

DIVISION 500. BASE ZONING DISTRICTS

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Chapter 510. Residential Districts

510.010 General Purpose

The “R” residential zoning districts are intended to create, maintain, and promote a variety of housing opportunities for individual household and to maintain the desired physical character of the Town’s existing neighborhoods. While the districts primarily accommodate residential use types, certain nonresidential uses such as schools, churches, parks and other uses that are compatible with residential neighborhoods are also allowed.

A. RSF, Rural Single-Family District

The RSF, Rural Single-Family Residential district is intended to accommodate low-density residential uses, including single-family dwellings and Class AA manufactured homes, served by individual wells and sewage disposal systems. Rural Single-Family Districts are in locations characterized by large lot, agricultural activities, and limited public services or utilities. RSF Districts are consistent with “Rural Residential” designations on the Town of Indian Trail Comprehensive Plan: “A Plan for Managed Growth and Livability” (Plate 20). The preservation of open space and natural features will be achieved through the use of Rural Single-Family District designation.

B. SF-1, Single-Family Residential District

The SF-1, Single-Family district is established to provide a low density area for single-family dwellings under conventional or planned development controls. These areas are typically serviced by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.

C. SF-2, Single-Family Residential District

The SF-2, Single-Family Residential district is intended to accommodate low- to moderate-density residential development, including single-family dwellings constructed under conventional or planned development controls, and serviced by public or community water and/or public sewer systems, plus the governmental and other support facilities necessary to service urban levels of development.

D. SF-3, Single-Family District

The SF-3, Residential district is intended to accommodate moderate intensity residential uses, generally consisting of single family dwellings, under conventional or planned development controls. These districts are typically serviced by public water and sewer plus the governmental and support facilities necessary to service urban levels of development.

E. SF-4, Single-Family Residential District

The SF-4, Residential district is intended to accommodate a variety of moderate intensity of single-family development under conventional or planned development controls. SF-4 Districts shall be serviced by public water and sewer services, plus the governmental and support services necessary for urban levels of development.

F. SF-5, Single-Family District

The SF-5, Residential district is intended to accommodate a variety of moderate to high intensity residential uses, including single-family homes and attached single-family homes under conventional or planned development controls. Land designated SF-5 shall be serviced by public water and sewer services, plus the governmental and support services necessary for such levels of urban development.

G. Multifamily Residential District (MFR)

This district is designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings and, as special uses, those service, institutional, public and other compatible uses that are so designed, constructed and maintained that they

do not detract from the quality of the neighborhood as a place for peaceful, quiet and aesthetically- pleasing residential living. When evaluating an application for the MFR zoning district, emphasis shall be given to the location of the proposed district relative to adjoining developed property to ensure that such district is carefully located and achieves a satisfactory relationship with the surrounding properties.

510.020 Allowed Uses

The use table below identifies permitted, special, prohibited and other uses authorized within the zoning districts identified. The uses identified are subject to compliance with all other applicable standards or requirements of this UDO.

A. Permitted Uses

Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this UDO.

B. Special Uses

Uses identified with an “S” may be allowed if reviewed and approved in accordance with the special use procedures of Chapter 360, subject to compliance with all other applicable standards of this UDO.

C. Planned Developments

Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the Conditional Zoning procedures of Chapter 330 and Chapter 340.

D. Prohibited Uses

Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

E. Use Standards

The use standards column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is “Permitted” or a “Special Use”.

F. Parking Standards

The “parking standards” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are contained in **Error! Reference source not found.**

G. Residential Districts Use Table

Use Group	Zoning District							Use Standard
Use Category	RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR	
Specific Use Type								
Household/Family Living								
Single-Family Detached (Site Built or Modular)	P	P	P	P	P	P	-	
Single-Family (Class A Manufactured Homes)	P	S	P* (O-MHP overlay only)	-	See Section 1310.050 standards			

Chapter 510. Residential Districts

510.020. Allowed Uses

Use Group	Zoning District							Use Standard
Use Category	RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR	
Single-Family (Class B Manufactured Home)	P	S	-	-	-	-	-	See Section 1310.050 standards
Single-Family (Class C Manufactured Home)	-	-	-	-	-	-	-	
Single Family (Class D Manufactured Home)	-	-	-	-	-	-	-	
Two-Family Dwelling	S				-	-	P	
Multi-Unit (3 or more units)	-	-	-	-	-	-	P	
Townhouse	-	-	-	-	-	S	P	See Chapter 660
Boarding or Rooming Houses	P	-	-	-	-	-	S	
Accessory Apartments	P	P	P	P	P	P	-	See Chapter 710.070
Group Living								
Family homes, Small	P	P	P	P	P	P	P	
Family homes, Large	S	S	S	S	S	S	S	
Halfway house	S		-	-	-	-	-	
Homes for the handicapped, aged or infirm	S	S	S	S	S	S	S	
Nursing care or skilled care facility	S	S	S	S	S	S	S	
Senior Housing, Independent living	P	S	S	S	S	S	S	
Group Living Not Otherwise Classified	S	S	S	S	S	S	S	
Public and Civic								
Colleges and Universities		-	-	-	-	-	-	
Recreational Buildings, Boy and Girls Clubs	S							
Golf-driving ranges	S		-	-	-	-	-	Accessory to residential subdivision
Skateboard parks, water slides, basketball courts	S	S	S	S	S	S	S	Accessory to residential subdivision
Privately-owned campgrounds	S	-	-	-	-	-	-	
Privately-owned	S	S	S	S	S	S	S	

