



**Economic Development Goal #1:** The proposed map amendment will create a more balanced tax base by promoting the development of office parks, businesses, retail centers, and industrial parks and promoting a diverse local economy that will support varied employment opportunities.

**Economic Development Goal #2:** The proposed map amendment will support existing businesses within the town through effective communication and community outreach

**Economic Development Goal #5:** The proposed map amendment will coordinate economic development initiatives with land use and transportation plans and programs

**Land Use and Housing Goal # 1:** The proposed map amendment will promote a variety of land uses within the village and avoid potential land use conflicts between neighboring properties and surrounding municipalities.

**Land Use and Housing Goal #3:** The proposed map amendment will improve existing Indian Trail neighborhoods to create equitable and vibrant communities

**Land Use and Housing Goal #4:** The proposed map amendment will coordinate land use and transportation planning to ensure sustainable community development

**Mobility and Transportation Goal #1:** The proposed map amendment will help to relieve congestion throughout Indian Trail through an improved thoroughfare plan and multimodal transportation options including automobiles, pedestrians, bicycles, and mass transit

***WHEREAS***, the Planning Board found this ordinance text amendment to be a reasonable request in the public interest because it promotes the goals of the Indian Trail Comprehensive Plan in the areas of *Community Engagement, Downtown Revitalization, Economic Development, Land Use and Housing, and Mobility and Transportation*;

***WHEREAS***, the Planning Board transmits a recommendation to approve to the Town Council;

***WHEREAS***, the Town Council held a public hearing on September 26, 2023, to consider said request and recommendation of approval from the Planning Board;

***WHEREAS***, the Town Council made the required findings.

***NOW, THEREFORE, IT SHALL BE ORDAINED*** by the Town Council of the Town of Indian Trail, North Carolina hereby takes the following action:

**Section 1** – Makes the required findings as stated herein; and


**Section 2** – Approves ZT 2023-0098 Zoning Text Amendment petition thereby granting the amendment to the Unified Development Ordinance to incorporate revisions related to the adoption of the 2023 Downtown Master Plan update identified in Exhibit 1:

**Section 3** – This ordinance shall be effective immediately upon adoption.

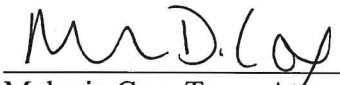
**AND IT IS SO ORDAINED** this 14<sup>th</sup> Day of November 2023.

**TOWN OF INDIAN TRAIL COUNCIL**

  
\_\_\_\_\_  
David Cohn, Mayor

*Attest:*  
  
\_\_\_\_\_  
Trena Sims, Town Clerk



*Approved as to Form:*  
  
\_\_\_\_\_  
Melanie Cox, Town Attorney



**PROPOSED ADDITIONS AND REVISIONS**

The following are the modifications to the Unified Development Ordinance for the request ZT 2023-0098. For ease of reference, new text is referenced in red font. Deletions will appear in red also but with a strikethrough line or lines such as “~~revised text~~”. Notes indicating excluded sections/text with no edits, will be highlighted.

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**DIVISION 100 INTRODUCTORY PROVISIONS**

**Chapter 140 Zoning Districts**

**140.010 Establishment of Districts**

For the purpose of this ordinance, portions of the Town, as specified on the Town’s Official Zoning Map are hereby divided into the following zoning districts:

Table 100-1: Zoning Districts

| <b>Residential Zoning Districts</b> |   |
|-------------------------------------|---|
| RSF                                 | Rural Single-Family                         |
| SF-1                                | Single-Family, Low Density                  |
| SF-2                                | Single-Family, Low/Medium Density           |
| SF-3                                | Single-Family, Medium Density               |
| SF-4                                | Single-Family, Medium/High Density          |
| SF-5                                | Single-Family, High Density                 |
| MFR                                 | Multi-Family Residential                    |
| O-MHP                               | Mobile Home Park Overlay                    |
| <b>Commercial Zoning Districts</b>  |   |
| <del>CBD</del>                      | <del>Central Business District</del>        |
| NBD                                 | Neighborhood Business District              |
| GBD                                 | General Business District                   |
| RBD                                 | Regional Business District                  |
| O-VCD                               | Village Center Overlay                      |
| <del>O-DD</del>                     | <del>Downtown Overlay</del>                 |
| <b>Downtown Districts*</b>          |   |
| DCD                                 | Downtown Core District                      |
| DTD                                 | Downtown Transitional District              |
| DTD-R                               | Downtown Transitional, Residential District |
| <b>Industrial Zoning Districts</b>  |   |
| L-I                                 | Light Industrial                            |
| H-I                                 | Heavy Industrial                            |
| O-PID                               | Planned Industrial Overlay                  |
| <b>Other Zoning Districts</b>       |   |
| O-GCD                               | Goose Creek Overlay                         |
| OP/A                                | Open Space/Agricultural                     |
| I                                   | Institutional                               |

