



Town of Bermuda Run
Planning Board and Board of Adjustment Agenda
120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006
Wednesday November 20, 2024, 6:00pm

1. **Call to Order**
2. **Disclosure of Conflicts of Interest**-it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.
3. **Recognition of Quorum**
4. **Approval of Planning Board Agenda**

Motion: _____ Second: _____ In Favor: _____ Opposed _____
5. **Citizen Comments**
6. **Permit Reports & Zoning Administrator's Update**
7. **Action Items**
 - A. **Comprehensive Plan/Future Land Use Amendments**
 - a. Update Mixed Use Category
 - b. Update and Rename Crossroads Commercial to Commercial

Planning Board Action

Following review of the proposed amendments, the Board is requested to make a recommendation to Town Council following a motion and a second for one of the items below:

- **Recommendation Approval:** The Board finds that the amendments are consistent with goals and objectives of the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board finds that the amendments are not consistent with the goals and objectives of the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

Motion: _____ Second: _____ In Favor: _____ Opposed _____

B. Zoning Map Amendment ZMA-2024-01

- a. Rezone 2 parcels north of Brayden totaling 15.56 acres from Open Space (OS) to Residential Mixed (RM) to align with Future Land Use Map (FLUM).
- b. Rezone 19 parcels along Yadkin Valley Road (between Glen Arbor Dr. to Haywood Dr.) totaling 74.81 acres from RM to OS to align with the FLUM.
- c. Rezone 141 parcels zoned as Village Mixed (VM) totaling 272.07 acres to Commercial Mixed (CM) to align with the FLUM.
- d. Rezone 15 parcels zoned as General Business (GB) east of Smith Creek area totaling 70.60 acres to Commercial Mixed (CM).
- e. Eliminate / remove the Gateway and Master Plan Overlay Districts from the Zoning Map.

Planning Board Action

Following review of the proposed amendments, the Board is requested to make a recommendation to Town Council following a motion and a second for one of the items below:

- **Recommendation Approval:** The Board finds that the amendments are consistent with goals and objectives of the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board finds that the amendments are not consistent with the goals and objectives of the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

Motion: _____ Second: _____ In Favor: _____ Opposed _____

C. Text Amendment TA-2024-01

- a. Remove all references to Village Mixed (VM) in the zoning ordinance.
- b. Require all uses/development within the CM to seek Conditional District approval.
- c. Remove the Gateway Corridor Overlay and Master Plan Overlay Districts.
- d. Remove Table 9.49

Planning Board Action

Following review of the proposed amendments, the Board is requested to make a recommendation to Town Council following a motion and a second for one of the items below:

- **Recommendation Approval:** The Board finds that the amendments are consistent with goals and objectives of the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board finds that the amendments are not consistent with the goals and objectives of the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

Motion: _____ Second: _____ In Favor: _____ Opposed _____

D. Text Amendment TA-2024-02

- a. Designate the Town Council to perform the duties of a Board of Adjustment.
- b. Remove Design Waiver Section (Section 11.11)

Planning Board Action

Following review of the proposed amendments, the Board is requested to make a recommendation to Town Council following a motion and a second for one of the items below:

- **Recommendation Approval:** The Board finds that the amendments are consistent with goals and objectives of the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board finds that the amendments are not consistent with the goals and objectives of the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

Motion: _____ Second: _____ In Favor: _____ Opposed _____

9. Other Business

10. Board Member Comments

11. Adjournment



Town of Bermuda Run
120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006

MEMORANDUM

To: Leigh Ann Joyce, Planning Board Chairman
From: Emily Hines, Town Planner
Date: November 8, 2024
RE: Land Use & Zoning Committee Recommended Amendments

Over the last year, the Town's Land Use & Zoning Committee met to review ways to implement many of the zoning and land use recommendations from the Comprehensive Plan. The Committee focused on aligning the future land use and zoning with resident's priorities identified in the Comprehensive Plan community survey, public meetings, and ongoing feedback. The recommended amendments developed by the Committee will help achieve greater consistency between future land use and zoning, while proactively planning and positioning Bermuda Run for a healthy and thriving future. To that end, the Committee utilized the following guiding principles as part of their work to develop the recommendations.

- Maintain the small-town feel
- Create a diverse, resident-friendly business mix
- Encourage pedestrian connectivity (pathways, public spaces)
- Facilitate community-oriented design (parks, outdoor seating, green space)
- Implement sustainable land use practices

The following amendments are being proposed to amend the Comprehensive Plan / Future Land Use Map and the Zoning Map and Zoning Ordinance. These include:

1. Comprehensive Plan / Future Land Use Amendments
 - a. Future Land Use Categories
 - b. Future Land Use Map
2. Zoning Map and Ordinance Amendments
 - a. Zoning Map Amendments
 - b. Zoning Ordinance Text Amendments
 - c. Zoning Ordinance General Amendments

The specific amendments on the pages that follow.

1. Proposed Comprehensive Plan / Future Land Use Amendments

Future Land Use Map Category Amendments

The Committee recommends two major changes to the Comprehensive Plan, which includes updating the Mixed Use category and updating and renaming the Crossroads Commercial to Commercial. The recommendations are outlined below.

1. Update the Mixed Use Category

- a. Redefine Mixed Use to better align with guiding principles
- b. Located in the core of the community
- c. Proposed Definition

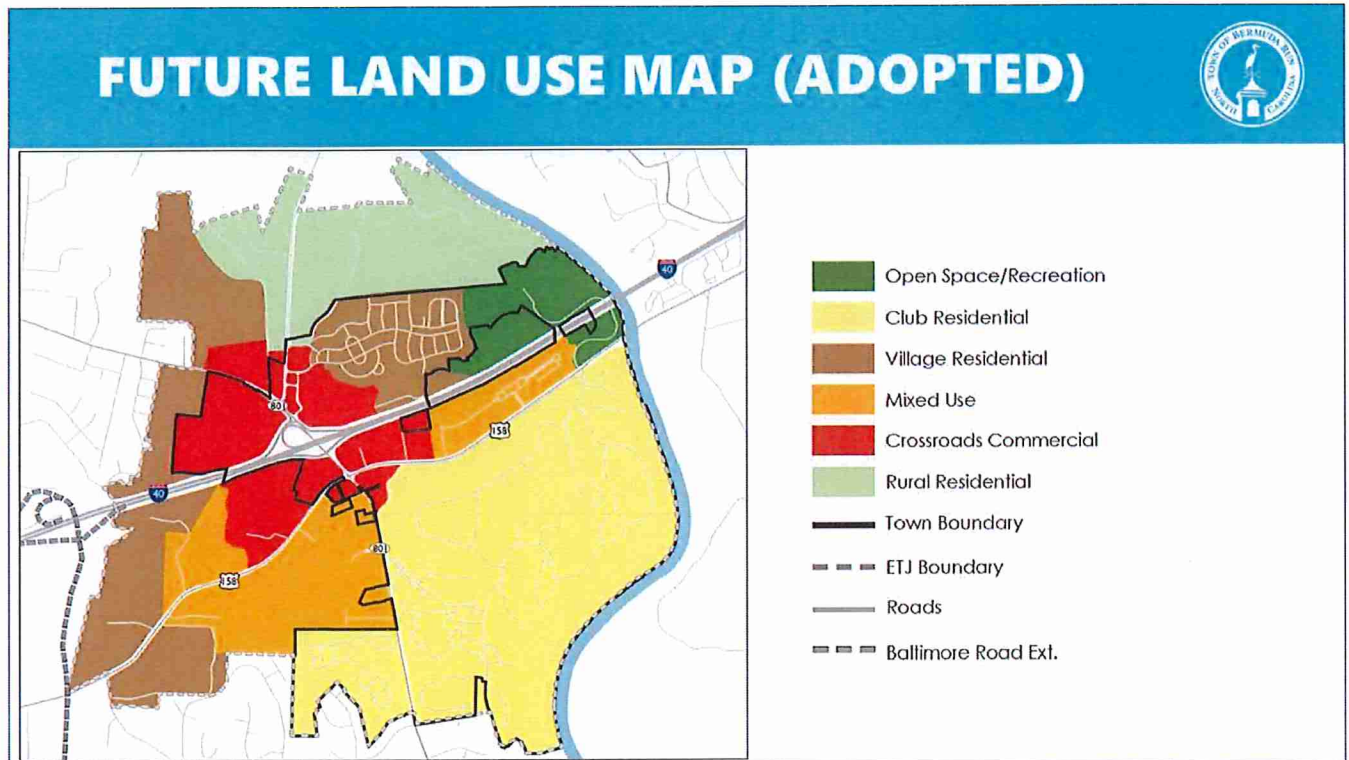
Mixed Use - This land use classification is applied to areas that are intended to foster a small-town feel with a mix of compatible commercial and residential uses in a walkable and well-designed setting. The commercial uses include a focus on local businesses and restaurants with street-facing retail shops and personal service providers. Secondary commercial uses may include those with a more regional draw that can also serve customers outside of the immediate area. Mixed-use buildings are encouraged with commercial activity on the ground floors and upper-story residential uses. While residential uses are allowed, they are not the focus of the mixed use future land use category. Site amenities should include strategically designed parking areas with well-connected internal sidewalks, trails, and public spaces that also connect to external destinations and neighborhoods.

2. Update and Rename Crossroads Commercial to Commercial

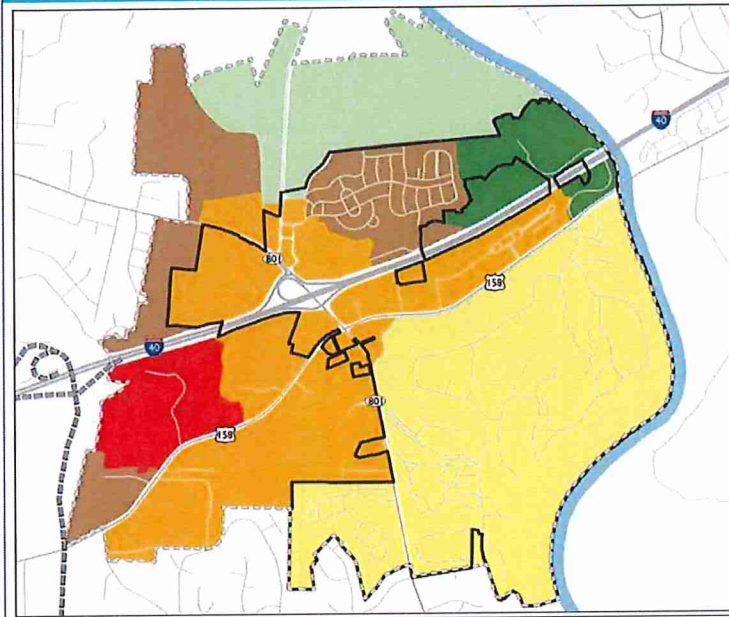
- a. Includes uses not located in the mixed use walkable areas such as a contractor business or a light industrial flex building.
- b. Located in a large area along US 158
- c. Proposed Definition

Commercial - The commercial land use classification provides for general business uses that are not typically found in the mixed use walkable areas. The uses supported in this district may include more intense general business use such as a contractor business or light industrial flex building with an office in the front and light assembly or warehousing/storage space in the rear of the building. This area

is located along US 158 with future accessibility to Interstate 40 at the new Baltimore Road interchange.



FUTURE LAND USE MAP (PROPOSED)



- Open Space/Recreation
- Club Residential
- Village Residential
- Mixed Use
- Commercial
- Rural Residential
- Town Boundary
- Planning Area Boundary
- Roads
- Proposed Interchange

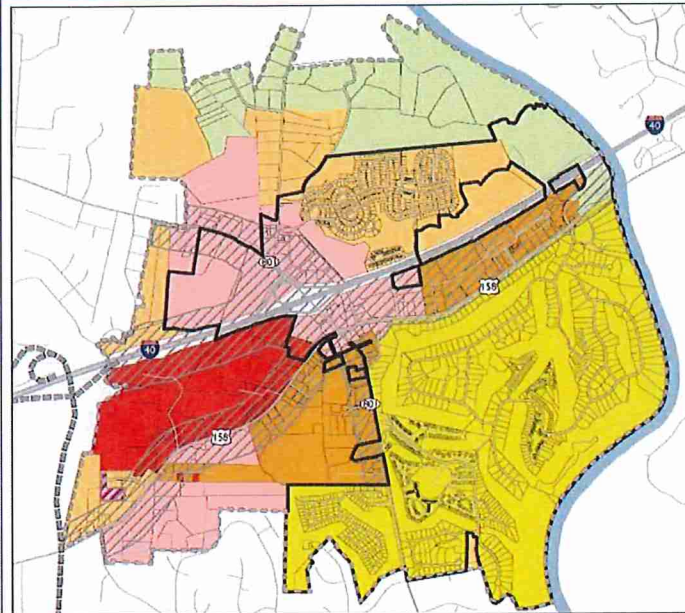
2. Proposed Zoning Map and Ordinance Amendments

Zoning Map Amendments

The Committee recommends five zoning map amendments to align the Future Land Use Map and Zoning Map. The recommendations are outlined below. The parcels for each map amendment can be found in Attachment C.

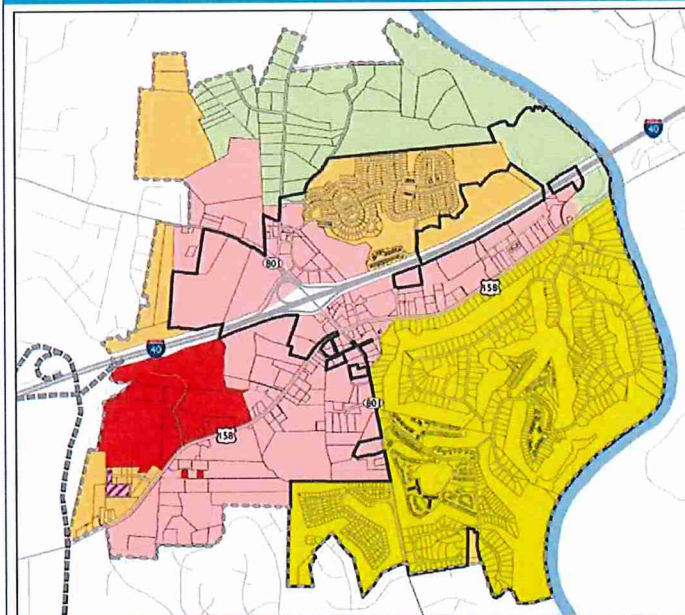
1. Rezone 2 parcels north of Brayden totaling 15.56 acres from Open Space (OS) to Residential Mixed (RM) to align with Future Land Use Map (FLUM).
2. Rezone 19 parcels along Yadkin Valley Road (between Glen Arbor Dr. to Haywood Dr.) totaling 74.81 acres from RM to OS to align with the FLUM.
3. Rezone 141 parcels zoned as Village Mixed (VM) totaling 272.07 acres to Commercial Mixed (CM) to align with the FLUM.
4. Rezone 15 parcels zoned as General Business (GB) east of Smith Creek area totaling 70.60 acres to Commercial Mixed (CM).
5. Eliminate / remove the Gateway and Master Plan Overlay Districts from the Zoning Map.