Chapter 510. Residential Districts

510.020. Allowed Uses

Use Group	Zoning District							Use Standard
	RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR	
recreation facilities such as golf-courses, and country clubs								
Public parks and open spaces	P	P	P	P	P	P	P	
Libraries	S							
Day Care (child/ adult care)								
Family Child Care Home (up to 9 enrollees)	P	P	P	P	P	P	P	Refer to definition 1610.070(B) (1)
Child Care Center	S	S	S	S	S	S	S	Complies with state licensing rules
Adult Day Care Home (up to 6 enrollees)	P	P	P	P	P	P	P	Complies with state licensing rules
Adult Day Care Center	S	S	S	S	S	S	S	Complies with state licensing rules
Hospital	S	-	-	-	-	-	-	
Religious Assembly	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	
Utilities, Minor	P	P	P	P	P	P	P	
Utilities, Major	S	S	S	S	S	S	S	
Agricultural and Other								
Agricultural Operations without livestock	P	P	P	P	P	P	P	10 acre minimum except in RSF District
Agricultural Operations with livestock	P	-	-	-	-	-	-	
Animal Foster Care	P	S	S	S	-	-	-	Must meet definition under UDO Section 1610.080K.5
Animal Services -- veterinarian offices, kennels, and boarding facilities	S	-	-	-	-	-	-	
Greenhouse or	P							

Use Group	Zoning District							Use Standard
Use Category	RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR	
Nursery								
Silver Culture Operations	P			-	-	-	-	
Horseback Riding Stables	P	S		-	-	-	-	
Wireless Communication Facilities								
Co-located on existing building, structure, or tower	P	P	P	P	P	P	P	See Chapter 7160
Free-standing Tower	S	-	-	-	-	-	-	See Chapter 7160

510.030 Development Types

Different development options are offered in the R districts as a way of promoting a wide variety of housing options and lifestyle choices. The development options described in this section may be used at the property owner’s election.

A. Conventional Development

“Conventional development” is a term used to describe lot-by-lot development on lots that have been lawfully established. It is, in effect, any development that occurs outside of an approved open space development, cluster development or master planned development. Lot and building standards for conventional development can be found in Sec. 510.040 (Table 510.040B).

B. Open Space Development

The open space development option allows smaller lots and other flexible lot and building standards in exchange for the provision of common open space that is not typically provided in a conventional development. An open space development shall be reviewed and approved in accordance with Chapter 330 “Conditional Zoning District” and the requirements of DIVISION 1200. Lot and building standards for open space development can be found in Sec. 510.040 (Table 510.040B.) Additional open space development standards are included in the Subdivision Review Chapter.

C. Cluster Development

The cluster development option allows even greater flexibility in exchange for the provisions of a greater amount of common open space than required for open space developments. A cluster development shall be reviewed and approved in accordance with Chapter 330 “Conditional Zoning District” and the requirements of DIVISION 1200. Lot and building standards for cluster development can be found in Sec. 510.040 (Table 510.040B). Additional cluster development standards are included in the Subdivision Review Chapter.

D. Planned Unit Development

The planned unit development (PUD) option is available to accommodate new mixed-use communities, innovative development proposals or unique site conditions that cannot be readily addressed by other available development options. Planned developments shall be reviewed and approved in accordance with Chapter 330 “Conditional Zoning District”. The flexibility inherent in the planned unit development plan option is intended to be granted only in exchange for development projects that contain amenities, design features and/or

environmental design that are not do not typically occur through other development options. Planned unit development regulations are included in General Review Procedures Chapter.

510.040 Lot and Building Standards

A. General

1. This section establishes basic lot and building standards for all development in R districts. The standards that apply vary on the basis of zoning, building type and development type.
2. All residential and nonresidential development in R districts must comply with the lot and building standards of Table B, except as otherwise expressly provided in this ordinance.
3. Rules for measuring compliance with the lot and building standards established in Table 510.040B and applicable exceptions to the standards can be found in General Review Procedures Chapter.

B. Lot Size, Density, Setback and Height Table

Lot and Building Standards	RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR
Conventional Development							
Lot Size							
Minimum lot area (sq. ft.)	40,000	20,000	15,000	12,000	10,000	8,000	
Minimum lot area per unit (sq. ft.)	40,000	20,000	15,000	12,000	10,000	8,000	3,350
Minimum lot frontage (feet)	120	100	80	80	60	60	
Maximum lot depth to width ratio	4	NA	NA	NA	NA	NA	NA
Minimum Front Setback (feet)							
Boulevards and Thoroughfares	50	50	40	40	40	30	30
All other streets	40	40	30	30	30	25	25
Minimum rear setback (feet)	40	40	40	40	40	30	30
Minimum side setback	15	15	12	12	10	10	10
Maximum building height	35	35	35	35	35	35	40
Cluster Development							*See Chapter 1210
Overall site area							
Minimum site area (acres)	10	10	10	10	NA	NA	NA
Minimum open space (% of site)*	15%/20%	15%/20%	15%/20%	15%/20%	NA	NA	NA
Minimum site area per unit (sq. ft.)	40,000	20,000	15,000	12,000	NA	NA	NA

Chapter 510. Residential Districts
510.040. Lot and Building Standards

Lot and Building Standards	RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR
Lot Size							
Minimum lot area (square feet)	30,000	15,000	12,000	10,000	NA	NA	
Minimum Lot frontage (feet)	100	80	70	60	NA	NA	
Minimum Front Setback							
Arterials and Boulevards	40	40	30	30	NA	NA	
All other streets	20	20	20	20	NA		
Minimum Rear Setback	20	20	20	20	NA	NA	
Minimum Side* Setback	12	12	12	12	NA	NA	See Section 1210.060
Maximum Building Height	35	35	35	35	NA	NA	
Open Space Development							
Overall site area							
Minimum site area (acres)	25	25	25	25	NA	NA	NA
Minimum open space (% of site)	25%	25%	25%	25%	NA	NA	NA
Minimum site area per unit (sq. ft.) Community Water and Waste Water	20,000	15,000	12,000	10,000	NA	NA	NA
Minimum site area per unit (sq. ft.) Private Water and Waste Water	20,000	15,000	12,000	10,000	NA	NA	NA
Lot Size							
Minimum lot area (square feet)	20,000	15,000	12,000	10,000	NA	NA	NA
Minimum Lot frontage (feet)	100	75	60	60	NA	NA	NA
Minimum Front Setback							
Arterials and Boulevards	40	40	30	30	NA	NA	NA
All other streets	20	20	20	20			NA
Minimum Rear Setback	20	20	20	20	NA	NA	NA
Minimum Side* Setback	12	12	6	6	NA	NA	See Section 1210.060
Maximum Building Height	35	35	35	35	NA	NA	NA