|       |   |
|-------|---|
| CZ    | Conditional Zoning (PD, TND, PUD, MXD, CD, OSD)   |
| O-PED | Pre-existing Development Overlay<br>(PUD, PND, PRD, CUD approved prior December 30, 2008) |
| O-MD  | Mining District   |

**140.040 Overlay Districts**

[NO CHANGES TO PARAGRAPH TEXT HERE]

- A. The Village Center Overlay, the Goose Creek Overlay, ~~the Downtown Overlay,~~ and the Mobile Home Park Overlay, are ~~four~~ **three** such overlay districts. In addition, overlay zoning districts have been created to apply to Planned Residential Developments (PRDs), Planned Unit Developments (PUDs), Planned Neighborhood Developments (PNDs), or Conditional Use Districts (CUDs) that were authorized prior to the adoption of this UDO. Under the UDO, all such developments have been placed in one or more general use zoning districts, subject to a Pre-existing Development Overlay (O-PED) district that modifies the requirements of the underlying zoning district to reflect as closely as possible the conditions and requirements of the pre-existing development approval. For example, a pre-existing PRD will be zoned SF-2, subject to an O-PED that reduces the front yard setback generally applicable in the SF-2 district from 30 to 25 feet.
- B. [NO CHANGES TO TEXT HERE]

**DIVISION 500 BASE ZONING DISTRICTS**

**Chapter 530 Business and Commercial Zoning Districts**

**530.010 District Descriptions**

[NO CHANGE TO PARAGRAPH TEXT HERE]

- ~~A.—CBD, Central Business District~~  
The CBD, Central Business District is intended to implement the policies of the Town’s Comprehensive Plan that calls for a downtown that serves as a central location that serves all the neighborhoods and sub-areas of the Town. Generally, the CBD district is covered by the Downtown Overlay but eventually the CBD may extend beyond the boundaries of the overlay district.
- B. [NO CHANGES TO TEXT IN B THROUGH E]
- ~~F.—O DD, Downtown Overlay District~~  
The Downtown (DOD) Overlay District is intended to encourage the development of a mixed-use, pedestrian-oriented, downtown business district, with retail, financial, service, office, governmental, cultural and entertainment uses, along with residential options.

**530.040 Lot and Building Standards**

[NO CHANGES TO PARAGRAPH HERE]

**A. Lot Size, Density, Setback and Height Table**

Table 500-2: Business and Commercial Lot, Density, Setback and Building Height Standards

| Lot and Building Standards (1)          | <del>CBD</del>    | NBD       | GBD       | RBD       | O-VCD      | <del>O-DD</del>       |
|---|-------------------|-----------|-----------|-----------|------------|-----------------------|
| Lot Area                                | <del>None</del>   | 6,000     | 6,000     | 8,000     | NA         | <del>NA</del>         |
| Lot Area Per Dwelling Unit              | <del>3,350</del>  | 6,000     | 6,000     | 6,000     | NA         | <del>NA</del>         |
| Lot Width                               | <del>None</del>   |           |           |           | NA         | <del>NA</del>         |
| Front Setback (2)                       | <del>None</del>   | 25; 15 if | 25; 15 if | 40; 20 if | 0-15 max   | <del>0-10 max</del>   |
| Rear Setback – Not Abutting Residential | <del>None</del>   | 12.5      | 12.5      | 20        | NA         | <del>NA</del>         |
| Rear Setback – Abutting Residential     | <del>15</del>     | 15        | 20        | 20        | 15         | <del>15</del>         |
| Side Setback – Not Abutting Residential | <del>10</del>     | 10        | 10        | 10        | 0-10       | <del>0-10</del>       |
| Side Setback – Abutting Residential     | <del>15</del>     | 15        | 20        | 20        | 15         | <del>15</del>         |
| Maximum Height                          | <del>50</del>     | 50        | 50        | 70        | 70 (45 for | <del>75 (45 for</del> |
| Maximum Building Area (3)               | <del>15,000</del> | 15,000    | 35,000    | None      | 15,000     | <del>20,000</del>     |