ZONING MAP (CURRENT)



- Open Space
- Club Residential
- Residential Mixed
- Village Mixed
- Commercial Mixed
- General Business
- Gateway Corridor Overlay
- Manufactured Home Overlay
- Town Boundary
- ETJ Boundary
- Roads
- Water Feature

ZONING MAP (PROPOSED)



- Open Space
- Club Residential
- Residential Mixed
- Commercial Mixed
- General Business
- Manufactured Home Overlay
- Town Boundary
- Planning Area Boundary
- Roads
- Water Feature

Text amendments to align the Future Land Use & Zoning

The Committee recommends the following text amendments to align the Future Land Use and Zoning. The recommendations are outlined below. The specific text amendments are attached to this memorandum.

1. Remove all references to Village Mixed (VM) in the zoning ordinance.
 - a. All formerly zoned Village Mixed (VM) properties rezoned to Commercial Mixed (CM) as part of the Zoning Map amendments.
2. Require all uses/development within the CM to seek Conditional District approval.
 - a. Allows specific land uses and/or development conditions to be tailored to a particular area/property.
 - b. Provides flexibility and ensures compatibility/alignment with the Comprehensive Plan.
 - c. Final decisions made by Town Council with input from Planning Board and the public.
3. Remove the Gateway Corridor Overlay and Master Plan Overlay Districts.
 - a. The additional overlay requirements are no longer necessary under the Conditional District approach/changes defined above.
4. Remove Table 9.49
 - a. No longer necessary to specify the number of units

General text amendments to the Zoning Ordinance

The Committee recommends the following general text amendments as outlined below. The specific text amendments are attached to this memorandum.

1. Designate the Town Council to perform the duties of a Board of Adjustment.
 - a. Aligns with resident input and feedback for more Town Council accountability / control.
2. Remove Design Waiver Section (Section 11.11)
 - a. Variance process is already in place to address compliance
 - b. Town Council will make all decisions regarding variances

Attachment A

Zoning Ordinance Text Amendments with red lines

The proposed text amendments are outlined in detail below.

CHAPTER 3 ZONING DISTRICTS

3.1 Zoning Districts Established

(A) Types of zoning districts

(1) Conditional zoning districts (CD)

- a) The Commercial Mixed Master Plan Overlay is a district in which the approval of a Conditional District is required to proceed with any change of development or redevelopment, in order to ensure that the proposed use and physical development of the site is consistent conceptual plans within with the Town's Comprehensive Plan and the Guiding Principles of the Commercial Mixed (CM) zoning district, as stated in Section 3.2(E)(4)~~are considered prior to development and that the development of one area within the overlay will not impede the orderly development of another area.~~
- b) ~~Additional e~~Conditions, which may be suggested-offered by the petitioner as part of the rezoning process, shall be binding upon property within a Conditional District in perpetuity or until the property is rezoned by the Town Council. Such conditions may include increased buffers, architectural features, access, parking, hours of operation, or any other feature of the development that is integral to meeting the spirit and intent of this ordinance or that serves to mitigate the impacts of the development on adjacent property or the community at large. Such conditions must be enforceable by the Town, presented by the petitioner during the public hearing as part of the rezoning petition, and agreed to by the Town Council during the rezoning process.
- c) Petitioning for the Conditional District~~This~~ is a voluntary procedure, except within the CM zoning district where it is mandatory for a change of development, or redevelopment. Conditional District petitions are ~~which is~~ intended for firm development proposals. It is not intended or suited for securing early zoning for tentative or speculative proposals which may not be undertaken for some time.

(B) *Districts named*

District Abbreviation	District Name	Classification
OS & OS-CD	Open Space district	Residential
CR & CR-CD	Club Residential district	Residential
RM & RM-CD	Residential Mixed district	Residential
VM & VM-CD	Village Mixed-Use district	Mixed-use
CM & CM-CD	Commercial Mixed district	Mixed-use
GB & GB-CD	General Business District	Business
MH-O	Manufactured Home Overlay district	Residential Overlay
GC-O	Gateway Corridor Overlay district	Mixed-Use Overlay
MP-O	Master Plan Overlay	Master Plan Overlay

3.2 General and Conditional Districts

~~(D)~~ *Village Mixed-Use District (VM and VM-CD)*

~~(1)~~ *Intent*

~~The Village Mixed-Use (VM) district is provided to allow for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. High density residential development is encouraged to support the commercial uses within the VM district.~~

~~(2)~~ *Permitted uses*

~~Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a "special" permit are listed in the table of uses in Section 3.5.~~

~~(3)~~ *Dimensional requirements and supplemental standards*

~~All lots shall meet the minimum dimensional requirements shown in Section 3.4.~~

~~(E)~~(D) *Commercial Mixed District (CM and CM-CD)*

(1) *Intent*

The Commercial Mixed (CM) district is provided to cultivate a dynamic community hub where residence can seamlessly, live, work, shop and socialize within a visually appealing and walkable environment. The CM district is designed to cater to the diverse needs and preferences of local residence while fostering a small-town feel that encourages community connectivity and allow for the location of retail, services, offices, and civic uses essential to the everyday needs of Town residents. Residential uses may be dispersed amongst these uses as part of mixed-use buildings or multi-family residential development.

(2) *Permitted uses*

Uses permitted upon the approval of a Conditional District petition in the CM zoning district by right, uses with conditions, and uses permitted upon the issuance of a "special" permit are listed in the table of uses in Section 3.5.

(3) *Dimensional requirements and supplemental standards*

All lots shall meet the minimum dimensional requirements shown in Section 3.4.

(4) All use and development of land and structures in the CM district shall be developed in accordance with the following Commercial Mixed Guiding Principles:

- Encourage a diverse business mix, including restaurants, retail shops, and essential service providers.
- To enhance pedestrian connectivity, the district emphasizes the creation of pedestrian pathways, public spaces, and seamless connections between establishments.
- Parking provisions are strategically placed to maintain the pedestrian-friendly nature of the area, ensuring that the aesthetic and functional integrity of the small-town feel is preserved.
- Prioritize community-oriented design, incorporating elements like small pocket parks, outdoor seating, green spaces, and communal gathering area. These features are intended to foster social interaction and enhance the overall quality of life for residents and visitors.
- Encourage sustainable practices in business operations and building designs. This focus on sustainability is essential for the long-term attractiveness of the district, contributing to a healthy and thriving community.

3.3. Overlay Districts

~~(B) — Gateway Corridor Overlay District (GC-O)~~

~~(1) — Intent~~

~~The primary purpose of the Gateway Corridor Overlay District is to make additional provisions for the preservation of scenic vistas, to enhance the compatibility and appearance of development, minimize future traffic congestion, and maintain a safe walkable community within the Planning and Zoning Jurisdiction of Bermuda Run along US Hwy 158, NC Hwy 801, and Interstate 40 and its ramps.~~

~~The purpose of the Gateway Corridor Overlay District includes the following:~~

- ~~a) — To promote the general health, safety and welfare of the community.~~
- ~~b) — To improve the efficient operation of traffic around the Town.~~

- ~~c) To promote safe and efficient movement within the Overlay District for persons using all modes of travel — motorized vehicles, bicycles and walking.~~
- ~~d) To create a sense of place that is aesthetically appealing and environmentally responsible.~~
- ~~e) To encourage innovative development projects that set standards for landscaping, community design and aesthetics.~~
- ~~f) To establish consistent and harmonious design standards for public improvements and private property development within the “GC-O” so as to unify the distinctive visual quality of Bermuda Run.~~

~~(2) ——— Boundaries~~

~~The provisions of this Chapter apply to land parcels of record within the Planning and Zoning Jurisdiction of Bermuda Run being within 500 ft. from the edge of the right-of-way and referenced on the Bermuda Run Zoning Map, following road segments as of the date this ordinance is adopted.~~

~~Hereafter, these road segments shall be referred to as the “Gateway Corridors”:~~

- ~~a) U.S. Highway 158~~
- ~~b) NC Highway 801~~
- ~~c) Interstate 40 and its ramps~~

~~(3) ——— Waivers~~

~~The Planning Board may grant a design waiver, in accordance with Section 11.11, to the requirements of this section and the maximum GC-O setback requirement set forth in Section 3.4 Table 2 for parcels or portions thereof, based on one or more of the following:~~

- ~~a) The property to be exempted does not have access to the Gateway Corridor and will not require access to the corridor when developed.~~
- ~~b) Due to site topography, development of the property to be exempted will not be visible from the corridor.~~
- ~~c) Due to location, size and shape of the property, development of the parcel under its current zoning and in conformity with the requirements of the GC-O would present a severe and unique hardship.~~

~~(4) ——— Parking~~

- ~~a) ——— In order to minimize the impact of glare and heat buildup, reduce impervious surface area, storm water run-off and the level of pollutants from non-point sources, no single use site, integrated center, business park or industrial park shall provide a total number of off-street parking spaces in excess of 120 percent of the minimum number off-street parking spaces required by Chapter 4 of this Ordinance.~~
- ~~b) ——— All non-residential buildings should include an area for parking bicycles. All non-residential buildings should include an area for parking at least two (2) bicycles at a minimum rate of one bicycle space for every 5,000 square feet of gross floor area. This area may be a designated parking space within the parking~~

~~lot near the building or an area outside the parking lot adjacent to the building.
The bike parking area must include a bike rack with locking area.~~

~~(5) — *Street Furnishings*~~

~~Street furnishings, such as benches, planters, newspaper racks and waste receptacles shall be provided as approved by the Technical Review Committee and should be located in areas of high pedestrian activity, pedestrian route intersections, major building entrances and gathering places.~~

~~(C) — *Master Plan Overlay (MP-O)*~~

~~(6) — *Intent* The Master Plan Overlay district is established for areas of the Town's jurisdiction for which the Comprehensive Plan provides a conceptual circulation and/or programming plan in order to ensure that due consideration is given to the general recommended uses or internal circulation to provide for the orderly development of such area.~~

~~(7) — *Permitted uses*~~

~~During the review of requests or development projects within the MP-O due consideration shall be given by the TRC, Planning Board and Town Council to the recommended uses shown in the conceptual plan set forth in the Comprehensive Plan. Such uses must be permitted by right or as a special use in the base zoning district requested in accordance with Section 3.5.~~

~~(8) — *Streets, Access Points, and Circulation*~~

~~During the review of requests or development projects within the MP-O due consideration shall be given by the TRC, Planning Board and Town Council to the general circulation shown in the conceptual plan set forth in the Comprehensive Plan. Access points onto to state maintained roads are subject to NCDOT approval.~~

3.4. Dimensional Requirements

(I) Measuring Setbacks Along Certain Streets

Table 1. General Requirements

District	Maximum Residential Density (units per acre) ³	Minimum Non-Residential Lot size (sq feet) ³	Minimum Lot Width (feet) ¹	Minimum Public Street Frontage (feet)	Maximum Building Height (feet) ^{2,4}
OS	1 – 3 See section 3.2.(A)	20,000	120 unless in a cluster subdivision - see section 3.2.(A)	25	45
CR	4	20,000	85	25	45
RM	8	none	50	25	45
VM	15	none	25	25	45
CM	8	none	50	25	45
GB	-	none	50	25	45
MH-O	same as the underlying district	none	same as the underlying district	25	same as the underlying district
GC-O	same as the underlying district	none	same as the underlying district	25	same as the underlying district
MP-O	subject to Conditional District standards	subject to Conditional District standards	subject to Conditional District standards	subject to Conditional District standards	subject to Conditional District standards

¹ Minimum lot width shall not apply to townhouse developments. No lot width below 60 feet shall have a driveway directly accessing the fronting street. All driveways for lots of less than 60 feet shall access rear-loaded alleyways.

² No single-family residential building shall exceed 45 feet or two (2) stories plus a walk-out basement and no other building shall exceed three (3) stories.

³ For areas lying within a state regulated watershed, maximum residential density and non-residential development built-upon limits shall be as established within the watershed regulations listed in section 10.1.

⁴ Existing non-residential structures and expansions to those structures shall be allowed to build to their current building heights.

Table 2. Setback Requirements.

District	Use	Principal Structure Setbacks ¹ (in Feet)					
		Front ²		Side ^{3, 5}		Rear	
		Min.	Max.	Min.	Max.	Min.	Max.
OS	Residential	40	none	15	none	30	none
	Non-residential	40	none	15	none	30	none
CR	Single-family residential	30	none	10	none	20	none
	Townhouse residential	10	none	0-interior 5-exterior	none	0-interior 5-exterior	none
	Multi-family residential	10	none	0-interior 5-exterior	none	0-interior 5-exterior	none
	Progressive Care Community	10-public street 0-private street	none	0-interior 5-exterior	none	0-interior 5-exterior	none
	Non-residential	40	none	15	none	30	none
RM	Residential	10	none	0-interior 5-exterior	none	5	none
	Non-residential	10	none	0-interior 5-exterior	none	15	none
VM	Residential	10	none	0	none	0	none
	Non-residential	0	none	0	none	15	none
CM ⁴	Residential	10	none	0	none	0	none
	Non-residential	0	none	0	none	15	none
GB ⁴	Lots interior to district	10	none	0	none	10	none
	Lots exterior to district	30	none	30	none	30	none
MH-O	Residential	Same as underlying district					
	Non-residential	Same as underlying district					
GC-O	Residential	Same as underlying district					
	Non-residential	Underlying district	100	Same as underlying district			
MP-O	Subject to Conditional District standards	Subject to Conditional District standards	subject to Conditional District standards	subject to Conditional District standards			

1. For existing subdivisions of land, the setbacks shown on the recorded plat shall prevail. If there are no setbacks on the recorded plat, then footnote #2 shall determine the front and side setbacks of a property, and the minimum rear setback shall be established at the average rear setback of buildings on adjacent lots. It shall be the responsibility of the developer to ensure that any applicable restrictive covenants are met.
2. Minimum front setbacks established shall apply unless otherwise provided for in Section 3.4 (I). Where the standards says "0" or "none", new developments shall specify a build-to line or zone for all structures that will create an acceptable building wall pattern for the street. The front or side yard requirements for the various districts shall not apply to any lot where the front or side yard setbacks on neighboring developed lots are less than the minimum required front or side yard. This applies only if the developed lots are located wholly or in partially within 200 feet of each side of such lot and within the same block and zoning district and fronting on the same street or road as such lot. In such cases, the front or side yard on this lot may be less than the required front or side yard, but not less than the average of the existing front or

side yards on the developed lots, provided that the front or side yard on such lot shall not be less than ½ of the required front or side yard setback.

3. Minimum side yards setbacks on corners abutting public streets shall meet the minimum front setback of the district.
4. Minimum rear and side setbacks shall be increased 20 feet if abutting a legal, conforming residential use.
5. Where the standards refer to "interior", this is the minimum setback between townhouse or multi-family units. Where the standards refer to "exterior", this is the minimum setback from property lines of adjacent development.