510.050 Other Applicable Regulations

Uses and development in R districts are subject to other standards including the following:

A. Parking, Loading, and Vehicle/Equipment Storage

1. No person may park or store a vehicle other than an operable passenger car, passenger van, pickup truck, motorcycle, recreational vehicle, or recreational equipment in an unenclosed area on any lot in a residential zoning district, except when necessary for loading and unloading or within the performance of a service to or upon property in the block the vehicle is parked. Recreational vehicles and equipment are subject to the additional requirements of the following paragraph.
2. For the purposes of administering and enforcing the provisions of the preceding two paragraphs, passenger cars, passenger vans, pickup trucks, motorcycles, recreational vehicles, or recreational equipment are defined as vehicle that are: (1) licensed for use on public streets or waterways, (2) designed primarily for the transportation of people as opposed to equipment, freight or other vehicles, and (3) sold primarily to individuals for personal use.
3. No person may park or store a tractor trailer or truck trailer that is longer than 15 feet in any off-street parking area in a residential zoning district, except when necessary for loading and unloading or within the performance of a service to or upon property in the block the vehicle is parked.
4. No person may park or store a hauling trailer in any off-street parking area in a residential zoning district, other than in an enclosed garage, a covered outbuilding, an interior rear yard or interior side yard. A hauling trailer with a length of 15 feet or less may be stored in an interior side yard if it is placed behind the front building line.

510.060 Landscape and Screening

(See Landscaping and Screening, DIVISION 800)

510.070 Signs

(See Sign Regulation **Error! Reference source not found.**)

510.080 Accessory Uses and Structures (Including Fences)

(See Supplementary Use Regulations, DIVISION 700)

510.090 Flag Lots

The creation of new flag lots may be considered only in compliance with 1110.080 H.

Chapter 520. Business and Commercial Zoning Districts

520.010 District Descriptions

The Business and Commercial zoning districts are intended to accommodate retail, service, and commercial uses and to ensure that business and commercial-zoned areas are conveniently located so as to provide goods and services to Town residents and so that new business and commercial development is compatible with the character of existing neighborhoods.

A. CBD, Central Business District

The CBD, Central Business District is intended to implement the policies of the Town's Comprehensive Plan that calls for a downtown that serves as a central location that serves all the neighborhoods and sub-areas of the Town. Generally, the CBD district is covered by the

Downtown Overlay but eventually the CBD may extend beyond the boundaries of the overlay district.

B. NBD, Neighborhood Business District

The NBD, Neighborhood Business District is intended to allow for small scale retail and business service uses in close proximity to residential neighborhoods. The NBD district is intended to allow for “convenience” shopping and services close to home without the need to travel long distances.

C. GBD, General Business District

The GBD, General Business District is intended to provide for businesses that provide goods and services to the entire Town. These districts provide for a wide variety of commercial, financial, business service, and office uses. The service area of businesses in the GBD will be primarily from residents of the Town. The standards that apply in the district are intended to create and maintain an appealing shopping environment for the community.

D. RBD, Regional Business District

The RBD, Regional Business District is intended to establish suitable development standards for the provision of convenience goods, groceries, and services at locations along major transportation routes to the motoring public, both local and transient. The RBD District should always be located with access directly from major or minor thoroughfares, never local residential streets.

E. O-VCD, Village Center Overlay

The Village Center Overlay District designates areas within the Town where mixed-use centers may be established. Village Center Overlay Districts may be established with different mixes of land uses and different densities consistent with the broad guidelines established by the Comprehensive Plan. The location of Village Center Overlay Districts will be consistent with the locations identified in the Comprehensive Plan.

F. O-DD, Downtown Overlay District

The Downtown (DOD) Overlay District is intended to encourage the development of a mixed-use, pedestrian-oriented, downtown business district, with retail, financial, service, office, governmental, cultural and entertainment uses, along with residential options.

520.020 Allowed Uses

The use table below identifies permitted, special, prohibited and other uses authorized within the zoning districts identified. The uses identified are subject to compliance with all other applicable standards or requirements of this UDO.

A. Permitted Uses

Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this UDO.

B. Special Uses

Uses identified with an “S” may be allowed if reviewed and approved in accordance with the special use procedures of Chapter 360, subject to compliance with all other applicable standards of this UDO.

C. Planned Developments

Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the planned development procedures of Chapter 340.

D. Prohibited Uses

Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

E. Use Standards

The use standards column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is “Permitted” or a “Special Use”.

F. Parking Standards

The “parking standards” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are contained in **Error! Reference source not found..**

G. Use Table and Standards

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Adult Use	-	-	-	P	-	-	See Chapter 720
Animal Services							
Shelter/Boarding Kennel	-	-	S	S	-	-	
Sales and Grooming	P	P	P	P	P	S	
Veterinary	S	S	S	S	S	S	
Artist Work/Sales Space							
Art galleries	P	P	P	P	P	P	
Artist Studio	P	P	P	P	P	P	
Body Art Services							
Body Piercing	-	-	-	S	-	-	
Tattooing	-	-	-	S	-	-	At least 500 feet from any school
Building Maintenance Services							
Janitorial	-	-	P	P	-	-	
Landscaping Maintenance	-	-	S	S	-	-	
Window Cleaning Service	-	-	P	P	-	-	
Exterminator Services	-	-	-	S	S	-	
Business Equipment Sales and Service							
Office Equipment and Supply	P	P	P	P	P	P	See Size Limitations of Section 520.030B.040
Small Business Machine Repair	P	P	P	P	P	P	

Chapter 520. Business and Commercial Zoning Districts

520.020. Allowed Uses

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Hotel Equipment and Supply	-	-	P	P	-	-	
Business Support Services							
Blueprint Services	P	P	P	P	P	P	
Business or Trade Schools	S	S	S	P	S	S	
Day Labor Employment	-	-	-	P	-	-	
Employment Agency	P	P	P	P	P	P	
Secretarial Services	P	P	P	P	P	-	
Telephone Answering Service	P*	P*	P*	P*	P*	P*	See Size Limits Sec. 520.030B
Communication Service Establishment							
Recording Studios	P	P	P	P	P	P	
Television and Radio Studios	-	-	P	P	-	-	
Telecom Sales/Service Centers	P	P	P	P	P	P	
Construction Sales and Service							
Building Material Sales	-	-	P	P	P*	P*	*See Size Limits Sec. 520.030B.040
Contractor/Construction Storage Yard	-	-	-	S	-	-	
Tool Equipment Sales or Rental	-	-	-	S	-	-	
Building Contracting/Construction Office	P	P	P/S	P/S	P	P/S	SUP for any outdoor operations
Drive-Through Facility (restaurants, banks, drug	S	S	P	P	P	S	