(1) See Residential Lot Standards Table for Residential Uses Permitted in Non-Residential Districts.

(2) Maximum front setback may be modified by the Planning Director based on impacts from planned road widenings, locations of utilities, and the character of the existing and proposed development.

(3) For ~~CBD~~, NBD, GBD, and O-VCD, ~~and O-DD~~, listed GFA maximums do not include Grocery Stores, Convention Facilities, Banquet Halls, Indoor Recreation Facilities, Hotels, Apartments, and Theaters.

**530.050 Floor Area Limits for Commercial Establishments When Applicable**

~~A. CBD District~~

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

B. [NO CHANGES TO TEXT IN B THROUGH E]

~~F. Downtown Overlay~~

~~Commercial establishments in the O-DD district may not include more than 20,000 square feet~~

~~of gross floor area on any single floor. Food stores (groceries) are not subject to this floor area limit.~~

**530.060 Other Applicable Regulations**

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

- A. [NO CHANGES TO A THROUGH E]

**Chapter 560 Downtown Zoning Districts**

**560.010 District Descriptions**

The Downtown zoning districts are intended to accommodate a mix of uses including residential, commercial, office, food, retail, and service uses. Each Downtown district provides a distinct treatment of uses based on the Downtown Master Plan.

**A. DCD, Downtown Core District**

The DCD district is intended to implement the policies of the Town’s Downtown Master Plan that calls for a dense mix of uses to promote a pedestrian oriented central area serving not only the businesses and residents of the district but a destination for all residents of Indian Trail and others visiting the Town. The “mix of uses” includes multifamily residential, single-family attached residential, commercial, office, retail, and personal services; and mixed-use design with residential living over businesses on the main floor.

**B. DTD, Downtown Transitional District**

The DTD district is intended to implement the policies of the Town’s Downtown Master Plan that calls for a mix of uses transitioning from outside the Downtown through to the Downtown Core district. The “mix of uses” includes multifamily residential, single-family attached residential, commercial, office, retail, and personal services.

**C. DTD-R, Downtown Transitional, Residential District**

The DTD-R district is intended to implement the policies of the Town’s Downtown Master Plan that calls for residential land use transitioning from outside the Downtown through to the Downtown Core district.

**560.020 Allowed Uses in Downtown Districts**

The use table shown in Chapter 570 identifies permitted, permitted with conditional zoning, and prohibited uses within the zoning districts identified. The uses identified are subject to compliance with all other applicable standards or requirements of the ordinance.

**560.030 Lot and Building Standards**

All residential and nonresidential development in business districts must comply with the lot and building standards of Table 500-\_, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table 500-4 and applicable exceptions to the standards can be found in the Development Review Procedures, DIVISION 300.