3.5. Table of Uses

The following table lists uses permitted in each zoning district by a) issuance of a zoning permit from the Zoning Administrator with or without conditions; and b) issuance of a special use permit (abbreviated S.U.P. in the legend included at the top of the table) from the board of adjustment. The table also denotes in which districts certain uses are not permitted and where the uses permitted within an overlay district are determined by the uses permitted in the underlying district. For the purposes of interpreting the table, the zoning districts are abbreviated as listed in Section 3.1 and are repeated as follows:

District Abbreviation	District Name	Classification
OS & OS-CD	Open Space district	Residential
CR & CR-CD	Club Residential district	Residential
RM & RM-CD	Residential Mixed district	Residential
VM & VM-CD	Village Mixed Use district	Mixed-use
CM & CM-CD	Commercial Mixed district	Mixed-use
GB & GB-CD	General Business District	Business
MH-O	Manufactured Home Overlay district	Residential Overlay
GC-O	Gateway Corridor Overlay district	Mixed-Use Overlay
MP-O	Master Plan Overlay	Subject to Conditional District

Table 3. Table of Uses

P = Permit from Zoning Administrator	DISTRICTS								Additional Conditions
S = S.U.P. from Board of Adjustment									
P/C = Permit from Zoning Administrator; use must meet additional conditions									
S/C = S.U.P. from Board of Adjustment; use must meet additional conditions									
CD = Only permitted with the approval of the Conditional District petition "-" = Not permitted									
"U" = Uses determined by underlying district	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
USES	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
AGRICULTURAL USES									
Agricultural industry	-	-	-	-	-	-	-	-	
Agriculture, bona fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry	P/C	-	-	U	-	-	-	-	9.5
Agriculture associated with permitted micro-breweries and micro-distilleries								P/C	9.36
Agriculture associated with permitted wineries	S								9.36
Agriculture implement sales and service	P/C	-	-	U	-	-	-	P/C	
Livestock sales and auctions	-	-	-	-	-	-	-	-	
COMMERCIAL USES									
Adult establishments	-	-	-	U	-	-	-	P/C	9.4
Amusements, commercial, indoor	-	-	-	U	-	-	CDP/C	P/C	9.6
Amusements, commercial, outdoor	-	-	-	U	-	-	-	P/C	9.6
Arts and crafts studio	S	-	S	U	U	P	CDP	P	
Automatic teller machines (ATMs)	-	-	P/C	U	U	P/C	P/C-CD	P	9.8
Banking and financial services	-	-	-	U	U	P	P-CD	P	
Bed and breakfast establishment	S/C	S/C	S/C	U	U	P/C	P/C-CD	-	9.10
Broadcast studios, radio and television	-	-	-	U	-	-	-	P/C	9.12
Building materials supply	-	-	-	U	-	-	-	P/C	9.42
Car wash	-	-	-	U	U	-	P/C-CD	P/C	9.13
Clubs, private	-	S/C	-	U	U	P/C	P/C-CD	-	9.18
Construction vehicle and heavy machinery sales, repair, leasing, maintenance, and storage	-	-	-	U	-	-	-	P/C	9.42
Copy shops and business service centers	-	-	-	U	U	P	P-CD	P	
Dry cleaning and laundry services	-	-	-	U	U	P	P-CD	P	

Electronic gaming operation	-	-	-	-	-	-	-	-	
Farmers market	S/C	-	-	U	U	P/C	P/C-CD	P/C	9.24
Feed and seed stores	S/C	-	-	U	U	-	-	P/C	9.42
Flea markets	-	-	-	-	-	-	-	-	
Food and beverage store	-	-	-	U	U	P	P-CD	P	
Fuel dealer	-	-	-	-	-	-	CDP/C	P/C	9.26
Fuel station	-	-	-	U	U	P/C	P/C-CD	P/C	9.27
Home occupation	P/C	P/C	P/C	U	P/C	P/C	P/C-CD	-	9.31
Hotel	-	-	-	U	U	P	P-CD	P	

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USES									
	OS	CR	RM	MH-O	GC-O	M	CM	GB	
Junkyard	-	-	-	-	-	-	-	-	
Kennel	P/C	-	-	U	U	-	-	P/C	9.33
Laundry and linen supply service	-	-	-	U	P	P	P-CD	P	9.34
Micro-brewery, -winery, & -distillery	-	-	-	U	U	P/C	P/C-CD	P/C	9.36
Motel	-	-	-	U	U	-	-	P	
Motor vehicle paint or body shop	-	-	-	U	-	-	-	P	
Motor vehicle repair and maintenance	-	-	-	U	U	-	-	P/C	9.37, 9.42
Motor vehicle sales, rental and leasing	-	-	-	U	U	-	-	P/C	9.38
Motor vehicle storage yard	-	-	-	-	-	-	-	-	
Nursery, lawn and garden supply store, retail	P/C	-	-	U	U	-	P/C-CD	P/C	9.39, 9.42
Outdoor display and sales of merchandise	-	-	-	U	U	P/C	P/C-CD	P/C	9.41
Parking lot or deck	-	-	P/C	U	U	P/C	P/C-CD	P/C	9.43
Pawn shop	-	-	-	-	-	-	-	-	
Raceways and drag strips	-	-	-	-	-	-	-	-	
Restaurant, with drive-through service	-	-	-	U	U	-	P/C-CD	P/C	9.50
Restaurant, without drive-through service	-	-	-	U	U	P	P-CD	P/C	9.50

Retail, general	-	-	-	U	U	P	P-CD	P	
Retail, minor passenger vehicle service	-	-	-	U	U	-	P-CD	P	9.27
Retail, non-store	-	-	-	U	U	-	P-CD	P	
Retail store, large	-	-	-	U	U	-	S/C CD	-	9.51
Retail store medium	-	-	-	U	U	P/C	P/C CD	P/C	9.51
Retail store, small	-	-	-	U	U	P/C	P/C CD	P/C	9.51
Riding stables	P	-	-	U	-	-	-	-	
Shopping center, large	-	-	-	U	U	S	S-CD	S	
Shopping center, medium	-	-	-	U	U	P	P-CD	P	
Shopping center, small	-	-	-	U	U	P	P-CD	P	
Shooting range (indoor)	-	-	-	-	U	-	-	S	
Shooting range (outdoor)	-	-	-	-	-	-	-	-	
Studios (art, dance, music, or photographic)	S	-	S	U	U	P	P-CD	P	
Theater, indoor	-	-	-	U	U	P	P-CD	-	
Theater, drive-in	-	-	-	-	-	-	-	-	
Vacation rental residence	-	-	-	-	-	-	-	-	
Veterinary services	S/C	-	-	U	U	P/C	P/C CD	P/C	9.58

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USES									
	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
	OS	CR	RM	MH-O	C-O	VM	CM	GB	
INDUSTRIAL USES									
Abattoirs	-	-	-	-	-	-	-	-	
Asphalt and concrete plant and contractors	-	-	-	-	-	-	-	-	
Auto wrecking yards, building material salvage yards, general salvage yards, scrap metal processing yards	-	-	-	-	-	-	-	-	
Building contractors, general (excluding professional offices)	-	-	-	U	-	-	-	P/C	9.42

Building contractors, heavy (excluding professional offices)	-	-	-	U	-	-	-	P/C	9.42
Bulk storage of petroleum products	-	-	-	U	-	-	-	-	
Dry cleaning and laundry plants	-	-	-	U	-	-	-	P	9.23
Feed and flour mills	-	-	-	-	-	-	-	-	
Freight Terminals	-	-	-	U	-	-	-	P/C	9.25
Laboratory (analytical, experimental testing, research and development)	-	-	-	U	U	-	-	P	
Laboratory, medical or dental	-	-	-	U	U	P	P	P	
Landfill, land clearing and inert debris	-	-	-	-	-	-	-	-	
Landfill, construction and demolition	-	-	-	-	-	-	-	-	
Landfill, sanitary	-	-	-	-	-	-	-	-	
Manufacturing A	-	-	-	U	-	-	-	P	
Manufacturing B	-	-	-	-	-	-	-	S	
Manufacturing C	-	-	-	-	-	-	-	-	
Meat packing plant	-	-	-	-	-	-	-	-	
Motor vehicle dismantling and wrecking yard	-	-	-	-	-	-	-	-	
Printing or binding	-	-	-	U	U	-	-	P	
Quarries or other extractive industries	-	-	-	-	-	-	-	-	
Saw mills	-	-	-	-	-	-	-	-	
Storage and salvage yard	-	-	-	-	-	-	-	-	
Tire recapping shops	-	-	-	-	-	-	-	-	
Warehousing (excluding self-storage)	-	-	-	U	-	-	-	P/C	
Warehousing, self-storage	-	-	-	U	U	P/C	P/C CD	P	9.59
Waste incineration	-	-	-	-	-	-	-	-	
Waste transfer station, recycling only	-	-	-	U	-	-	-	S/C	9.60
Wholesale trade A	-	-	-	U	-	-	-	P	
Wholesale trade B	-	-	-	-	-	-	-	-	
Wine center	-	-	-	U	U	P/C	P/C CD	P/C	
Winery	S	-	-	U	U	-	-	S	

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USES	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
GOVERNMENTAL & INSTITUTIONAL USES									
Childcare institution	P/C	-	S/C	U	U	P/C	P/C CD	-	9.15
Church or religious institution, neighborhood scale	P	-	S	U	U	P	P-CD	P	9.16
Church or religious institution, community scale	P/C	-	S/C	U	U	P/C	P/C CD	P/C	9.16
Civic, fraternal, cultural, and community facilities, not otherwise listed	P/C	-	S/C	U	U	P/C	P/C CD	P/C	9.17
Club or lodge, private non-profit	P/C	-	S/C	U	U	P/C	P/C CD	P/C	9.18
College or university	P/C	-	-	U	U	P/C	P/C CD	P/C	9.19
Community center	P/C	P/C	P/C	U	U	P/C	P/C CD	P/C	9.20
Congregate care facility	S/C	S/C	S/C	U	U	P/C	P/C CD	-	9.40
Correctional institution	-	-	-	-	-	-	-	-	
Daycare center	P/C	-	S/C	U	U	P/C	P/C CD	P/C	9.15
Daycare home	P/C	-	P/C	U	U	P/C	P/C CD	-	9.21
Emergency shelters	P	P	P	U	U	P	P-CD	P	
Funeral homes	-	-	-	U	U	P/C	P/C CD	P/C	
Government offices, courthouses, and similar governmental facilities not otherwise listed	P	-	S	U	U	P	P-CD	P	
Group care facility	-	-	-	-	-	-	-	-	
Group homes A	P/C	P/C	P/C	U	U	P/C	P/C CD	P/C	9.28
Group homes B	S/C	-	S/C	U	U	P/C	P/C CD	P/C	9.28

Habilitation facility, A	P/C	-	S/C	U	<u>P/C</u>	<u>P/C</u>	<u>P/C</u> <u>CD</u>	P/C	9.29
Habilitation facility, B	-	-	-	U	<u>U</u>	<u>P/C</u>	<u>P/C</u> <u>CD</u>	P/C	9.29
Institutional uses, not otherwise listed	S	-	-	U	<u>U</u>	<u>S</u>	<u>S-CD</u>	P	
Library, public	P	-	S	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	
Museum or art gallery	S	-	S	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	
Nursing care institution	S/C	S/C	S/C	U	<u>U</u>	<u>P/C</u>	<u>P/C</u> <u>CD</u>	-	9.40
Post office	-	-	-	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	
Postal facility, neighborhood	P	P	P	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	
Progressive care community	P/C	P/C	P/C	U	<u>U</u>	<u>P/C</u>	<u>P/C</u> <u>CD</u>	P/C	9.45
Public safety stations including police, fire, and rescue services	P	P	P	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	
Public works facility	S	-	-	U	-	-	-	P	
Schools, elementary and secondary, including school stadiums	P/C	S/C	S/C	U	<u>U</u>	<u>P/C</u>	<u>P/C</u> <u>CD</u>	P/C	9.52
Schools, vocational or professional	S/C	-	-	U	<u>U</u>	<u>P/C</u>	<u>P/C</u> <u>CD</u>	P/C	9.53
Telecommunication Towers/Wireless	S/C	-	-	U	-	-	-	S/C	9.54

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USES	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
Support Structures									
Utilities, above ground	P/C	P/C	P/C	U	<u>U</u>	<u>P/C</u>	<u>P/C-CD</u>	P/C	9.56
Utilities, below ground	P	P	P	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	
Utility service area	P/C	P/C	P/C	U	<u>U</u>	<u>P/C</u>	<u>P/C-CD</u>	P/C	9.57
Yard waste composting	S	-	-	U	-	-	-	P	
PROFESSIONAL OFFICE & MEDICAL USES									
Clinics	-	-	-	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	
Health services, miscellaneous	-	-	-	U	<u>U</u>	<u>P</u>	<u>P-CD</u>	P	

Hospital	-	-	-	U	U	P/C	P/C-CD	P/C	9.32
Medical and surgical offices	-	-	S	U	U	P	P-CD	P	
Offices, professional	-	-	S	U	U	P	CDP	P	
Optical services	-	-	S	U	U	P	P-CD	P	
Orthopedic supply houses	-	-	-	U	U	P	P-CD	P	
Pharmacy	-	-	-	U	U	P	P-CD	P	
Arenas	S/C	-	-	U	U	-	S/C-CD	S/C	9.7
Banquet & events facilities, reception halls	P/C	S/C	S/C	U	U	P/C	P/C-CD	P/C	9.9
Golf courses and driving ranges, public or private	S/C	S/C	P/C	U	U	P/C	P/C-CD	P/C	9.46
Open space (see Section 10.6)	P	P	P	U	U	P	P-CD	P	10.6
Public parks	P	-	P	U	U	P	P-CD	P	
Recreational amenity centers, neighborhood	P/C	S/C	P/C	U	U	P/C	P/C-CD	P/C	9.46
Recreation services, indoors	S/C	-	S/C	U	U	P/C	P/C-CD	P/C	9.47
Recreation services, outdoors	P/C	S/C	S/C	U	-	P/C	P/C-CD	P/C	9.47
Recreational vehicle park	-	-	-	-	-	-	-	-	
RESIDENTIAL USES									
Accessory dwelling unit, attached	P/C	P/C	P/C	U	U	P/C	P/C-CD	-	9.3
Accessory dwelling unit, detached	P/C	P/C	P/C	U	U	P/C	P/C-CD	-	9.3
Boarding or rooming house	-	-	-	U	U	P/C	P/C-CD	-	9.11
Dormitory	S/C	-	-	U	U	P/C	P/C-CD	P/C	9.22
Manufactured home, Class A	-	-	-	P/C	-	-	-	-	9.35
Manufactured home, Class B	-	-	-	-	-	-	-	-	
Manufactured home, temporary	-	-	-	-	-	-	-	-	
Manufactured home park	-	-	-	-	-	-	-	-	
Manufactured home subdivision	-	-	-	P	-	-	-	-	
Residential, duplex	P/C	-	P/C	U	U	P/C	P/C-CD	-	
Residential, multi-family	-	S/C	S/C	U	U	P/C	P/C-CD		9.49
Residential, single-family	P	P	P	U	U	P	P-CD	-	
P = Permit from Zoning Administrator S = S.U.P. from Board of Adjustment	<div> <div>DISTRICTS</div> <div> <div>RESIDENTIAL</div> <div>OVERLAY</div> <div>MIXED-USE</div> <div>BUS.</div> </div> </div>							Additional Conditions	
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USES	DS	CR	RM	MH-O	C-O	AM	CM	GB	
Residential, townhouse	-	P/C	P/C	U	U	P/C	P/C-CD	-	9.49
SERVICE USES									
Cemetery	P/C	-	-	U	U	-	-	-	9.14
Personal services	-	-	S	U	U	P	P-CD	P	
Services A, business	-	-	-	U	U	P	P-CD	P	
Services B, business	-	-	-	U	-	-	-	P/C	9.42
Transit stop	-	-	-	-	-	P	-	P	
Transit terminal	-	-	-	-	-	P	-	P	
MISCELLANEOUS USES									
Accessory communication antennae	P/C	P/C	P/C	U	U	P/C	P/C-CD	P/C	9.1
Accessory structures and uses	P/C	P/C	P/C	U	U	P/C	P/C-CD	P/C	9.2
Airports	-	-	-	-	-	-	-	-	
Fairgrounds	-	-	-	-	-	-	-	-	
Hazardous waste management facility	-	-	-	-	-	-	-	-	
Helistop	-	-	-	U	U	-	P/C-CD	P/C	9.30
Outdoor storage associated with permitted uses	P/C	-	-	U	U	-	CDS/C	P/C	9.42
Private landing strips	P	-	-	U	-	-	-	P	
Recycling center	-	-	-	U	-	-	-	P/C	9.48
Service kiosks	-	-	-	U	U	P/C	P/C-CD	P/C	9.8
Temporary seasonal uses and structures, including seasonal markets	P/C	-	-	U	U	P/C	P/C-CD	P/C	9.55

CHAPTER 4. DESIGN STANDARDS

4.2 Design Standards for Buildings

4.2.3 Non-residential & Mixed-Use Buildings

(H) Building Lighting

In addition to the lighting requirements of Chapter 6, the following requirements shall apply to properties in the CM District~~GC-O~~:

4.3 Design Standards for Parking & Driveways

4.3.1 Parking

(A) Location & Design

- (4) ~~In the Master Plan Overlay (MP-O) district, onsite parking shall be located to the rear of the principal building, and may be accessed from the front, side, or rear of the property. None of the parking provided shall be located between a primary façade and a public street.~~ Any lot with frontage on the arterial streets NC Highway 801 or US Highway 158 may must adhere to the requirements of subsection (3) above for the portion of the property with arterial frontage.