Chapter 520. Business and Commercial Zoning Districts

520.020. Allowed Uses

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
stores)							
Eating and Drinking Establishments							
Restaurants	P	P	P	P	P	P	
Private Club/Tavern	-	-	S	S	-		
Entertainment Sports (indoor basketball, hockey, soccer, batting)							
Small	-	-	P	P	P	S	
Medium	-	-	S	P	P	S	
Large	-	-	-	S	S	-	
Financial Services							
Banks	P	P	P	P	P	P	
Consumer Investment Services	P	P	P	P	P	P	
Consumer Loan Offices	P	P	P	P	P	P	
Payday Loan Stores	-	-	S	S	-	-	
Pawn Shop	-	-	S	S	-	-	
Savings and Loan Association	P	P	P	P	P	P	
Flea Market	-	-	-	S	-	-	
Food and Beverage Retail Sales							
Bakery	P	P	P	P	P	P	
Delicatessen	P	P	P	P	P	P	
Ice Cream Store	P	P	P	P	P	P	
Grocery store	P	P	P	P	P	P	
Liquor Sales (accessory to hotel, motel, country club)				P			
Fortune Telling	-	-	-	S	-	-	

Chapter 520. Business and Commercial Zoning Districts

520.020. Allowed Uses

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Service							
Funeral and Internment Service							
Cemetery, mausoleum, columbarium	P	P	P	P	P	P	
Cremating	-	-	S	S	-	-	
Undertaking	S	S	P	P	S	-	
Gas Stations	-	-	P	P	S	-	
Lodging							
Bed and Breakfast	P	-	P	P	P	P	
Hotel/Motel	-	-	-	P	-	-	
Medical Services							
Government-operated health center	-	-	-	P	-	-	
Health maintenance organizations	-	-	-	P	-	-	
Medical/Dental Labs	P	P	P	P	P	P/S*	*If 0-1,500 sq. ft., then permitted by-right; if greater than 1,500 sq. ft., SUP is required.
Medical/Dental Offices	P	P	P	P	P	P	
Offices							
Administrative	P	P	P	P	P	P	
Professional	P	P	P	P	P	P	
High-technology Offices/Labs			P	P			
Legal	P	P	P	P	P	P	
Parking, Non-Accessory	S	-	-	-	S	S	
Personal Service							
Dance Studios	P	P	P	P	P	P	
Child Care Center	P	P	P	P	P	P	Complies with state licensing rules

Chapter 520. Business and Commercial Zoning Districts

520.020. Allowed Uses

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Adult Day Care Center	P	P	P	P	P	P	Complies with state licensing rules
Driving Schools	-	P	P	P	P	-	
Hair or Nail Salon/Barbershop	P	P	P	P	P	P	
Martial Arts Studio	P	P	P	P	P	P	
Other High-Volume Traffic Generating Uses	P	P	P	P	P	P	
Other Low-Volume Traffic Generating Uses	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	Storefront location only- located within a multi-tenant structure
Yoga Studio	P	P	P	P	P	P	
Repair Service, Consumer							
Appliance Repair Shops	-	-	P	P	-	-	
Locksmiths	P	P	P	P	P	P	
Musical Instrument Repair	P	P	P	P	P	P	
Other High-Volume Traffic Generating Uses	P	P	P	P	P	P	
Other Low-Volume Traffic Generating Uses	P	P	P	P	P	P	
Shoe and Apparel Repair	P	P	P	P	P	P	
Retail Sales, General							
ABC Stores	P	P	P	P	P	P	Subject to UDO Chapter 7190
Antique Shops	P/S	P/S	P	P	P/S	P/S	See Chapter 7200
Appliance Stores	-	-	P	P	P	-	
Bait Shop, Live	-	-	-	P	-	-	
Beauty Supply Stores	-	P	P	P	P	-	

Chapter 520. Business and Commercial Zoning Districts

520.020. Allowed Uses

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Bicycle Sales, Rental and Repair	P	P	P	P	P	P	
Book Stores	P	P	P	P	P*	P*	*See Size Limits 520.030B040
Camera Stores	P	P	P	P	P	P	
Candy Stores	P	P	P	P	P	P	
China and Glassware Stores	P	P	P	P	P	P	
Clothing Rental Shops	P	P	P	P	P	P	
Coin and Philatelic Shop	P	P	P	P	P	P	
Computer Sales and Service	P	P	P	P	P*	P	*See Size Limits Sec. 520.030B.040
Costume Rental Shops	P	P	P	P	P	P	
Department Stores	S	-	P	P	P	S	
Dress Shops	P	P	P	P	P	P	
Drug Stores	P	P	P	P	P	P	
Florist Shops	P	P	P	P	P	P	
Furniture Stores	S	-	P	P	P	S*	*See Size Limits Sec 520.040
Furrier Shops	-	-	P	P	P	P	
Garden Supply Store	S	S	P*	P	S	S	*See Size Limits Sec. 520.030B040
Gift Shops	P	P	P	P	P	P	
Greenhouse, Retail	-	-	P	P	-	-	
Hardware Store	S	S	P	P	S	S	
Hobby Shop	P	P	P	P	S	S	
Household Appliance Store	-	-	S	P	S	-	
Jewelry Store	P	P	P	P	P	P	
Leather/Luggage Stores	S	S	P	P	S*	S*	*See Size Limits Sec. 520.030B040
Musical Instrument Sales	P	P	P	P	P	P	
Other High-Volume Traffic Generating Uses	P	P	P	P	P	P	
Other Low-	P	P	P	P	P	P	