**A. Lot Size, Density, Setback and Height Table**

Table 500-4: Downtown Lot, Density, Setback and Height Standards

| <b>Lot and Building Standards</b>   | <b>DCD</b>         | <b>DTD</b>         | <b>DTD-R</b> |
|---|--------------------|--------------------|--------------|
| <b>LOT SIZE</b>   |                    |                    |              |
| Lot Area  | NA                 | NA                 | NA           |
| Lot Area Per Dwelling Unit (min. sq. ft.)   | NA                 | NA                 | 8,000        |
| Lot Width (min. feet)   | NA                 | NA                 | 50           |
| <b>BUILDING SETBACKS AND HEIGHT</b>   |                    |                    |              |
| Front Setback (min. feet) (2)   | None               | 10                 | 25           |
| Rear Setback – Not Abutting Residential (min. feet)   | None               | 15                 | 30           |
| Rear Setback – Abutting Residential (feet)  | 15 max.            | 30 min.            | 30 min.      |
| Side Setback – Not Abutting Residential (feet)  | 10 max.            | 10 min.            | 10 min.      |
| Side Setback – Abutting Residential (feet)  | 15 max.            | 15 min.            | 15 min.      |
| Side Corner   | None               | 10                 | 10           |
| Accessory Structure Setback (min. feet from side and rear property lines) (1)   | 5                  | 5                  | 5            |
| Accessory Structure Setback - Corner Lot Street Side (min. feet from side and rear property lines) (1)                  | 5                  | 10                 | 10           |
| Maximum Height (feet)   | 50                 | 50                 | 50           |
| Maximum Building Area (Gross Floor Area (GFA) for individual establishments/ uses on a single building floor level) (3) | 15,000 square feet | 20,000 square feet | NA           |

(1) See Chapter 710. Accessory Uses and Structures for additional information.

(2) Maximum front setback may be modified by the Planning Director based on impacts from planned road widenings, locations of utilities, and the character of the existing and proposed development.

(3) For DCD and DTD districts, listed GFA maximums do not include Grocery Stores, Convention Facilities, Banquet Halls, Indoor Recreation Facilities, Hotels, Apartments, and Theaters.

**B. Building Height**

The height limitation established in the table in A above shall not apply to public or private utility poles, fixtures and lines, skylights, lighting for sports fields, water tanks, and roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment,

or similar equipment for the operation and maintenance of a building, and any device used to screen such structures and equipment. Refer to DIVISION 700 for height limits associated with Wireless Communication Towers.

**560.040 Floor Area Limits for Downtown Commercial Establishments When Applicable**

- A. **DCD**  
Commercial establishments in the DCD district may not include more than 15,000 square feet of gross floor area.
- B. **DTD**  
Commercial establishments in the DTD district may not include more than 20,000 square feet of gross floor area.
- C. **DTD-R**  
No floor area limit applies since there are no commercial establishments in DTD-R district.

**560.050 Other Applicable Regulations**

Uses and development in the DCD, DTD, and DTD-R districts are subject to other applicable regulations throughout the UDO such as the following:

- A. **Accessory Uses and Structures (Including Fences)**  
(See Chapter 710 in the Supplementary Use Regulations)
- B. **Landscaping**  
(See landscaping standards, DIVISION 800)
- C. **Signs**  
(See sign regulations, DIVISION 900)
- D. **Parking and Loading**  
(See parking regulations, DIVISION 1000)

**Chapter 560 570 Permitted Uses**

**560 570.010 Table of Permitted Uses**

The use table at the link below identifies uses authorized or prohibited within the zoning districts identified in DIVISION 500. The use codes are as follows: P = Permitted Use; C = Conditional Zoning; and "X" = Prohibited Use/Not Permitted.