4.4 Design Standards for Streets and Pedestrian Amenities

4.4.3 Waivers

~~The Planning Board may waive any of the requirements contained within this Section, in accordance with Section 11.11, where such waiver is consistent with the vision of the Walkable Bermuda Run Plan and does not disrupt or impair the non-motorized network. Waivers shall be limited to the following:~~

- ~~(A) Infill development in neighborhoods or on streets where the sidewalks and bicycle facilities should match the dominate pattern on the street or in the neighborhood.~~
- ~~(B) Physical features of the area including the availability of existing or new public rightsof-way (including NCDOT encroachment), grades, rocks/ledges, specimen trees or other important natural features which should be preserved, etc. In these cases, the Planning Board may approve alternate locations, buffer widths, path widths, pavement, or path types.~~
- ~~(C) Shared use paths, including greenways, may be constructed using boardwalks in wet areas or finely crushed stone or granite screening (rock dust) in low traffic areas.~~
- ~~(D) Sidewalks along cul-de-sacs may be waived if the board determines that street characteristics and nearby facilities will provide adequate levels of service for pedestrians.~~

- (E) ~~Whenever the developer can demonstrate that imminent road or public improvements planned by NCDOT, the town, or a public utility would compromise or destroy a required sidewalk, path, or greenway, construction of the facility may be delayed up to one year as long as the improvements are guaranteed with a surety bond, letter of credit or similar instrument acceptable to the town.~~
- (F) ~~Whenever a new development occurs on a corner lot or is otherwise bounded by two or more existing streets, the Planning Board may waive the requirement for improvements on all but one of these streets where it determines that the requirement for extension along more than one street will not provide connectivity to a larger network of facilities.~~
- (G) ~~The Planning Board may also waive any of the requirements contained within this Section if, and to the extent that, the Board finds that to require a developer to construct the facilities called for in this plan along an existing street would be to impose an obligation that is not roughly proportional to the need for such facilities created by the proposed development.~~

4.4.4 Sidewalks

- (B) Sidewalks shall be the minimum width as indicated in the table below:

Table 2: Minimum Sidewalk Width		
Zoning District	Street Type	Minimum Sidewalk Width
GB	Collector	6 feet
	Local	6 feet
CM	Collector	6 feet
	Local	6 feet
VM	Collector	6 feet
	Local	6 feet
RM	Collector	6 feet
	Local	6 feet
CR	Collector	6 feet
	Local	6 feet
OS	Collector	6 feet
	Local	n/a

4.4.7 Street Buffers

- (A) Street buffers shall be located in the street right-of-way between sidewalks or paths and vehicle travel lanes shall meet the following width standards:

Table 3: Minimum Buffer Width		
Zoning District	Street Type	Minimum Buffer Width
All Districts	Arterial	7 feet
GB	Collector	6 feet
	Local	6 feet
CM	Collector	6 feet
	Local	6 feet
VM	Collector	6 feet
	Local	6 feet
RM	Collector	6 feet
	Local	4 feet
CR	Collector	6 feet
	Local	4 feet
OS	Collector	6 feet
	Local	0 feet

- (B) Buffers along collector streets shall be planted with canopy trees. Planting requirements for street trees shall meet the standards of Chapter 5.

~~(C) Buffers in the Town Center district may include below ground utilities and, on the day of trash pickup, trash cans. Street furniture (benches, waste receptacles, etc.) and mail boxes are permitted provided they are free of advertising or attribution.~~

~~(D)~~(C) Signage in the buffer is prohibited, except for traffic or identification signs erected by the Town or NCDOT.

~~(E)~~(D) Parking in buffers shall be prohibited.

4.4.10 Street Cross-Section Requirements

Zoning District	Street Type	Facility Recommendations			
		Type and Location	Min. Path Width	Min. Bike Lane Width	Min. Buffer Width
All Districts	Arterials (158 & 801)	Shared use path on one side	8 feet	5 feet marked	7 feet
GB	Collector	Sidewalk and marked bike lanes on both sides	6 feet	5 feet marked	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	6 feet
CM	Collector	Sidewalk and marked bike lanes on both sides	6 feet	5 feet marked	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	6 feet
VM	Collector	Sidewalk and marked bike lanes on both sides	6 feet	5 feet marked	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	6 feet
RM	Collector	Sidewalk and marked bike lanes on both sides	6 feet	5 feet marked	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	4 feet
CR	Collector	Sidewalk and marked bike lanes on both sides	6 feet	Bikes share outside lane	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	4 feet
OS	Collector	Sidewalk and marked bike lanes on both sides	6 feet	Bikes share outside lane	6 feet
	Local	n/a	n/a	Bikes share outside lane	n/a

CHAPTER 5. LANDSCAPING, FENCES AND WALLS

5.1 Landscaping

(G) *Streetyards*

~~(9)~~(1) Streetyards shall be required along all arterial and collector streets except that:

~~a) Streetyards shall not be required in the TC district except where properties in the district abut NC 801 or US 158.~~

~~b)~~a) Along streets that are scheduled for widening by the Town or the state in the near future which might affect the location of the right-of-way, the Zoning Administrator may allow the developer to delay all or a portion of the streetyard requirements. Whenever a delay is allowed, a letter of compliance from the owner pursuant to this section shall be required.

(I) *Parking lot landscaping*

(4) Whenever parking lots abut or lie within 30 feet of a street right-of-way, an opaque masonry (excluding concrete block) wall or fence a minimum of three (3) feet in height shall be installed, in addition to any other landscaping requirement, adjacent to or within a required streetyard or adjacent to a street right-of-way where no streetyard is required except that:

- a) A hedge may be substituted for the wall or fence in any district, ~~except in the TC district~~, as long as the hedge is a minimum of two (2) feet in height at the time of planting, has the ability to achieve a height of three (3) feet during its first full growing season; and
- b) A vegetated berm, a minimum of three (3) feet tall, may be substituted for a portion of the wall, fence, or hedge, ~~except in the TC district~~.

(J) *Landscape buffers*

The purpose of a landscape buffer is to help provide transition between different types of land uses, to break up or soften the appearance of paved surfaces, and to provide the shade and greenery necessary to create a livable urban environment. Buffers shall be required between non-residential uses in the ~~VM~~, CM, GB zoning district and single-family residential uses within any zoning district as follows:

CHAPTER 7 SIGNAGE

7.6 Permanent Signs by Zoning District

Signs shall be permitted and prohibited within certain zoning districts as follows:

Permanent Signs by Sign Type and Zoning District.

SIGN TYPE	OS	CR	RM	WM	CM	TC	GB
Canopy/awning	Z	-	Z	Z	Z	Z	Z
Development Entryway	Z	Z	Z	Z	Z	Z	Z
Directional ¹	Z	Z	Z	Z	Z	Z	Z
Directory	Z	Z	Z	Z	Z	Z	Z
Flag	P	P	P	P	P	P	P
Incidental	P	P	P	P	P	P	P
Kiosk	Z	-	Z	Z	Z	Z	Z
Marquee	-	-	-	-	-	Z	-
Monument	Z	Z	Z	Z	Z	Z	Z
Outdoor advertising	-	-	-	-	-	-	-
Planned development	W	W	W	W	W	W	W
Portable	-	-	-	-	-	-	-
Suspended	-	-	-	Z	Z	Z	-
Wall	-	-	Z	Z	Z	Z	Z
Window	P	P	P	P	P	P	P

P = permitted without a permit if otherwise in conformance with this section.

Z = permitted only upon issuance of a valid zoning permit W=Planned development sign packages permitted with issuance of Design Waiver

"-" = not permitted

Sign types not specifically listed in this table are not permitted.

7.7 Sign Height

Maximum sign height shall be limited by the type of sign and the zoning district in which it is located, as follows:

Maximum Sign Height by Sign Type (in feet).

SIGN TYPE	OS	CR	RM	VM	CM	TC	GB
Canopy/awning	-	-	-	na	na	na	na
Development Entryway	6	6	6	8	8	8	8
Directional	-	-	-	6	6	6	6
Directory	-	-	-	4	4	8	6
Flag	40	40	40	40	40	40	40
Incidental	2	2	2	2	2	2	2
Kiosk	-	-	-	6	6	8	6
Marquee	-	-	-	-	-	na	-
Monument	4	4	4	6	6	4	6
Outdoor advertising	-	-	-	-	-	-	-
Planned development	na	na	na	na	na	na	na
Portable	-	-	-	-	-	-	-
Suspended	-	-	-	na	na	na	-
Wall	-	-	na	na	na	na	na
Window	na	na	na	na	na	na	na

7.8 Number of Signs Permitted

The number of signs by sign type permitted on an individual zoning lot shall be as follows:

Maximum Number of Signs per Sign Type per Zoning Lot.

SIGN TYPE	OS	CR	RM	VM	CM	TC	GB
Canopy/awning ¹	-	-	-	1	1	1	1
Development Entryway ³	1	1	1	1	1	1	1
Directional	-	-	-	2	2	2	2
Directory	-	-	-	1	1	1	2
Flag	4	4	4	4	4	4	4
Incidental	na	na	na	na	na	na	na
Kiosk	-	-	-	1	1	1	1
Marquee	-	-	-	-	-	1	-
Monument	1 4	1 4	1 4	1 3	1 3	1 3	1 3
Outdoor advertising	-	-	-	-	-	-	-
Planned development	na	na	na	na	na	na	na
Portable	-	-	-	-	-	-	-
Suspended ²	-	-	-	1	1	1	-
Wall	-	-	1 5	1 5	1 5	1 5	na
Window	na	na	na	na	na	na	na

¹ Per canopy or awning.

² Per storefront.

³Per street front for each lot of record⁴ Per neighborhood entrance.

⁵Per tenant for each street front and building entrance facing parking lot

The amount of sign area permitted for each sign on a zoning lot shall be as follows:

Maximum Sign Area per Sign (in square feet)

SIGN TYPE	OS	CR	RM	VM	CM	TE	GB
Canopy/awning	-	-	-	⁴	4	⁴	4
Development Entryway	24	24	24	⁴⁰	40	⁴⁰	40
Directional	-	-	-	⁴	4	⁴	4
Directory	-	-	-	¹²	12	¹²	12
Flag	na	na	na	^{na}	na	^{na}	na
Incidental	4	4	4	⁴	4	⁴	4
Kiosk	-	-	-	³²	32	³²	32
Marquee	-	-	-	-	-	¹	-
Monument ⁶	24	24	24	^{40⁵}	40 ⁵	^{24⁵}	40 ⁵
Outdoor advertising	-	-	-	-	-	-	-
Planned development	na	na	na	^{na}	na	^{na}	na
Portable	-	-	-	-	-	-	-
Suspended	-	-	-	⁴	4	⁴	-
Wall	-	-	²	²	2	²	2
Window	na	na	na	³	3	³	3

¹ ~~Shall not exceed 75 percent of the size of the marquee.~~

² Shall not exceed one (1) square foot per linear foot of building wall.

³ Shall not exceed 25 percent of the window area.

⁴ Counts towards maximum allowable wall signage.

⁵ Individual lots with two (2) or more tenants shall utilize multi-tenant signs. An additional four (4) square feet may be added per additional tenant up to a maximum of 64 square feet.

⁶ A maximum of 50 percent of allowable sign area may be changeable copy

CHAPTER 9

ADDITIONAL CONDITIONS FOR CERTAIN USES.

~~Note: These conditions apply only to uses “permitted with conditions” or by “special-use permit” in the applicable zoning district as shown in Section 3.5, Table of Uses. Some uses are also restricted relative to their proximity to the Yadkin River and certain streams due to potential impacts on water quality. For these restrictions, please refer to Chapter 10 in its entirety.~~

9.10 Bed and Breakfast Establishment

- (A) Establishments located in the RM district shall be limited to a total of six (6) lodging rooms or suites. Establishments in the OS, ~~VM~~, and CM district shall be limited to a total of 12 lodging rooms or suites.
- (B) The establishment shall serve only breakfast to registered guests of the establishment except that the establishment may also serve dinner to the general public for pay in the VM, CM, and OS districts.
~~Public dining facilities shall be limited to a capacity of 80 seats.~~

9.49 Residential, Multi-Family

- ~~(A) The maximum number of multi-family and residential townhouse units per zoning district shall not exceed the percentage shown in the table below of the maximum number of total units based on the allowable maximum dwelling units per acre. The following table shows the calculations based on the total acreage of each zoning district at the time of adoption of this subsection (January 2024):~~

Zoning District	Total Acres	Maximum Dwelling Units per Acre (DUA)	Maximum Total Units	Maximum % of Multi-family dwelling units	Maximum Multi-family dwelling units
CR	1013.8	4	4,055	10	406
RM	485.1	8	3,880	20	776
CM	465.3	8	3,722	20	744
VM	286	15	4,290	20	858
Total	2,250	n/a	15,947	n/a	2,784

~~At any time that a zoning map amendment reclassifies an area of land, the maximum number of multi-family residential dwelling units shall be recalculated for each of the affected zoning districts.~~

- ~~(B)~~(A) Primary access to the development site shall be from a state or Town-maintained street. The developer may be required to provide turn lanes and other off-site transportation improvements to insure safe and adequate access.

- ~~(C)~~(B) On small infill development sites, multi-family buildings shall be designed to blend in with surrounding single-family residential buildings to the maximum extent practicable with regards to building design, setbacks, driveway and garage design and location, porches, and sidewalks.

~~(D)~~(C) Site designs shall create a sense of “neighborhood” and shall include:

- (1) An internal vehicular circulation system for private streets, when included, that is reflective of a single-family residential street system.
- (2) Buildings that are sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots.
- (3) Parking lots that are located behind buildings or screened from view from internal streets, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street or where such parking area will directly abut a property line exterior to the development site when located in or adjacent to the OS or CR districts.
- (4) Walkways that connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks adjacent to the development site.
- (5) Plazas, clubhouses, pools, and recreational facilities which are centrally located, when provided.