Chapter 520. Business and Commercial Zoning Districts

520.020. Allowed Uses

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Volume Traffic Generating Uses							
Pet Supplies	P*	P*	P	P	P*	P*	*See Size Limits Sec. 520.030B
Photographic Supply Store	P*	P*	P	P	P*	P*	*See Size Limits Sec. 520.030B
School Supply Store	P	P	P	P	P	P	
Second Hand Thrift/Consignment Sales	P/S	P/S	P	P	P/S	P/S	See Chapter 7200
Sewing Machine Sales	P	-	P	P	P	P	
Shoe Stores	P	P	P	P	P*	P*	*See Size Limits Sec. 520.030B.040
Sporting Good Stores (Including firearm retail and gunsmithing)	P	S	P	P	P*	P*	*See Size Limits Sec. 520.030B.040
Stationary Stores	P	P	P	P	P	P	
Tobacco Shops	P	-	P	P	P	P	
Toy Shops	P	P	P	P	P*	P*	*See Size Limits Sec. 520.030B040
Wearing Apparel Shops	P	P	P	P	P	P	
Sports and Recreation, Participants							
Amusement Arcades	-	-	-	P	-	-	
Driving ranges-outdoor	-	-	P	P	-	-	
Entertainment Cabaret	-	-	-	P	-	-	
Miniature golf courses	-	-	P	P	-	-	
Billiard Parlors	-	-	P	P	-	-	
Bowling Alleys	-	-	P	P	-	-	
Health Clubs/Fitness Centers	P	P	P	P	P*	P*	See Size Limits Sec. 520.030B
Theatre							

Chapter 520. Business and Commercial Zoning Districts

520.020. Allowed Uses

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Theatre, Motion Picture			P/S	P/S	P/S		SUP for Outdoor Use
Theatrical Playhouse (Excluding Adult Use)	P/S	P/S	P/S	P/S	P/S	P/S	SUP for Outdoor Use
Vehicle Sales and Service							
Auto Supply and Service	-	-	P	P	-	-	
Car Wash	-	-	P	P	-	-	
Heavy Equipment Sales/Rental (Retail)	-	-	-	P/S*	-	-	*See Chapter 7150
Heavy Equipment Sales/Rental (Wholesale)	P*	P*	P*	P*	P*	P*	*See Chapter 7150
Light Equipment Sales/Rental (Retail)	-	-	P/S*	P/S*	-	-	*See Chapter 7150
Light Equipment Sales/Rental (Wholesale)	P*	P*	P*	P*	P*	P*	*See Chapter 7150
Motor Vehicle Repair Shop not including body work, parking and commercial vehicle repair*	-	-	S	P	S	-	Commercial Repair limited to gross vehicle weight ≤ 26,000 lbs
Motor Vehicle Repair Shop including body work, parking and commercial vehicle repair	-	-	-	P	-	-	
RV and Boat Storage	-	-	-	S	-	-	
Vehicle Storage and Towing	-	-	-	S	-	-	
Wholesale Distribution				P/S			Permitted by right for office/warehouse facilities built prior to adoption of UDO on December 30, 2008.

520.030 Lot and Building Standards

All residential and nonresidential development in business districts must comply with the lot and building standards of Table A, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table A and applicable exceptions to the standards can be found in the General Review Procedures, Section 410.110.

A. Lot Size, Density, Setback and Height Table

Lot and Building Standards	CBD	NBD	GBD	RBD	O-VCD	O-DD
Lot Size						
Minimum lot area (sq. ft.)	None	6,000	6,000	8,000	NA	NA
Minimum lot area per dwelling unit (sq.ft.)	3,350	6,000	6,000	6,000	NA	NA
Minimum lot width (feet)	None	60	60	60	NA	NA
Minimum setback along lot lines						
Building setback from street R-O-W	None	25; maybe reduced to 15 if parking is located behind building	25; maybe reduced to 15 if parking is located behind building	40; maybe reduced to 20 if parking is located behind building	0 -10'	0-10'
Building Setback from rear lot line	None	12.5	12.5	20	NA	NA
Building setback from side lot line-- not abutting residential	10	10	10	10	0-10'	0-10'
Building setback from side lot line-- abutting residential district	15	15	15	15	15	15
Minimum setbacks between buildings	None except when adjacent to residential	None except when adjacent to residential	NA	NA	None except when adjacent to residential	None except when adjacent to residential
Maximum	50	40	40	40	40	40

Height

B. Building Height

No structure shall exceed a height of 40 feet, except as provided in this Section or elsewhere in these regulations.

1. Except as provided for in this Section, a building in any non-residential district may be erected to a height in excess of 40 feet, provided the minimum yard setbacks are increased 1 foot for every 2 feet of building height in excess of the 40 feet.
2. A building which abuts a residential use or residential zoning district may not be erected to a height in excess of 40 feet, unless the minimum yard setbacks abutting the residential use or zoning district is increased 1 foot for every foot of building height in excess of 40 feet.
3. Multi-family structures cannot exceed a maximum height of 60 feet in any district.
4. The height limitation established in subsection (1) above shall not apply to public utility poles and lines, skylights, and roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment, or similar equipment for the operation and maintenance of a building, and any device used to screen such structures and equipment.

520.040 Floor Area Limits for Commercial Establishments When Applicable

A. CBD District

Commercial establishments in the CBD districts may not include more than 15,000 square feet of gross floor area.

B. NBD District

Commercial establishments in the NBD district may not include more than 5,000 square feet of gross floor area.

C. GBD District

Commercial establishments in the GBD district may not include more than 20,000 square feet of gross floor area on any single floor. Food stores (groceries) are not subject to this floor area limit.

D. RBD District

No floor area limit applies to commercial establishments in RBD district.

E. Village Center Overlay

Commercial establishments in the O-VCD districts may not include more than 15,000 square feet of gross floor area

F. Downtown Overlay

Commercial establishments in the O-DD district may not include more than 20,000 square feet of gross floor area on any single floor. Food stores (groceries) are not subject to this floor area limit.

