>   | =               | =   | =           | <u>P/S*</u> | =     | =    | <u>*See Chapter 7150</u> |
| <u>Heavy Equipment Sales/Rental (Wholesale)</u>   | =               | =   | =           | <u>P*</u>   | =     | =    | <u>*See Chapter 7150</u> |
| Light Equipment Sales/Rental<br><del>Indoor</del> <u>Light Equipment Sales/Rental (Retail)</u>    | =               | =   | <u>P/S*</u> | <u>P/S*</u> | =     | =    | <u>*See Chapter 7150</u> |
| Light Equipment Sales/Rental<br><del>Indoor</del> <u>Light Equipment Sales/Rental (Wholesale)</u> | =               | =   | <u>P*</u>   | <u>P*</u>   | =     | =    | <u>*See Chapter 7150</u> |

Section 4 - This ordinance shall be effective immediately upon adoption.

SO ORDAINED THIS 10TH DAY OF MAY, 2010.

THE TOWN COUNCIL OF INDIAN TRAIL

By \_\_\_\_\_  
Honorable John J. Quinn, Mayor

Attest:

\_\_\_\_\_  
Peggy Piontek, Town Clerk