CHAPTER 11 ADMINISTRATION

11.2 The Boards

(B) Board of Adjustment

(1) Establishment

The members of the Town Council are assigned all duties of the Board of Adjustment of the Town of Bermuda Run ~~shall consist of five (5) regular members and two (2) alternate members appointed by the Town Council. One (1) of the regular members shall be an extraterritorial jurisdiction (ETJ) member that resides in the ETJ of the Town. The members of the Board of Adjustment may also serve as members of the Planning Board at the discretion of the Town Council. Membership of the board will include a proportional number of ETJ representatives as required by G.S. 160D-307(a).~~

(2) Members

The members of the Town Council shall be the Board of Adjustment. Each member and alternate shall be appointed by the Town Council for a term of three (3) years. In appointing the original members or in the filling of vacancies caused by the expiration of the terms of existing members, the Town Council may appoint certain members for less than three (3) years to the end that thereafter the terms of all members shall not expire at the same time. The expiration date for each term shall be the 30th day of June of the year in which said term is to expire and the term of office of the succeeding member shall begin on the 1st day of July. If the original members are appointed such that their terms of office begin prior to a July 1st date, such terms of original members shall be extended by the period of time between their appointment and June 30th of the year of their appointment, it being the intent that original members shall serve terms of one (1), two (2), or three (3) years plus a period of time between their initial appointments and June 30th of the year of their initial appointment. A member shall be eligible for reappointment at the end of his expired term for any position on the town board for which he is qualified. For purposes of this section, original appointments refer to members and alternates appointed upon first establishment of the Board of Adjustment. The ETJ member shall have all of the obligations and duties of the other members of the Board of Adjustment, including rights to vote on all matters coming before the board. All members shall before entering their duties, qualify by taking an oath of office.

(C) *Town Council*

The Town Council shall have the following duties related to this ordinance:

- (3) To review and from time to time initiate changes to the Comprehensive Plan, upon recommendation from the Planning Board.
- (4) To review and from time to time initiate changes to this ordinance, upon recommendation from the Planning Board.
- (5) To decide upon any application or request for amendment to this ordinance or the zoning maps.
- (6) To act as the Board of Adjustment ~~for appeals from decisions of the Planning Board regarding design waivers.~~
- (7) To review and decide upon extended vested rights or development agreement requests.
- (8) To take any other action not delegated to the Planning Board or Board of Adjustment as the Town Council may deem desirable and necessary to implement the provisions of this ordinance.

11.3 Approval Processes

The following chart indicates the appropriate approval process for each approval type:

Approval Type	Administrative Approval	Board of Adjustment Approval	Planning Board Approval	Town Council Approval
Zoning Permit-Level 1 Site Plan	X			
Zoning Permit-Level 2 Site Plan	xi			
Extended Temporary Use Permit		X		
Special Use Permit		X		
Appeal		X		
Variance or Watershed Variance		X		
Amendments (Map & Text)			Recommendation	X
Design Waivers			x2	
Extended Vested Rights				X
Development Agreement				X

1 With Technical Review Committee review

2 Except in Development Agreements per Section 11.12

~~11.11 Design Waivers~~

~~In order to encourage creative design and address circumstances unique to a site, the Planning Board may grant a waiver from any of the building or site design standards of Chapter 4, landscaping standards of Chapter 5, exterior lighting standards of Chapter 6, sign standards of Chapter 7, the Gateway Corridor Overlay (GC-0) Standards of Section 3.3 (B) and Section 3.4 (Table 2), or infrastructure standards of the Walkable Bermuda Run Plan.~~

~~(A) — Applicants:~~

~~A request for a design waiver will be considered only if requested by the owner of the property in question or an authorized agent of the property owner.~~

~~(B) — Applications:~~

Applications for all design waivers or amendments to any approved design waiver must be filed with the Zoning Administrator. Applications which are not complete shall be returned to the applicant, with a notation of the deficiencies in the application. A complete application will include all of the following:

- (1) ~~A completed application form signed by all of the property owners of the property or land proposed for the permit, or a completed application form signed by the developer along with an affidavit signed by all property owners giving the applicant the permission to pursue the permit and to bind the property to the proposal and to conditions which the Planning Board might impose.~~
 - (2) ~~A complete explanation of the purpose and extent of the requested waiver including sealed site plans and architectural renderings when applicable or requested by the Zoning Administrator or Planning Board.~~
 - (3) ~~Documentation containing facts which will be used to support the petition, including but not limited to deed restrictions, proposed homeowners association documents, and statements from adjacent property owners (where applicable).~~
 - (4) ~~All appropriate fees.~~
 - (5) ~~A complete listing of all owners of adjacent property, their addresses, and tax identification numbers.~~
 - (6) ~~Any other information deemed by the Zoning Administrator or Planning Board to be necessary for sufficient review of the application.~~
- (C) ~~Staff review.~~

All applications for a design waiver shall be reviewed by the Zoning Administrator and, where necessary, the Technical Review Committee prior to Planning Board review. The Zoning

~~Administrator shall determine the number of copies to be submitted by the petitioner to ensure that there are sufficient copies to send to the Technical Review Committee and all other appropriate agencies for review and comment. The applicant shall submit a completed application no later than 21 working days prior to the Planning Board meeting at which the request is to be heard. If the application is found to be incomplete, the applicant shall be notified and the application rejected.~~

~~(D) — Cooperation.~~

~~The applicant is strongly encouraged to work closely with staff and neighboring property owners before and during the application and review process to minimize delays and address concerns which may arise.~~

~~(E) — Planning Board review.~~

~~The Planning Board shall review the application for a waiver in the context of the spirit and intent of the requirements of this ordinance; existing, proposed, and planned development in the immediate area; similar properties and situations in other areas of the town's jurisdiction; and all other applicable regulations affecting the property.~~

~~(F) Considerations~~

~~No design waiver shall be approved by the Planning Board unless the following general considerations are made concerning the proposed design:~~

~~(1) The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations;~~

~~(2) The proposed project will be compatible with adjoining property;~~

~~(3) The proposed project is consistent with the intent of this ordinance and substantially meets the requirements herein.~~

~~(4) The proposed project is consistent with adopted plans and policies of the Town.~~

~~(G) Withdrawal or amendment of a design waiver application. An application for a design waiver may be withdrawn or amended as follows:~~

~~(1) A application filed according to this section may be withdrawn by the applicant at any time up to the scheduling of the date of the public hearing on the request.~~

~~(2) If the applicant wishes to withdraw the application after the advertising of the public hearing, the applicant may file a request to withdraw with the Zoning Administrator. The Zoning Administrator shall post a notice at the site of the hearing stating that the application has been withdrawn.~~

~~(3) Once the application has been filed, the applicant shall not be allowed to amend it except by request to the Zoning Administrator no later than three (3) weeks prior to the scheduled public hearing date. No changes to the application or request shall be accepted in the intervening weeks prior to the public hearing. No changes to the application shall be made at the hearing, although potential changes proposed by the petitioner, Planning Board and other interested parties may be presented at the hearing and considered by the Planning Board during their deliberations.~~

~~(4) If the Planning Board deems any amendment to be a substantial change to the request, it shall defer action on the request for thirty days to allow interested parties the opportunity to comment on the amendment to the request.~~

~~(5) If the Planning Board deems any amendment to be an intensification of the request, it shall call for a new public hearing.~~

~~(H) Planning Board Review~~

~~A design-waiver review shall be conducted before the Planning Board.~~

~~(I) — Decision:~~

~~Design waivers may be approved by simple majority of the Planning Board.~~

~~(J) — Effect of approval:~~

~~An approved application for a design-waiver and all conditions which may be attached thereto are binding on the property.~~

~~(K) — Subdivisions~~

~~Approval of applications involving major subdivisions of land, as defined in the Town of Bermuda Run subdivision regulations, shall be contingent upon preliminary plat approval. Approval of the plat shall allow the applicant to proceed with the development as approved within the permit.~~

~~(L) — Amendment to an approved design-waiver:~~

~~(1) — Any change to a development approved by design-waiver shall require an amendment to the design-waiver by the Planning Board.~~

~~(2) — The owner of property which is subject to an approved design-waiver may petition for an amendment of the design-waiver and accompanying conditions by following the procedures applicable to initiation of new design-waivers.~~

~~(3) — Information presented during the review on the proposed amendment will be limited to the effect of the proposal on the original design-waiver, any plans or conditions which were a part of the original design-waiver, and the present standards and requirements in this ordinance.~~

~~(M) — Appeals:~~

~~Any appeals from the decision of the Planning Board regarding design-waivers shall be filed within 21 days of said decision and be reviewed by the Town Council acting as the Board of Adjustment as set forth in Section 11.7.~~

~~(N) —Revocation of a design waiver.~~

~~(1) A design waiver may be revoked by the Planning Board if it determines that the applicant is exceeding the authority granted by the permit or fails to meet the conditions attached thereto.~~

~~(2) Action to revoke a permit shall be taken by the Planning Board after receiving a request from staff. Such a request shall be in writing and shall declare that the applicant and all property owners within the development, as recorded at the register of deeds office, have been notified at least ten days before the meeting of the pending action and the date, time, and place of the Planning Board meeting at which the request will be made. Said applicant and property owners shall have the right to appear before the Planning Board at said meeting and show cause why the Planning Board should not revoke the permit. Notification shall be deemed given when written notice is sent by first class mail to the property owner at the address shown on the most recent property tax records and one (1) or more signs are posted in prominent locations on the subject site reasonably calculated to give notice of the action.~~

~~(O) —Expiration of a design waiver.~~

~~(1) Approval of a design waiver shall confer upon the developer all vested rights as set forth in this ordinance.~~

~~(2) In order for a design waiver to remain in effect for a particular development, a valid building permit must be issued for construction within the time period vested. If at any time after this date, construction has not been completed and no valid building permits are outstanding for construction within the development, the special exception permit shall expire. No further construction may occur within the development until a new design waiver has been issued by the Planning Board. Application for a new design waiver shall follow the procedures outlined in this section.~~

Attachment B

Zoning Ordinance Text Amendments after proposed changes

The proposed text amendments are outlined in detail below.

CHAPTER 3 ZONING DISTRICTS

3.1 Zoning Districts Established

(C) *Types of zoning districts*

(1) *Conditional zoning districts (CD)*

- a) The Commercial Mixed is a district in which the approval of a Conditional District is required to proceed with any change of development or redevelopment, in order to ensure that the proposed use and physical development of the site is consistent with the Town's Comprehensive Plan and the Guiding Principles of the Commercial Mixed (CM) zoning district, as stated in Section 3.2(E)(4).
- b) Conditions, which may be offered by the petitioner as part of the rezoning process, shall be binding upon property within a Conditional District in perpetuity or until the property is rezoned by the Town Council. Such conditions may include increased buffers, architectural features, access, parking, hours of operation, or any other feature of the development that is integral to meeting the spirit and intent of this ordinance or that serves to mitigate the impacts of the development on adjacent property or the community at large. Such conditions must be enforceable by the Town, presented by the petitioner during the public hearing as part of the rezoning petition, and agreed to by the Town Council during the rezoning process.
- c) Petitioning for the Conditional District is a voluntary procedure, except within the CM zoning district where it is mandatory for a change of development, or redevelopment. Conditional District petitions are intended for firm development proposals. It is not intended or suited for securing early zoning for tentative or speculative proposals which may not be undertaken for some time.

(D) *Districts named*

District Abbreviation	District Name	Classification
OS & OS-CD	Open Space district	Residential
CR & CR-CD	Club Residential district	Residential
RM & RM-CD	Residential Mixed district	Residential
CM & CM-CD	Commercial Mixed district	Mixed-use
GB & GB-CD	General Business District	Business
MH-O	Manufactured Home Overlay district	Residential Overlay

3.2 General and Conditional Districts

(D) *Commercial Mixed District (CM and CM-CD)*

(1) *Intent*

The Commercial Mixed (CM) district is provided to cultivate a dynamic community hub where residence can seamlessly, live, work, shop and socialize within a visually appealing and walkable environment. The CM district is designed to cater to the diverse needs and preferences of local residence while fostering a small-town feel that encourages community connectivity and.

(2) *Permitted uses*

Uses permitted upon the approval of a Conditional District petition in the CM zoning district are listed in the table of uses in Section 3.5.

(3) *Dimensional requirements and supplemental standards*

All lots shall meet the minimum dimensional requirements shown in Section 3.4.

(4) All use and development of land and structures in the CM district shall be developed in accordance with the following Commercial Mixed Guiding Principles:

- Encourage a diverse business mix, including restaurants, retail shops, and essential service providers.
- To enhance pedestrian connectivity, the district emphasizes the creation of pedestrian pathways, public spaces, and seamless connections between establishments.
- Parking provisions are strategically placed to maintain the pedestrian-friendly nature of the area, ensuring that the aesthetic and functional integrity of the small-town feel is preserved.

- Prioritize community-oriented design, incorporating elements like small pocket parks, outdoor seating, green spaces, and communal gathering area. These features are intended to foster social interaction and enhance the overall quality of life for residents and visitors.
- Encourage sustainable practices in business operations and building designs. This focus on sustainability is essential for the long-term attractiveness of the district, contributing to a healthy and thriving community.

3.4. Dimensional Requirements

(J) *Measuring Setbacks Along Certain Streets*

Table 1. General Requirements

District	Maximum Residential Density (units per acre) ³	Minimum Non-Residential Lot size (sq feet) ³	Minimum Lot Width (feet) ¹	Minimum Public Street Frontage (feet)	Maximum Building Height (feet) ^{2,4}
OS	1 – 3 See section 3.2.(A)	20,000	120 unless in a cluster subdivision - see section 3.2.(A)	25	45
CR	4	20,000	85	25	45
RM	8	none	50	25	45
CM	8	none	50	25	45
GB	-	none	50	25	45
MH-O	same as the underlying district	none	same as the underlying district	25	same as the underlying district

¹ Minimum lot width shall not apply to townhouse developments. No lot width below 60 feet shall have a driveway directly accessing the fronting street. All driveways for lots of less than 60 feet shall access rear-loaded alleyways.

² No single-family residential building shall exceed 45 feet or two (2) stories plus a walk-out basement and no other building shall exceed three (3) stories.

³ For areas lying within a state regulated watershed, maximum residential density and non-residential development built-upon limits shall be as established within the watershed regulations listed in section 10.1.

⁴ Existing non-residential structures and expansions to those structures shall be allowed to build to their current building heights.

Table 2. Setback Requirements.