520.050 Other Applicable Regulations

Uses and development in the CBD, NBD, GBD, RBD, Village Center Overlay, and Downtown Overlay districts are subject to other standards including the following:

A. Parking and Loading

(See Parking and Loading, **Error! Reference source not found.**)

B. Landscaping and Screening

(See Landscaping Standards, DIVISION 800)

C. Non-Residential Design Standards

(See Integrity and Design Standards, 1220.040C)

D. Signs

(See Sign regulations, **Error! Reference source not found.**)

E. Accessory Uses and Structures (Including Fences)

(See Supplementary Use Regulations, DIVISION 700)

Chapter 530. Industrial Zoning Districts

The Industrial districts are intended to accommodate industrial park development, manufacturing, warehousing, and wholesaling in locations with good access to highways and arterial roads. The Industrial districts are intended to promote job retention and job creation and such districts are intended to promote expansion of the Town's employment base and access to jobs in close proximity to people's homes.

530.010 District Descriptions

A. LI, Light Industrial District

The LI, Light Industrial district is established to provide regulations for the development of areas generally devoted to light manufacturing, processing and assembly uses, warehousing, distribution and servicing enterprises and office and ancillary service activities controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts. Development in this district under the planned development process is encouraged. The LI, Light Industrial district is consistent with the Industrial designation on the Indian Trail Comprehensive Plan.

B. HI, Heavy Industrial District

The HI, Heavy Industrial district is established to produce areas for intensive manufacturing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts. The HI, Heavy Industrial District is consistent with the industrial designation on the Indian Trail Comprehensive Plan.

530.020 Allowed Uses

The use table below identifies permitted, special, prohibited and other uses authorized within the zoning districts identified. The uses identified are subject to compliance with all other applicable standards or requirements of this UDO.

A. Permitted Uses

Uses identified with a "P" are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this UDO.

B. Special Uses

Uses identified with an "S" may be allowed if reviewed and approved in accordance with the special use procedures of Chapter 360, subject to compliance with all other applicable standards of this UDO.

C. Planned Developments

Uses identified with a "PD" may be allowed if reviewed and approved in accordance with the planned development procedures of Chapter 340.

D. Prohibited Uses

Uses identified with a "-" are expressly prohibited. Uses that are not listed in the table are also prohibited.

E. Use Standards

The use standards column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is “Permitted” or a “Special Use”.

F. Parking Standards

The “parking standards” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are contained in **Error! Reference source not found.**

G. Use Table and Standards

Use Group	Zoning Districts		Use Standard
	LI	HI	
Specific Use			
COMMERCIAL			
Adult Use	-	-	
Animal Services			
Shelter/ Boarding Kennel	S	-	
Sales and Grooming	S	-	
Veterinary	S	-	
Stables	S	-	
Artist Work and Sales Space	P	P	
Building Maintenance Services	P	P	
Business Equipment Sales and Service	P	P	
Commercial Greenhouse or Nursery	P	P	
Communication Service Establishments	P	P	
Construction Sales and Service	P	P	
Construction Storage Yard	S	P	
Funeral and Interment Service			
Cemetery or Mausoleum	-	-	
Cremating	S	S	
Commercial Laundry Services	P	P	
Offices	P		
Business or Trade School	P		
Ancillary Services Within Business Parks			
Health Clubs/Fitness*	P*		See Size Limits Sec. 530.040*
Child Care Center*	S*		See Size Limits, Parking and Loading, and Locational Requirements Sec. 530.040*
Dry Cleaning, Shoe and Apparel Repair (Consumer)*	P*		See Size Limits Sec. 530.040*
Bakery*	P*		See Size Limits Sec. 530.040*
Delicatessen*	P*		See Size Limits Sec. 530.040*
Restaurant (not including drive-through facilities)*	P*		See Size Limits Sec. 530.040*

Chapter 530. Industrial Zoning Districts

530.020. Allowed Uses

Use Group	Zoning Districts		Use Standard
	LI	HI	
Mailing, Copying, and Blue Print Services*	P*		See Size Limits Sec. 530.040*
Employment Agency*	P*		See Size Limits Sec. 530.040*
Secretarial Services*	P*		See Size Limits Sec. 530.040*
Telephone Answering Service*	P*		See Size Limits Sec. 530.040*
Residential Storage Warehouse	P	P	
Indoor Shooting Range	S	S	Chapter 7170
Sports and Recreation, Participants (Not including firearms shooting ranges)			
Outdoor	S	S	
Indoor	P	-	
Vehicles Sales, Storage and Service			
Heavy Equipment Sales and Rental* (Retail and Wholesale)	P	P	*See Chapter 7150
Motor Vehicle Repair Shop including commercial vehicles	P	P	
RV or Boat Storage	S	S	
Vehicle Storage and Towing	S	S	
Industrial			
Manufacturing, Production, and Industrial Services	P	P	
Artisan	P	P	
Limited Industrial	P	P	
General Industrial	P	P	
Heavy Industrial	-	P	
Mining/Excavation	S	P	
Warehousing, Wholesaling, and Freight Movement	P	P	
Waste and Salvage Related Uses			
Junk/Salvage yard	-	S	
Recycling facilities, indoors	P	P	
Recycling facilities, outdoors	-	S	
Resource Recovery Facilities	-	S	
Waste Transfer Stations	-	S	
Other			
Agricultural Operations	P	P	
Emergency Services	P	P	
Utilities, Minor	P	P	
Utilities, Major	S	S	
Wireless Communication Facilities			
Co-located	P	P	See Chapter 7160

Use Group	Zoning Districts		Use Standard
	LI	HI	
Freestanding Towers	P	P	See Chapter 7160

530.030 Lot and Building Standards

A. Basic Standards

All development in I districts must comply with the lot and building standards of Table B, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in the Rules for Measurements and applicable exceptions to the standards can be found in the General Review Procedures Section 410.110.