District	Use	Principal Structure Setbacks ¹ (in Feet)					
		Front ²		Side ^{3, 5}		Rear	
		Min.	Max.	Min.	Max.	Min.	Max.
OS	Residential	40	none	15	none	30	none
	Non-residential	40	none	15	none	30	none
CR	Single-family residential	30	none	10	none	20	none
	Townhouse residential	10	none	0-interior 5-exterior	none	0-interior 5-exterior	none
	Multi-family residential	10	none	0-interior 5-exterior	none	0-interior 5-exterior	none
	Progressive Care Community	10-public street 0-private street	none	0-interior 5-exterior	none	0-interior 5-exterior	none
	Non-residential	40	none	15	none	30	none
RM	Residential	10	none	0-interior 5-exterior	none	5	none
	Non-residential	10	none	0-interior 5-exterior	none	15	none
CM ⁴	Residential	10	none	0	none	0	none
	Non-residential	0	none	0	none	15	none
GB ⁴	Lots interior to district	10	none	0	none	10	none
	Lots exterior to district	30	none	30	none	30	none
MH-O	Residential	Same as underlying district					
	Non-residential	Same as underlying district					

1. For existing subdivisions of land, the setbacks shown on the recorded plat shall prevail. If there are no setbacks on the recorded plat, then footnote #2 shall determine the front and side setbacks of a property, and the minimum rear setback shall be established at the average rear setback of buildings on adjacent lots. It shall be the responsibility of the developer to ensure that any applicable restrictive covenants are met.
2. Minimum front setbacks established shall apply unless otherwise provided for in Section 3.4 (I). Where the standards says "0" or "none", new developments shall specify a build-to line or zone for all structures that will create an acceptable building wall pattern for the street. The front or side yard requirements for the various districts shall not apply to any lot where the front or side yard setbacks on neighboring developed lots are less than the minimum required front or side yard. This applies only if the developed lots are located wholly or in partially within 200 feet of each side of such lot and within the same block and zoning district and fronting on the same street or road as such lot. In such cases, the front or side yard on this lot may be less than the required front or side yard, but not less than the average of the existing front or side yards on the developed lots, provided that the front or side yard on such lot shall not be less than ½ of the required front or side yard setback.
3. Minimum side yards setbacks on corners abutting public streets shall meet the minimum front setback of the district.
4. Minimum rear and side setbacks shall be increased 20 feet if abutting a legal, conforming residential use.
5. Where the standards refer to "interior", this is the minimum setback between townhouse or multi-family units. Where the standards refer to "exterior", this is the minimum setback from property lines of adjacent development.

3.5. Table of Uses

The following table lists uses permitted in each zoning district by a) issuance of a zoning permit from the Zoning Administrator with or without conditions; and b) issuance of a special use permit (abbreviated S.U.P. in the legend included at the top of the table) from the board of adjustment. The table also denotes in which districts certain uses are not permitted and where the uses permitted within an overlay district are determined by the uses permitted in the underlying district. For the purposes of interpreting the table, the zoning districts are abbreviated as listed in Section 3.1 and are repeated as follows:

District Abbreviation	District Name	Classification
OS & OS-CD	Open Space district	Residential
CR & CR-CD	Club Residential district	Residential
RM & RM-CD	Residential Mixed district	Residential
CM & CM-CD	Commercial Mixed district	Mixed-use
GB & GB-CD	General Business District	Business
MH-O	Manufactured Home Overlay district	Residential Overlay

Table 3. Table of Uses

P = Permit from Zoning Administrator	DISTRICTS								Additional Conditions
S = S.U.P. from Board of Adjustment									
P/C = Permit from Zoning Administrator; use must meet additional conditions									
S/C = S.U.P. from Board of Adjustment; use must meet additional conditions									
CD = Only permitted with the approval of the Conditional District petition "—" = Not permitted									
"U" = Uses determined by underlying district	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
USES	OS	CR	RM	MH-O			CM	GB	
AGRICULTURAL USES									
Agricultural industry	-	-	-	-			-	-	
Agriculture, bona fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry	P/C	-	-	U			-	-	9.5
Agriculture associated with permitted micro-breweries and micro-distilleries								P/C	9.36
Agriculture associated with permitted wineries	S								9.36
Agriculture implement sales and service	P/C	-	-	U			-	P/C	
Livestock sales and auctions	-	-	-	-			-	-	
COMMERCIAL USES									
Adult establishments	-	-	-	U			-	P/C	9.4
Amusements, commercial, indoor	-	-	-	U			CD	P/C	9.6
Amusements, commercial, outdoor	-	-	-	U			-	P/C	9.6
Arts and crafts studio	S	-	S	U			CD	P	
Automatic teller machines (ATMs)	-	-	P/C	U			CD	P	9.8
Banking and financial services	-	-	-	U			CD	P	
Bed and breakfast establishment	S/C	S/C	S/C	U			CD	-	9.10
Broadcast studios, radio and television	-	-	-	U			-	P/C	9.12
Building materials supply	-	-	-	U			-	P/C	9.42
Car wash	-	-	-	U			CD	P/C	9.13
Clubs, private	-	S/C	-	U			CD	-	9.18
Construction vehicle and heavy machinery sales, repair, leasing, maintenance, and storage	-	-	-	U			-	P/C	9.42
Copy shops and business service centers	-	-	-	U			CD	P	

Dry cleaning and laundry services	-	-	-	U			CD	P	
Electronic gaming operation	-	-	-	-			-	-	
Farmers market	S/C	-	-	U			CD	P/C	9.24
Feed and seed stores	S/C	-	-	U			-	P/C	9.42
Flea markets	-	-	-	-			-	-	
Food and beverage store	-	-	-	U			CD	P	
Fuel dealer	-	-	-	-			CD	P/C	9.26
Fuel station	-	-	-	U			CD	P/C	9.27
Home occupation	P/C	P/C	P/C	U			CD	-	9.31
Hotel	-	-	-	U			CD	P	

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USES	OS	CR	RM	MH-O			CM	GB	
Junkyard	-	-	-	-			-	-	
Kennel	P/C	-	-	U			-	P/C	9.33
Laundry and linen supply service	-	-	-	U			CD	P	9.34
Micro-brewery, -winery, & -distillery	-	-	-	U			CD	P/C	9.36
Motel	-	-	-	U			-	P	
Motor vehicle paint or body shop	-	-	-	U			-	P	
Motor vehicle repair and maintenance	-	-	-	U			-	P/C	9.37, 9.42
Motor vehicle sales, rental and leasing	-	-	-	U			-	P/C	9.38
Motor vehicle storage yard	-	-	-	-			-	-	
Nursery, lawn and garden supply store, retail	P/C	-	-	U			CD	P/C	9.39, 9.42
Outdoor display and sales of merchandise	-	-	-	U			CD	P/C	9.41
Parking lot or deck	-	-	P/C	U			CD	P/C	9.43
Pawn shop	-	-	-	-			-	-	
Raceways and drag strips	-	-	-	-			-	-	
Restaurant, with drive-through service	-	-	-	U			CD	P/C	9.50

Restaurant, without drive-through service	-	-	-	U			CD	P/C	9.50
Retail, general	-	-	-	U			CD	P	
Retail, minor passenger vehicle service	-	-	-	U			CD	P	9.27
Retail, non-store	-	-	-	U			CD	P	
Retail store, large	-	-	-	U			CD	-	9.51
Retail store medium	-	-	-	U			CD	P/C	9.51
Retail store, small	-	-	-	U			CD	P/C	9.51
Riding stables	P	-	-	U			-	-	
Shopping center, large	-	-	-	U			CD	S	
Shopping center, medium	-	-	-	U			CD	P	
Shopping center, small	-	-	-	U			CD	P	
Shooting range (indoor)	-	-	-	-			-	S	
Shooting range (outdoor)	-	-	-	-			-	-	
Studios (art, dance, music, or photographic)	S	-	S	U			CD	P	
Theater, indoor	-	-	-	U			CD	-	
Theater, drive-in	-	-	-	-			-	-	
Vacation rental residence	-	-	-	-			-	-	
Veterinary services	S/C	-	-	U			CD	P/C	9.58

1

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USES									
	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
	OS	CR	RM	MH-O			CM	GB	
INDUSTRIAL USES									
Abattoirs	-	-	-	-			-	-	
Asphalt and concrete plant and contractors	-	-	-	-			-	-	

Auto wrecking yards, building material salvage yards, general salvage yards, scrap metal processing yards	-	-	-	-			-	-	
Building contractors, general (excluding professional offices)	-	-	-	U			-	P/C	9.42
Building contractors, heavy (excluding professional offices)	-	-	-	U			-	P/C	9.42
Bulk storage of petroleum products	-	-	-	U			-	-	
Dry cleaning and laundry plants	-	-	-	U			-	P	9.23
Feed and flour mills	-	-	-	-			-	-	
Freight Terminals	-	-	-	U			-	P/C	9.25
Laboratory (analytical, experimental testing, research and development)	-	-	-	U			-	P	
Laboratory, medical or dental	-	-	-	U			CD	P	
Landfill, land clearing and inert debris	-	-	-	-			-	-	
Landfill, construction and demolition	-	-	-	-			-	-	
Landfill, sanitary	-	-	-	-			-	-	
Manufacturing A	-	-	-	U			-	P	
Manufacturing B	-	-	-	-			-	S	
Manufacturing C	-	-	-	-			-	-	
Meat packing plant	-	-	-	-			-	-	
Motor vehicle dismantling and wrecking yard	-	-	-	-			-	-	
Printing or binding	-	-	-	U			-	P	
Quarries or other extractive industries	-	-	-	-			-	-	
Saw mills	-	-	-	-			-	-	
Storage and salvage yard	-	-	-	-			-	-	
Tire recapping shops	-	-	-	-			-	-	
Warehousing (excluding self-storage)	-	-	-	U			-	P/C	
Warehousing, self-storage	-	-	-	U			CD	P	9.59
Waste incineration	-	-	-	-			-	-	
Waste transfer station, recycling only	-	-	-	U			-	S/C	9.60
Wholesale trade A	-	-	-	U			-	P	
Wholesale trade B	-	-	-	-			-	-	
Wine center	-	-	-	U			CD	P/C	
Winery	S	-	-	U			-	S	

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USES	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
	OS	CR	RM	MH-O			CM	GB	
GOVERNMENTAL & INSTITUTIONAL USES									
Childcare institution	P/C	-	S/C	U			CD	-	9.15
Church or religious institution, neighborhood scale	P	-	S	U			CD	P	9.16
Church or religious institution, community scale	P/C	-	S/C	U			CD	P/C	9.16
Civic, fraternal, cultural, and community facilities, not otherwise listed	P/C	-	S/C	U			CD	P/C	9.17
Club or lodge, private non-profit	P/C	-	S/C	U			CD	P/C	9.18
College or university	P/C	-	-	U			CD	P/C	9.19
Community center	P/C	P/C	P/C	U			CD	P/C	9.20
Congregate care facility	S/C	S/C	S/C	U			CD	-	9.40
Correctional institution	-	-	-	-			-	-	
Daycare center	P/C	-	S/C	U			CD	P/C	9.15
Daycare home	P/C	-	P/C	U			CD	-	9.21
Emergency shelters	P	P	P	U			CD	P	
Funeral homes	-	-	-	U			CD	P/C	
Government offices, courthouses, and similar governmental facilities not otherwise listed	P	-	S	U			CD	P	
Group care facility	-	-	-	-			-	-	
Group homes A	P/C	P/C	P/C	U			CD	P/C	9.28
Group homes B	S/C	-	S/C	U			CD	P/C	9.28
Habilitation facility, A	P/C	-	S/C	U			CD	P/C	9.29
Habilitation facility, B	-	-	-	U			CD	P/C	9.29
Institutional uses, not otherwise listed	S	-	-	U			CD	P	
Library, public	P	-	S	U			CD	P	
Museum or art gallery	S	-	S	U			CD	P	

Nursing care institution	S/C	S/C	S/C	U			CD	-	9.40
Post office	-	-	-	U			CD	P	
Postal facility, neighborhood	P	P	P	U			CD	P	
Progressive care community	P/C	P/C	P/C	U			CD	P/C	9.45
Public safety stations including police, fire, and rescue services	P	P	P	U			CD	P	
Public works facility	S	-	-	U			-	P	
Schools, elementary and secondary, including school stadiums	P/C	S/C	S/C	U			CD	P/C	9.52
Schools, vocational or professional	S/C	-	-	U			CD	P/C	9.53
Telecommunication Towers/Wireless	S/C	-	-	U			-	S/C	9.54

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	OS	CR	RM	MH-O			CM	GB	
Support Structures									
Utilities, above ground	P/C	P/C	P/C	U			CD	P/C	9.56
Utilities, below ground	P	P	P	U			CD	P	
Utility service area	P/C	P/C	P/C	U			CD	P/C	9.57
Yard waste composting	S	-	-	U			-	P	
PROFESSIONAL OFFICE & MEDICAL USES									
Clinics	-	-	-	U			CD	P	
Health services, miscellaneous	-	-	-	U			CD	P	
Hospital	-	-	-	U			CD	P/C	9.32
Medical and surgical offices	-	-	S	U			CD	P	
Offices, professional	-	-	S	U			CD	P	
Optical services	-	-	S	U			CD	P	
Orthopedic supply houses	-	-	-	U			CD	P	
Pharmacy	-	-	-	U			CD	P	
Arenas	S/C	-	-	U			CD	S/C	9.7

Banquet & events facilities, reception halls	P/C	S/C	S/C	U			CD	P/C	9.9
Golf courses and driving ranges, public or private	S/C	S/C	P/C	U			CD	P/C	9.46
Open space (see Section 10.6)	P	P	P	U			CD	P	10.6
Public parks	P	-	P	U			CD	P	
Recreational amenity centers, neighborhood	P/C	S/C	P/C	U			CD	P/C	9.46
Recreation services, indoors	S/C	-	S/C	U			CD	P/C	9.47
Recreation services, outdoors	P/C	S/C	S/C	U			CD	P/C	9.47
Recreational vehicle park	-	-	-	-			-	-	
RESIDENTIAL USES									
Accessory dwelling unit, attached	P/C	P/C	P/C	U			CD	-	9.3
Accessory dwelling unit, detached	P/C	P/C	P/C	U			CD	-	9.3
Boarding or rooming house	-	-	-	U			CD	-	9.11
Dormitory	S/C	-	-	U			CD	P/C	9.22
Manufactured home, Class A	-	-	-	P/C			-	-	9.35
Manufactured home, Class B	-	-	-	-			-	-	
Manufactured home, temporary	-	-	-	-			-	-	
Manufactured home park	-	-	-	-			-	-	
Manufactured home subdivision	-	-	-	P			-	-	
Residential, duplex	P/C	-	P/C	U			CD	-	
Residential, multi-family	-	S/C	S/C	U			CD		9.49
Residential, single-family	P	P	P	U			CD	-	
P = Permit from Zoning Administrator	<div> <div>DISTRICTS</div> <div> <div>RESIDENTIAL</div> <div>OVERLAY</div> <div>MIXED-USE</div> <div>BUS.</div> </div> </div>								Additional Conditions
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"U" = Uses determined by underlying district									
USES	OS	CR	RM	MH-O			CM	GB	
Residential, townhouse	-	P/C	P/C	U			CD	-	9.49

SERVICE USES									
Cemetery	P/C	-	-	U			-	-	9.14
Personal services	-	-	S	U			CD	P	
Services A, business	-	-	-	U			CD	P	
Services B, business	-	-	-	U			-	P/C	9.42
Transit stop	-	-	-	-			-	P	
Transit terminal	-	-	-	-			-	P	
MISCELLANEOUS USES									
Accessory communication antennae	P/C	P/C	P/C	U			CD	P/C	9.1
Accessory structures and uses	P/C	P/C	P/C	U			CD	P/C	9.2
Airports	-	-	-	-			-	-	
Fairgrounds	-	-	-	-			-	-	
Hazardous waste management facility	-	-	-	-			-	-	
Helistop	-	-	-	U			CD	P/C	9.30
Outdoor storage associated with permitted uses	P/C	-	-	U			CD	P/C	9.42
Private landing strips	P	-	-	U			-	P	
Recycling center	-	-	-	U			-	P/C	9.48
Service kiosks	-	-	-	U			CD	P/C	9.8
Temporary seasonal uses and structures, including seasonal markets	P/C	-	-	U			CD	P/C	9.55

CHAPTER 4. DESIGN STANDARDS

4.2 Design Standards for Buildings

4.2.3 Non-residential & Mixed-Use Buildings

(H) Building Lighting

In addition to the lighting requirements of Chapter 6, the following requirements shall apply to properties in the CM District:

4.3 Design Standards for Parking & Driveways

4.3.1 Parking

(A) Location & Design

- (5) Any lot with frontage on the arterial streets NC Highway 801 or US Highway 158 must adhere to the requirements of subsection (3) above for the portion of the property with arterial frontage.