B. Lot Size, Setback and Height Table

Lot and Building Standards (Industrial Districts)	LI District	HI District
Lot Size		
Minimum lot area (square feet)	NA	NA
Minimum lot width (feet)	100	100
Building Setbacks		
Building setback from front property line	50	50
Building setback from rear lot line	50	50
Side setback-not abutting residential district	20	20
Side setback abutting residential district	25	25
Maximum permitted building height	100	100

530.040 Other Applicable Regulations

Uses and development in I districts are subject to other standards including the following:

A. Parking and Loading

1. Vehicular access, parking, and circulation areas for day care center establishments within the LI district must be designed to minimize conflicts with the access, parking, and circulation for industrial establishments within the business park.
2. Pedestrian circulation routes for day care center establishments must be provided between parking areas and entrances to buildings so as not to conflict with vehicular truck or other service traffic associated with industrial establishments within the business park.
3. See Parking and Loading, DIVISION 1000 for additional requirements.

B. Landscaping and Screening

(See Landscaping Standards, DIVISION 800)

C. Signs

(See Sign Regulations, **Error! Reference source not found.**)

D. Floor Area Limits for Ancillary Service Establishments

Ancillary service establishments located within business parks in the LI district may not include more than 20% of the total cumulative gross floor area of all establishments within the park. For example, if a business park has a cumulative total gross floor area of 100,000 sq.ft. (for all establishments), the total permitted gross floor area of ancillary service

establishments within the park may not exceed 20,000 sq. ft. Ancillary service establishments are not permitted in standalone structures located outside of a business park.

E. Locational Requirements for Day Care Centers

1. Day care center establishments within the LI district shall not be located in the vicinity of existing, incompatible industrial establishments. Incompatible industrial establishment are those that produce excessive amounts of light, noise, odor, truck or service traffic, and similar use characteristics that will be harmful to day care attendees, parents/guardians, or staff.
2. Day care center establishments within the LI District shall not be located in a building designed for or occupied by multiple tenants.

F. Accessory Uses and Structures

(See Supplementary Use Regulations, DIVISION 700)

Chapter 540. Institutional District

The I, Institutional district is intended to provide a transition zone between residential and business or industrial districts and to accommodate a moderate to high intensity mixture of institutional uses. Within this district, uses such as schools, hospitals, government buildings, churches, and public utility buildings may be allowed. Land designated I, Industrial District shall normally be served with public water and sewer services and has direct access to major or minor thoroughfares.

540.010 Allowed Uses

The use table below identifies permitted, special, prohibited and other uses authorized within the zoning districts identified. The uses identified are subject to compliance with all other applicable standards or requirements of this UDO.

A. Permitted Uses

Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this UDO.

B. Special Uses

Uses identified with an “S” may be allowed if reviewed and approved in accordance with the special use procedures of Chapter 360, subject to compliance with all other applicable standards of this UDO.

C. Planned Developments

Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the planned development procedures of Chapter 340.

D. Prohibited Uses

Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

E. Use Standards

The use standards column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is “Permitted” or a “Special Use”.

F. Parking Standards

The “parking standards” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are contained in **Error! Reference source not found.**

G. Use Table and Standards

Use Group	Zoning District	Use Standard
Specific Use Type	I District	
Civic and Public Uses		
Convention Facility	Conditional Zoning District	
Government Office	P	
Hospital	Conditional Zoning District	
Laboratory	P	
Library	P	
Museums	P	
Non-profit Agency/Office	P	
Public Parks and Open Spaces	P	
Public Utility, Major	Conditional Zoning District	
Public Utility, Minor	P	
Recreation facilities -- private golf courses and country clubs	S	
Community Service Uses	P	
Child Care Center	P	Complies with state licensing rules
Adult Day Care Center	P	Complies with state licensing rules
Cemetery or Mausoleum	P	
College or University	Conditional Zoning District	
Community Service Center	P	
Convalescent and Nursing Home	P	
Religious Assembly	P	
Schools, Public* or Private	P	See 540.010
Social Service Agencies	P	

H. Intensity, Dimensional and Design Standards

All development shall be subject to the Intensity, Dimensional and Design Standards of this Section.

Lot and Building Standards (Institutional Districts)	I District
Lot Size	
Minimum lot area (square feet)	NA

Lot and Building Standards (Institutional Districts)	I District
Minimum lot width (feet)	100
Building Setbacks	
Building setback from front property line	50
Building setback from rear lot line	50
Side setback-not abutting residential district	20
Side setback abutting residential district	25
Maximum permitted building height	100

I. Building Size

Buildings with total floor area of more than 25,000 square feet shall require special use permit unless planned development approval is required.

J. Building Design Standards

New buildings must comply with the Integrity and Design Standards, 1220.040C.

K. Signs

All signs shall comply with the standards the Sign Regulations, **Error! Reference source not found.**

L. Lighting

Outdoor lighting shall comply with the requirements of lighting standards see Chapter 1310.

M. Parking and Loading Areas

Off-street parking and loading area shall be subject to all parking/loading area design, construction and landscaping standards of **Error! Reference source not found.**

N. Community Open Space

Each development within the I, Institutional district shall contribute to the establishment or enhancement of community open spaces providing at least 10% on-site open space.

O. Design Standards for Union County Public Schools

1. Findings

Union County Public Schools (UCPS) is currently subject to 13 different sets of local land use regulations (12 different municipalities and Union County). Regulations vary from jurisdiction to jurisdiction, making it difficult to build new schools, renovate existing schools or locate mobile units in a consistent, timely and cost effective manner. As a part of the Union County Board of Education's adopted "Building Program Cost Saving Principles", UCPS is endeavoring to establish a standard zoning classification and standardized requirements for school construction regardless of the schools locale in Union County. Such standardization will result in 1) equitable school facilities throughout the county; 2) more efficient permitting of school facilities and 3) cost savings for the benefit of the taxpayers of Union County.

2. Cooperative Planning

Staffs from UCPS, Union County and all local municipalities have met and have agreed to make recommendations to their elected boards as follows:

- a. UCPS staff will involve local municipal staff early in the site selection process. The local municipal staff will make recommendations regarding target sites or areas within their respective jurisdictions that are suitable for school uses. Pursuant to state statute, final decisions regarding the selection of school sites are made by the Union County Board of Education.

- b. Allow all new schools, additions, or renovation uses by right with supplemental standards. This will eliminate the costly and time-consuming discretionary (CUP/SUP) zoning process and site-by-site negotiations. All local government entities benefit by having expectations regarding school design and construction identified in advance.
- c. Jurisdictions may consider an optional CUP/SUP review process if unique conditions exist as determined by the zoning/planning administrator. The administrator shall consider if the proposed project poses a negative impact on the public health and safety.