4.4 Design Standards for Streets and Pedestrian Amenities

4.4.4 Sidewalks

- (C) Sidewalks shall be the minimum width as indicated in the table below:

Table 2: Minimum Sidewalk Width		
Zoning District	Street Type	Minimum Sidewalk Width
GB	Collector	6 feet
	Local	6 feet
CM	Collector	6 feet
	Local	6 feet
RM	Collector	6 feet
	Local	6 feet
CR	Collector	6 feet
	Local	6 feet
OS	Collector	6 feet
	Local	n/a

4.4.7 Street Buffers

- (A) Street buffers shall be located in the street right-of-way between sidewalks or paths and vehicle travel lanes shall meet the following width standards:

Table 3: Minimum Buffer Width		
Zoning District	Street Type	Minimum Buffer Width
All Districts	Arterial	7 feet
GB	Collector	6 feet
	Local	6 feet
CM	Collector	6 feet
	Local	6 feet
RM	Collector	6 feet
	Local	4 feet
CR	Collector	6 feet
	Local	4 feet
OS	Collector	6 feet
	Local	0 feet

- (B) Buffers along collector streets shall be planted with canopy trees. Planting requirements for street trees shall meet the standards of Chapter 5.
- (C) Signage in the buffer is prohibited, except for traffic or identification signs erected by the Town or NCDOT.
- (D) Parking in buffers shall be prohibited.

4.4.10 Street Cross-Section Requirements

Zoning District	Street Type	Facility Recommendations			
		Type and Location	Min. Path Width	Min. Bike Lane Width	Min. Buffer Width
All Districts	Arterials (158 & 801)	Shared use path on one side	8 feet	5 feet marked	7 feet
GB	Collector	Sidewalk and marked bike lanes on both sides	6 feet	5 feet marked	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	6 feet
CM	Collector	Sidewalk and marked bike lanes on both sides	6 feet	5 feet marked	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	6 feet
RM	Collector	Sidewalk and marked bike lanes on both sides	6 feet	5 feet marked	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	4 feet
CR	Collector	Sidewalk and marked bike lanes on both sides	6 feet	Bikes share outside lane	6 feet
	Local	Sidewalks on both sides	6 feet	Bikes share outside lane	4 feet
OS	Collector	Sidewalk and marked bike lanes on both sides	6 feet	Bikes share outside lane	6 feet
	Local	n/a	n/a	Bikes share outside lane	n/a

CHAPTER 5. LANDSCAPING, FENCES AND WALLS

5.1 Landscaping

(H) *Streetyards*

- (1) Streetyards shall be required along all arterial and collector streets except that:
 - a) Along streets that are scheduled for widening by the Town or the state in the near future which might affect the location of the right-of-way, the Zoning Administrator may allow the developer to delay all or a portion of the streetyard requirements. Whenever a delay is allowed, a letter of compliance from the owner pursuant to this section shall be required.

(J) *Parking lot landscaping*

- (4) Whenever parking lots abut or lie within 30 feet of a street right-of-way, an opaque masonry (excluding concrete block) wall or fence a minimum of three (3) feet in height shall be installed, in addition to any other landscaping requirement, adjacent to or within a required streetyard or adjacent to a street right-of-way where no streetyard is required except that:
 - c) A hedge may be substituted for the wall or fence in any district as long as the hedge is a minimum of two (2) feet in height at the time of planting, has the ability to achieve a height of three (3) feet during its first full growing season; and
 - d) A vegetated berm, a minimum of three (3) feet tall, may be substituted for a portion of the wall, fence, or hedge.

(K) *Landscape buffers*

The purpose of a landscape buffer is to help provide transition between different types of land uses, to break up or soften the appearance of paved surfaces, and to provide the shade and greenery necessary to create a livable urban environment. Buffers shall be required between non-residential uses in the CM, GB zoning district and single-family residential uses within any zoning district as follows:

CHAPTER 7 SIGNAGE

7.6 Permanent Signs by Zoning District

Signs shall be permitted and prohibited within certain zoning districts as follows:

Permanent Signs by Sign Type and Zoning District.

SIGN TYPE	OS	CR	RM	CM	GB
Canopy/awning	Z	-	Z	Z	Z
Development Entryway	Z	Z	Z	Z	Z
Directional ¹	Z	Z	Z	Z	Z
Directory	Z	Z	Z	Z	Z
Flag	P	P	P	P	P
Incidental	P	P	P	P	P
Kiosk	Z	-	Z	Z	Z
Marquee	-	-	-	-	-
Monument	Z	Z	Z	Z	Z
Outdoor advertising	-	-	-	-	-
Planned development	W	W	W	W	W
Portable	-	-	-	-	-
Suspended	-	-	-	Z	-
Wall	-	-	Z	Z	Z
Window	P	P	P	P	P

P = permitted without a permit if otherwise in conformance with this section.

Z = permitted only upon issuance of a valid zoning permit W=Planned development sign packages permitted with issuance of Design Waiver

"-" = not permitted

Sign types not specifically listed in this table are not permitted.

7.7 Sign Height

Maximum sign height shall be limited by the type of sign and the zoning district in which it is located, as follows:

Maximum Sign Height by Sign Type (in feet).

SIGN TYPE	OS	CR	RM	CM	GB
Canopy/awning	-	-	-	na	na
Development Entryway	6	6	6	8	8
Directional	-	-	-	6	6
Directory	-	-	-	4	6
Flag	40	40	40	40	40
Incidental	2	2	2	2	2
Kiosk	-	-	-	6	6
Marquee	-	-	-	-	-
Monument	4	4	4	6	6
Outdoor advertising	-	-	-	-	-
Planned development	na	na	na	na	na
Portable	-	-	-	-	-
Suspended	-	-	-	na	-
Wall	-	-	na	na	na
Window	na	na	na	na	na

7.8 Number of Signs Permitted

The number of signs by sign type permitted on an individual zoning lot shall be as follows:

Maximum Number of Signs per Sign Type per Zoning Lot.

SIGN TYPE	OS	CR	RM	CM	GB
Canopy/awning ¹	-	-	-	1	1
Development Entryway ³	1	1	1	1	1
Directional	-	-	-	2	2
Directory	-	-	-	1	2
Flag	4	4	4	4	4
Incidental	na	na	na	na	na
Kiosk	-	-	-	1	1
Marquee	-	-	-	-	-
Monument	1 ⁴	1 ⁴	1 ⁴	1 ³	1 ³
Outdoor advertising	-	-	-	-	-
Planned development	na	na	na	na	na
Portable	-	-	-	-	-
Suspended ²	-	-	-	1	-
Wall	-	-	1 ⁵	1 ⁵	na
Window	na	na	na	na	na

¹ Per canopy or awning.

² Per storefront.

³ Per street front for each lot of record

⁴ Per neighborhood entrance.

⁵ Per tenant for each street front and building entrance facing parking lot

7.9 Sign Area by Zoning District

The amount of sign area permitted for each sign on a zoning lot shall be as follows:

Maximum Sign Area per Sign (in square feet)

SIGN TYPE	OS	CR	RM	CM	GB
Canopy/awning	-	-	-	⁴	⁴
Development Entryway	24	24	24	40	40
Directional	-	-	-	4	4
Directory	-	-	-	12	12
Flag	na	na	na	na	na
Incidental	4	4	4	4	4
Kiosk	-	-	-	32	32
Marquee	-	-	-	-	-
Monument ⁶	24	24	24	40 ⁵	40 ⁵
Outdoor advertising	-	-	-	-	-
Planned development	na	na	na	na	na
Portable	-	-	-	-	-
Suspended	-	-	-	4	-
Wall	-	-	²	²	²
Window	na	na	na	³	³

¹ Shall not exceed 75 percent of the size of the marquee.

² Shall not exceed one (1) square foot per linear foot of building wall.

³ Shall not exceed 25 percent of the window area.

⁴ Counts towards maximum allowable wall signage.

⁵ Individual lots with two (2) or more tenants shall utilize multi-tenant signs. An additional four (4) square feet may be added per additional tenant up to a maximum of 64 square feet.

⁶ A maximum of 50 percent of allowable sign area may be changeable copy

CHAPTER 9

ADDITIONAL CONDITIONS FOR CERTAIN USES.

9.10 Bed and Breakfast Establishment

- (C) Establishments located in the RM district shall be limited to a total of six (6) lodging rooms or suites. Establishments in the OS, and CM district shall be limited to a total of 12 lodging rooms or suites.
- (D) The establishment shall serve only breakfast to registered guests of the establishment except that the establishment may also serve dinner to the general public for pay in the VM, CM, and OS districts.

9.49 Residential, Multi-Family

- (A) Primary access to the development site shall be from a state or Town-maintained street. The developer may be required to provide turn lanes and other off-site transportation improvements to insure safe and adequate access.
- (B) On small infill development sites, multi-family buildings shall be designed to blend in with surrounding single-family residential buildings to the maximum extent practicable with regards to building design, setbacks, driveway and garage design and location, porches, and sidewalks.
- (C) Site designs shall create a sense of “neighborhood” and shall include:
 - (1) An internal vehicular circulation system for private streets, when included, that is reflective of a single-family residential street system.
 - (2) Buildings that are sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots.
 - (3) Parking lots that are located behind buildings or screened from view from internal streets, except where it is deemed appropriate to use a parking lot as a buffer from an arterial street or where such parking area will directly abut a property line exterior to the development site when located in or adjacent to the OS or CR districts.
 - (4) Walkways that connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks adjacent to the development site.
 - (5) Plazas, clubhouses, pools, and recreational facilities which are centrally located, when provided.

CHAPTER 11 ADMINISTRATION

11.4 The Boards

(B) Board of Adjustment

(1) Establishment

The members of the Town Council are assigned all duties of the Board of Adjustment of the Town of Bermuda Run.

(2) Members

The members of the Town Council shall be the Board of Adjustment.

(C) Town Council

The Town Council shall have the following duties related to this ordinance:

- (3) To review and from time to time initiate changes to the Comprehensive Plan, upon recommendation from the Planning Board.
- (4) To review and from time to time initiate changes to this ordinance, upon recommendation from the Planning Board.
- (5) To decide upon any application or request for amendment to this ordinance or the zoning maps.
- (6) To act as the Board of Adjustment.
- (7) To review and decide upon extended vested rights or development agreement requests.
- (8) To take any other action not delegated to the Planning Board or Board of Adjustment as the Town Council may deem desirable and necessary to implement the provisions of this ordinance.

11.5 Approval Processes

The following chart indicates the appropriate approval process for each approval type:

Approval Type	Administrative Approval	Board of Adjustment Approval	Planning Board Approval	Town Council Approval
Zoning Permit-Level 1 Site Plan	X			
Zoning Permit-Level 2 Site Plan	xi			
Extended Temporary Use Permit		X		
Special Use Permit		X		
Appeal		X		
Variance or Watershed Variance		X		
Amendments (Map & Text)			Recommendation	X
Extended Vested Rights				X
Development Agreement				X

3 With Technical Review Committee review

4 Except in Development Agreements per Section 11.12

Attachment C

Properties for Proposed Rezonings

OS to RM

NCPIN	Name1	Name2	Address1	City	State	ZipCode	TOTAL_ACRES
5872093651	WALKER WILBURN P		3643 HEGE STREET	WINSTON-SALEM	NC	27127-0000	8.33
5873003131	ALLEN GILMER RAY	ALLEN WANDA LEE	281 DOUBLE A TRAIL	ADVANCE	NC	27006-0000	7.23

RM to OS

NCPIN	Name1	Name2	Address1	City	State	ZipCode	TOTAL_ACRES
5872372576	AUTUMN GROVE ESTATE TRUST	BELFORD PETER M/JENNIFER L TRS	3630 CLEMMONS RD # 1507	CLEMMONS	NC	27012-1466	8.79
5872372123	AUTUMN GROVE ESTATE TRUST	BELFORD PETER TRUSTEE	3630 CLEMMONS RD # 1507	CLEMMONS	NC	27012-1466	4.24
5872383072	BEESON JAMES PRICE	BEESON SUSAN	304 YADKIN VALLEY ROAD	BERMUDA RUN	NC	27006-0000	4.75
5872384634	BOURLAND JOHN DANIEL	BOURLAND ELIZABETH MCCABE	346 YADKIN VALLEY RD	ADVANCE	NC	27006-8702	4.73
5872267901	CRAMER CRYSTAL LYNN LIVING TRUST	CRAMER CRYSTAL LYNN TRUSTEE	207 YADKIN VALLEY RD	ADVANCE	NC	27006-8701	3
5872282549	DINERO CHRISTOPHER F	DINERO ERIN W	147 HAYWOOD DRIVE	ADVANCE	NC	27006-0000	3.52
5872276492	ELMORE GARLAND C	ELMORE JEAN A	277 YADKIN VALLEY RD	ADVANCE	NC	27006-8701	3.09
5872385403	FALLS B KEITH	FALLS SHEILA MAY	334 YADKIN VALLEY RD	ADVANCE	NC	27006-8702	5.79
5872397079	HENDERSON RICKY ALAN		204 TERRACE DRIVE	ANDERSON	SC	29621	23.81
5872662604	HILLSDALE GROUP LLC		600 HWY 801 S	ADVANCE	NC	27006	83.91
5872276281	LARGENT MARC ROBERT	LARGENT SUSAN WILLIAMS	233 YADKIN VALLEY RD	ADVANCE	NC	27006-8701	2.99
5872277727	MCLEAN GARY A & PETRA H	JOINT REV TRUST 5/31/13	287 YADKIN VALLEY ROAD	ADVANCE	NC	27006	3
5872482209	NEWSOM DELANA J/STEPHEN P	JOINT TRUST	332 YADKIN VALLEY RD	ADVANCE	NC	27006-8702	0.79
5872385203	NEWSOM DELANA J/STEPHEN P	JOINT TRUST	332 YADKIN VALLEY RD	ADVANCE	NC	27006-8702	4.85

5872287013	SEES JOHN H	SEES BOBBIE C	293 YADKIN VALLEY ROAD	ADVANCE	NC	27006-0000	2.98
5872287218	SNIDER JAMES C	SNIDER TERESA D	325 YADKIN VALLEY ROAD	ADVANCE	NC	27006-0000	2.98
5872378846	STROUSE MICHAEL A	STROUSE DANETTE MCCANDLESS	169 FRED BAHNSON DRIVE	ADVANCE	NC	27006-0000	4.45
5872287714	WEATHERS JOHN R	WEATHERS MOLLY M	113 HAYWOOD DRIVE	ADVANCE	NC	27006	3
5872287522	WOMBLE T DANIEL	WOMBLE JAN G	PO BOX 1698	CLEMMONS	NC	27012-0000	2.99