3. Supplemental standards

All applications are subject to the following supplemental standards:

a. Exterior of buildings

- (1) Exterior building materials shall be limited to masonry brick (brick or pre-finished block), natural or synthetic stucco, pre-finished insulated or non-insulated metal panel system, pre-finished metal fascia and wall coping, standing seam metal roof (for sloped roof only), painted hollow metal and/or pre-finished aluminum door and window frames, glass, painted or pre-finished steel.
- (2) UCPS staff will work with municipality staff to follow any requirements of municipality “special overlay districts” as it relates to the exterior design of the facility.
- (3) Exterior of buildings will be articulated to enhance the area of the site.

b. Mobile classrooms (MCR)

- (1) MCR’s shall be located in rear yard if possible. If rear yard cannot accommodate the MCR’s then they can be placed in the side yard. MCR’s can be placed in the front yard only if the MCR’s cannot be accommodated in the rear or side yards.
- (2) MCR underpinning and crawl spaces shall be screened.
- (3) Landscaping/planting shall be provided between the MCR and any adjacent roads from which the MCR’s are visible.

c. Sidewalks

- (1) Sidewalks will be required consistent with Town adopted regulations. The Indian Trail UDO provides for publicly owned, tax supported facilities to apply for an exemption of this provision of the Zoning Ordinance. If such exemption is granted by the Town Council then UCPS shall comply with 4.3.2 – 4.3.4 of this section.
- (2) UCPS will dedicate appropriate easement or road right of way needed for sidewalks if requested by municipality.
- (3) UCPS will grade areas for sidewalks if requested by municipality.

- (4) UCPS will cooperate with municipality to apply for grants for sidewalks.

d. Exterior Illumination

- (1) Driveway and parking area lighting shall be no more than 10 foot candles. Spill over to adjacent properties shall not exceed 1 foot candle for non-residential use/and or zoning and 0.50 foot-candle for residential use and/or zoning. Lighting fixtures shall be shielding type.
- (2) Lighting fixtures located on the building exterior shall not emit more than 5 foot candles and shall be shielding type.
- (3) Lighting for athletic fields shall follow the current standards as set forth by the North Carolina High School Athletic Association Lighting Standard. A lighting control package shall be included and lights shall be shut-off no later than one hour after the end of the event.

e. Signs:

- (1) Materials for sign base and structure shall match the primary building materials.
- (2) Sign face shall not exceed 40 square feet and does not include the sign support structure. The bottom of the sign face shall be no less than 24" above nor more than 72" above the ground surface. The sign support structure can include columns and walls on either side of and below the sign face and shall not be more than 16" taller than the sign face.
- (a) Changeable Copy Signs may be incorporated within said freestanding sign. The changeable copy portion may be a manually or electronically changed reader board. Electronically Changed Boards shall be of a LED Static Message Board type and comply with all related requirements of the UDO.
- (3) One sign shall be permitted per school. Alternatively, if multiple schools use the same driveway access, then the allowable square footage may be increased by 10 square feet for each additional school.
- (4) One wall sign per school shall be permitted and only for the name of the school and shall be reviewed by the administrator.
- (5) External illumination is allowed.

f. Parking:

- (1) At elementary and middle schools provide 1 space per staff member plus 1.6 spaces per classroom or 1 space for each 3 seats used for assembly purposes whichever is greater.
- (2) At high schools provide 5 spaces per instructional classroom or 1 space for each 3 seats used for assembly purposes whichever is greater.
- (3) No more than 20% of the required spaces can be compact spaces.

- (4) Minimum size of spaces shall be 9' wide by 19' long for regular, 7.5' wide by 15' long for compact, and accessible spaces shall meet current accessibility codes.

g. Student Drop Off Stacking:

- (1) On-site vehicle stacking for student drop-off shall be based on NCDOT requirements using the NCDOT required calculator.

h. Landscaping and Screening/buffering:

- (1) Trees and shrubs shall be as indicated within the municipality species list.
- (2) Parking Area: 1 large or 2 small trees shall be provided for each 12 parking spaces. Each parking space shall be located within 65' of a tree. Rows of parking spaces shall be terminated with a landscaped island and shall be the same size as a parking space.
- (3) Parking areas shall be screened from adjacent public roads with shrubs based on the municipality's species list.
- (4) Storm Detention Basins shall be screened with fencing and/or shrubs as determined by the administrator and shall be dependant upon the size, location, and use of the basin.
- (5) Land berms will not be permitted between school facilities and roads.
- (6) Land berms can be used in conjunction with required screening/buffering to adjacent uses as determined by the local regulations.
- (7) Screening/buffering from adjacent uses will be opaque and shall consist of:
 - (a) Small trees planted at a rate of 3 per 100' and 6' high evergreen shrubs planted at a rate of 25 per 100', or
 - (b) Large trees planted at a rate of 2.5 per 100' and a 6' high solid wood fence, or
 - (c) Tall evergreen trees with branches touching the ground planted in a stagger.
- (8) If the adjoining property is of similar or compatible use the Administrator may reduce or eliminate the screening/buffer.

- (9)** Screening/buffering requirements may be waived when screening/buffering is already provided. There may be cases where the unusual topography or elevation of a site or the size of the parcel involved, or the presence of screening on adjacent property would make the strict adherence to the regulation serve no useful purpose. In those cases, the Administrator is empowered to waive the requirements for screening so long as the spirit and intent of this section and the general provisions of this section pertaining to screening are adhered to. This section does not negate the necessity for establishing screening for uses adjacent to vacant property.
- (10)** UCPS will endeavor to adhere to all Tree Preservation ordinances of the municipalities and shall preserve natural buffers between the school facility and adjacent properties as much as practical.
- (11)** UCPS will endeavor to retain as much existing trees and vegetation on school sites as practical and will re-introduce common local species into the project as possible.
- (12)** The provisions of this section shall not be interpreted to be all encompassing. In the event any provisions do not clearly address or are silent on any requirements of the Town of Indian Trail, the requirements of the Town requirements shall control.