VM to CM

NCPIN	Name1	Name2	Address1	Address2	City	State	ZipCode	TOTAL_ACRES
5872008703								0.04
5872003787								0.04
5872005797								0.04
5872007729								0.04
5872005799								0.04
5872100712								0.04
5872005703								0.04
5872009726								0.04
5872009720								0.04
5872007715								0.04
5872008701								0.04
5872009728								0.04
5872005795								0.04
5872009722								0.04
5872009724								0.04
5872008709								0.04
5872007717								0.04
5872005707								0.04
5872003689								0.04
5872007713								0.04
5872005709								0.04
5872003785								0.04
5872100716								0.04

[illegible]

5872337296	BAILEY & BAILEY PROPERTIES LLC		135 OLD COURSE DR		ADVANCE	NC	27006-7603	0.52
5872338330	BAILEY & BAILEY PROPERTIES LLC		135 OLD COURSE DR		ADVANCE	NC	27006-7603	0.06
5872336160	BAILEY ALLEN TODD		1091 BAILEY'S CHAPEL ROAD		ADVANCE	NC	27006-0000	0.45
5872501779	BANK OF DAVIE	% BANK OZK	POX 8811		ARKANSAS	AR	72231-0000	0.88
5872963413	BARN AGAIN		PO BOX 1740		CLEMMONS	NC	27012-1740	2.97
5872962788	BARN AGAIN		PO BOX 1740		CLEMMONS	NC	27012-1740	1.59
5872758643	BEESON JAMES PRICE	BEESON SUSAN	304 YADKIN VALLEY ROAD		BERMUDA RUN	NC	27006-0000	0.63
5872962920	BERMUDA RUN OWNER LLC		PO BOX 116		COLFAX	NC	27235-0116	0.42
5872975092	BERMUDA RUN OWNER LLC		PO BOX 116		COLFAX	NC	27235-0116	3.16
5872750434	BERMUDA RUN OWNER LLC		PO BOX 116		COLFAX	NC	27235-0116	11.36
5872852675	BERMUDA RUN TOWN OF		120 KINDERTON BLVD		BERMUDA RUN	NC	27006-0000	0.11
5872850767	BERMUDA RUN TOWN OF		120 KINDERTON BLVD		BERMUDA RUN	NC	27006-0000	1.18
5872866067	BIGG HOUSE LLC		900 OLD WINSTON RD STE 204		KERNERSVILLE	NC	27284-9965	0.75
5872854812	BRILLIG II LLC		418 N TRADE ST		WINSTON SALEM	NC	27101-2830	0.07
5872417880	CARTER JOHN RAY JR ETAL		353 GRIFFITH RD		ADVANCE	NC	27006-8732	4.2
5872437794	CARTER TODD HAYSE DDS	CARTER ANGELA HALL	123 NC HIGHWAY 801 SOUTH		BERMUDA RUN	NC	27006-7645	0.04
5872215892	CLA REAL ESTATE INVESTMENTS		149 COVINGTON DRIVE		ADVANCE	NC	27006-7866	0.87
5872323799	COHEN JUAN WALLACE	COHEN JUDITH BOWLES	5206 US HIGHWAY 158		ADVANCE	NC	27006-6947	0.66
5872966348	COUNTY OF DAVIE		123 S MAIN ST		MOCKSVILLE	NC	27028-2464	0.263
5872852740	DAVIDSON CO COMM COLL FNDATION		P O BOX 1287		LEXINGTON	NC	27293-1287	0.07
5872409788	DAVIE PROPERTIES INC		4007 COUNTRY CLUB RD STE A		WINSTON SALEM	NC	27104-3766	2.98

5872431680	EIGHT SIXTEEN LLC		214 MANCHESTER PLACE		GREENSBORO	NC	27410	0.94
5872853770	EQUANIMITY PROPERTIES LLC		4105 WINDING OAKS TRAIL		LEWISVILLE	NC	27023-0000	0.09
5872213571	EVANS DONNA GAIL		129 WOODLEE DRIVE		ADVANCE	NC	27006-7941	5.61
5872427639	FERGUSON EARLENE D		915 RIVERBEND DRIVE		BERMUDA RUN	NC	27006-0000	1.32
5872435259	FIRST CITIZENS BANK & TRUST CO		P O BOX 27131	C/O TOM MORRIS	RALEIGH	NC	27131-0000	1.57
5872851459	FOUNDATION GROUP LLC		C/O JOAN WOODWARD	117 KINDERTON BLVD	BERMUDA RUN	NC	27006-0000	1
5872008786	FULLER LAND COMPANY LLC		980 Salisbury Road		MOCKSVILLE	NC	27028	0.36
5872003754	FULLER LAND COMPANY LLC		980 Salisbury Road		MOCKSVILLE	NC	27028	1.66
5872103644	FULLER LAND COMPANY LLC		980 Salisbury Road		MOCKSVILLE	NC	27028	15.4
5872007593	FULLER LAND COMPANY LLC		980 Salisbury Road		MOCKSVILLE	NC	27028	1.02
5872412376	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	5.54
5872319793	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	1.82
5872424150	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	1.46
5872413732	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	1.65
5872510575	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	4.11
5872317693	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	1
5872420006	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	1.79
5872411762	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	1.73
5872415711	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	1.77
5872412023	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	5.37
5872422100	GEEJAY INVESTMENTS LLC	LEGACY BERMUDA RUN LLC	1510 PECAN LANE		KERNERSVILLE	NC	27284	0.99
5872437072	HANNER KIM T ESTATE OF	% MAYA POUND	4677 BAUX MOUNTAIN RD		WINSTON SALEM	NC	27105-2431	0.45
5872436143	HANNER KIM T ESTATE OF	% MAYA POUND	4677 BAUX MOUNTAIN RD		WINSTON SALEM	NC	27105-2431	1.4

5872322315	HAYES NANCY MYERS REV TRUST		4670 US HWY 158		ADVANCE	NC	27006-0055	1.08
5872757296	HILLSDALE GROUP LLC		600 HWY 801 S		ADVANCE	NC	27006	2.65
5872759928	HILLSDALE GROUP LLC		600 HWY 801 S		ADVANCE	NC	27006	5.59
5872659066	HILLSDALE GROUP LLC		600 HWY 801 S		ADVANCE	NC	27006	17.13
5872759356	HILLSDALE GROUP LLC		600 HWY 801 S		ADVANCE	NC	27006	0.85
5872960327	HILLSDALE GROUP LLC		600 HWY 801 S		ADVANCE	NC	27006	8.86
5872755667	HILLSDALE GROUP LLC		600 HWY 801 S		ADVANCE	NC	27006	1.66
5872427808	J AND B OF DAVIE LLC		158 MCCASHIN LANE		MOCKSVILLE	NC	27028-0000	2.29
5872425381	JONES IRVIN HAMPTON JR	JONES PATRICIA M	989 NC HIGHWAY 801 SOUTH		ADVANCE	NC	27006-0000	1.27
5872428342	JONES PATRICIA M		989 NC HIGHWAY 801 SOUTH		ADVANCE	NC	27006-0000	3.35
	KINDERTON DENTAL PARTNERS LLC		1700 S HAWTHORNE ROAD		WINSTON SALEM	NC	27103	1.52
5872648564	KINDERTON VILLAGE LLC		P O BOX 1724		CLEMMONS	NC	27012-0000	0.78
5872960300	KINDERTON VILLAGE LLC		152 KINDERTON WAY		BERMUDA VILLAGE	NC	27006	1.33
5872961132	KINDERTON VILLAGE LLC		152 KINDERTON WAY		BERMUDA VILLAGE	NC	27006	0.29
5872868149	KINDERTON VILLAGE LLC		PO BOX 1724		CLEMMONS	NC	27012-1724	0.62
5872432461	KINDERTON VILLAGE THREE LLC		4007 COUNTRY CLUB RD STE A		WINSTON SALEM	NC	27104-3766	0.09
5872741764	KINDERTON VILLAGE THREE LLC		4007 COUNTRY CLUB RD STE A		WINSTON SALEM	NC	27104-3766	1.53
5872740646	KINDERTON VILLAGE THREE LLC		8025 CREEDMOOR RD STE 200		RALEIGH	NC	27613-4483	0.18
5872853736	LFV-146 DORNACH WAY LLC		2334 SOUTH 41ST STREET		WILMINGTON	NC	28403-0000	4.876
5872511117	LIBERTY HEALTHCARE PROP OF DAV		127 ROYAL TROON LANE		Bermuda Run	NC	27006-0000	0.92
5872643544	M E B HOLDINGS LLC		C/O BRANCH BANKING & TRUST	P O BOX 167	WINSTON-SALEM	NC	27102-0167	1.34
5872430362	MAGUIRE THOMAS ETAL	MAGUIRE CHRISTINE	5190 US HIGHWAY 158		ADVANCE	NC	27006-0000	1.49
5872323661	MARTIN RE ENTERPRISES LLC		323 RIVERBEND DRIVE		BERMUDA RUN	NC	27006	1.21
5872431163	MAX LAND HOLDING LLC							

5872324258	MAYERS AL JR	MAYERS PAULA MILLER	136 MOORING LANE		ADVANCE	NC	27006-0000	0.51
5872645873	MBHF PROPERTIES LLC		288 NORTH HIDDENBROOK DR		Bermuda Run	NC	27006-7049	0.65
5872645513	MBHF PROPERTIES LLC		288 NORTH HIDDENBROOK DR		Bermuda Run	NC	27006-7049	2.29
5872856803	MDB PROPERTIES LLC		3628 FORSYTHIA TRL		CLEMMONS	NC	27012-3001	2
5872326360	MILLER WILLIE FAYE		140 MOORING LN		ADVANCE	NC	27006-6653	3.91
5872217967	NEW VISION TRUST	BELL RICHARD W ETAL	311 ODELL MYERS RD		ADVANCE	NC	27006-7436	1.01
5872854747	PISCES 2 LLC		% ARTHA ASSOCIATES LLC	195 KIMEL PARK DR STE 200	WINSTON SALEM	NC	27103-6967	0.11
5872327713	REICH EMERSON J & HELEN M	SLATER FRANK S & BETTIE P	5330 SHALLOWFORD ROAD		LEWISVILLE	NC	27023-0000	4.65
5872321237	ROBERSON ENTERPRISES OF DAVIE		133 LIVE OAKS ROAD		ADVANCE	NC	27006-7983	1.03
5872323384	ROBERSON ENTERPRISES OF DAVIE		133 LIVE OAKS ROAD		ADVANCE	NC	27006-7983	0.93
5872405622	SADAT SAID MOHAMMAD		149 RIVERVIEW TOWNHOUSE DRIVE		ADVANCE	NC	27006-0000	12.52
5872422718	SHELTON GERTIE ESTATE		C/O ANNIE S HEPLER	1195 YADKIN VALLEY ROAD	ADVANCE	NC	27006-0000	11.22
5872313806	SMITHSON TERESA JILL		117 COMMONWEALTH CT		LEXINGTON	SC	29073-8063	13.74
5872302996	SMITHSON TERESA JILL	POTTS GRAY A	POTTS ROY L FAMILY TRUST SHARE	PO BOX 11	ADVANCE	NC	27006-0011	36.64
5872218873	SMITHSON TERESA JILL		117 COMMONWEALTH CT		LEXINGTON	SC	29073-8063	0.89
5872850486	SPF 30 LLC		108 DORNACH WAY		BERMUDA RUN	NC	27006-0000	1.07
5872433616	STEARNS INVESTMENTS 11 LLC		208 JANALYN CIRCLE		GOLDEN VALLEY	MN	55416	0.99
5872641354	STEELMAN 158 PROPERTIES LLC		5431 US HIGHWAY 158		BERMUDA RUN	NC	27006	2.06
5872430522	THORNE NANCY S		705 LAKESTONE DRIVE		RALEIGH	NC	27609-0000	0.74
5872868107	THREE PLUS LLC		296 BRIDLE LN		ADVANCE	NC	27006	0.49

5872889075	TWIN CITY YOUTH SOCCER ASSOC	118 S CHERRY ST SUITE B	KERNERSVILLE	NC	27284-0000	80.08
5872217598	UNCHARTED PROPERTIES LLC	105 SELDOM FARM LANE	ADVANCE	NC	27006	1.47
5872325978	WEBB WAYNE REVOCABLE TRUST	1848 NORTH NC HIGHWAY 801	MOCKSVILLE	NC	27028-0000	0.92
5872853685	WINDSOR COMMERCIAL DEVELOPMENT	5603 GARDEN VILLAGE WAY	GREENSBORO	NC	27410-0000	2.31
5872852984	YORK WAY LLC	106 YORK WAY	BERMUDA RUN	NC	27006-7666	

GB to CM

NCPIN	Name1	Name2	Address1	Address2	City	State	ZipCode	TOTAL_ACRES
5872212902	HARRINGTON JOHN III		4500 PENDOCK CT		CHARLOTTE	NC	28226-8161	0.55
5872139311	HARRISON FAMILY TRUST	HARRISON JEFFREY BRIAN TRSTEE	PO BOX 364		WRIGHTSVILLE BEACH	NC	28480	28.12
5872239310	HARRISON JEFFREY B	EXEC OF THE EST OF WP HARRISON	PO BOX 364		WRIGHTSVILLE BEACH	NC	28480	9.22
5872330031	HARRISON JEFFREY BRIAN		PO BOX 364		WRIGHTSVILLE BEACH	NC	28480	2.48
5872333542	HARRISON JEFFREY BRIAN		PO BOX 364		WRIGHTSVILLE BEACH	NC	28480	5.45
5872223946	HARRISON JENNIFER BRITT TRUST	HARRISON MICHAEL TRENT TRUST	JEFFREY B HARRISON TRUSTEE	PO BOX 364	WRIGHTSVILLE BEACH	NC	28480	8.54
5872229724	HARRISON JENNIFER BRITT TRUST	HARRISON MICHAEL TRENT TRUST	JEFFREY B HARRISON TRUSTEE	PO BOX 364	WRIGHTSVILLE BEACH	NC	28480	2.91
5872336596	OLIVE BRANCH RESERVE LLC		5448 APEX PEAKWAY # 196		APEX	NC	27502-3924	0.17
5872223000	SMITHSON TERESA JILL		117 COMMONWEALTH CT		scv	SC	29073-8063	0.57
5872224100	WATSON DAVE		195 PEMBROOKE RIDGE CT		ADVANCE	NC	27006-9597	0.93
5872223395	WEBB INVESTMENTS LLC		170 WEBB WY		ADVANCE	NC	27006-0000	4.78
5872224542	WEBB WAYNE REVOCABLE TRUST	WEBB WAYNE TRUSTEE	1848 NORTH NC HIGHWAY 801		MOCKSVILLE	NC	27028-0000	0.9
5872129641	WEBB WAYNE REVOCABLE TRUST	WEBB WAYNE TRUSTEE	1848 NORTH NC HIGHWAY 801		MOCKSVILLE	NC	27028-0000	3.4
5872222557	WEBB WAYNE REVOCABLE TRUST	WEBB WAYNE TRUSTEE	1848 NORTH NC HIGHWAY 801		MOCKSVILLE	NC	27028-0000	0.81

5872226259	WEBB WAYNE REVOCABLE TRUST	WEBB WAYNE TRUSTEE	1848 NORTH NC HIGHWAY 801		MOCKSVILLE	NC	27028-0000	1.48
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