Table ~~500-4~~ 500-5: Table of Permitted Uses

| Use Category     | Use Type   | Business / Office / <del>Village-Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts <del>and Village Center Overlay</del> |     |     |     |       |                                  |                    |   |     | Industrial Districts |   | Use Specific Standards | Land Use Group |
|------------------|--|---|-----|-----|-----|-------|----------------------------------|--------------------|---|-----|----------------------|---|------------------------|----------------|
|                  |  | <del>CBD DCD</del> <sup>1</sup>   | NBD | GBD | RBD | O-VCD | <del>O-DD DTD</del> <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I | H-I                  |   |                        |                |
| Household Living | Accessory Apartments   | X P   | X   | X   | X   | X     | X P                              | P                  | X | X   | X                    | See Section 710.060 Accessory Apartment Use Standards.                              | NA                     |                |
|                  | Multi-Unit Apartments (3 or more units)  | C   | X   | X   | X   | C     | C                                | X                  | X | X   | X                    |   | 2                      |                |
|                  | Single-Family Detached (Site Built or Modular)   | X   | X   | X   | X   | P     | <del>P</del> * X                 | P                  | X | X   | X                    | <del>* See Chapter 640 Downtown Master Plan Overlay District for limitations.</del> | NA                     |                |
|                  | Single-Family (Class A Manufactured Home)  | X   | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
|                  | Single-Family (Class B Manufactured Home)  | X   | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
|                  | Townhouse  | <del>C</del> P  | X   | X   | X   | C     | <del>C</del> P                   | X                  | X | X   | X                    |   | 1                      |                |
|                  | Two-Family Dwelling  | <del>C</del> X  | X   | X   | X   | C     | P                                | X                  | X | X   | X                    |   | 1                      |                |
|                  | Upper-Story Residential  | P   | X   | C   | X   | P     | P                                | X                  | X | X   | X                    |   | NA                     |                |
| Group Living     | Boarding or Rooming Houses   | X   | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
|                  | Group Homes, Small   | X   | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
|                  | Group Homes, Large   | X   | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | 1                      |                |
|                  | Special Care Facility  | X   | X   | C   | C   | X     | X                                | X                  | C | C   | X                    |   | 1                      |                |
|                  | Halfway House  | X   | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | 1                      |                |
| Elder Care       | Nursing Care or Skilled Care Facility, Assisted Living Facility, Senior Housing, Independent | C   | C   | P   | X   | C     | C                                | X                  | P | X   | X                    |   | 2                      |                |

**Exhibit 1:**

ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category    | Use Type   | Business / Office / <del>Village-Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts and Village Center Overlay |     |     |     |       |                                  |                    |   |     | Industrial Districts |   | Use Specific Standards | Land Use Group |
|-----------------|--|--|-----|-----|-----|-------|----------------------------------|--------------------|---|-----|----------------------|---|------------------------|----------------|
|                 |  | <del>CBD DCD</del> <sup>1</sup>  | NBD | GBD | RBD | O-VCD | <del>O-DD DTD</del> <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I | H-I                  |   |                        |                |
|                 | Living, Continuing Care Facility   |  |     |     |     |       |                                  |                    |   |     |                      |   |                        |                |
| Agriculture     | Agricultural Operations with Livestock   | X  | X   | X   | X   | X     | X                                | X                  | X | X   | X                    | No livestock or poultry may be kept within 150 feet of an adjoining lot line.   | NA                     |                |
|                 | Agricultural Operations without Livestock  | X  | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
|                 | Agriculture Support and Service Activities   | X  | X   | X   | X   | X     | X                                | X                  | X | X   | X                    | No livestock or poultry may be kept within 150 feet of an adjoining lot line.   | 2                      |                |
|                 | Greenhouse or Nursery (Wholesale)  | X  | X   | X   | X   | P*    | X                                | X                  | X | P   | X                    |   | 1                      |                |
|                 | Greenhouse/ Garden Center (Retail)   | X  | X   | P   | P   | X     | X                                | X                  | X | X   | X                    |   | 2                      |                |
|                 | Horseback Riding Stables   | X  | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | 1                      |                |
|                 | Farrier Shop   | X  | X   | P   | P   | X     | X                                | X                  | X | X   | X                    |   | 2                      |                |
|                 | Equine Stables accessory to Single-Family residence  | X  | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
|                 | Silviculture Operations  | X  | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
| Slaughterhouse  | X  | X  | X   | X   | X   | X     | X                                | X                  | X | C   |                      | 3   |                        |                |
| Animal Services | Animal Foster Care   | X  | X   | X   | X   | X     | X                                | X                  | X | X   | X                    |   | NA                     |                |
|                 | Animal Services – veterinarian offices (may include indoor kennels, and boarding facilities as accessory uses) | <del>P</del> X   | P   | P   | P   | C     | C                                | X                  | X | P   | X                    | All outdoor run perimeter to be 100 feet from a residential property.<br>* Minimum 2 acres in RSF district and front a thoroughfare or boulevard roadway. Kennels and | 2                      |                |

Exhibit 1:

ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category                | Use Type   | Business / Office / <del>Village Center Overlay</del> / Downtown Overlay / Institutional Districts and Village Center Overlay |     |     |     |       |                                     |                    |   | Industrial Districts |     | Use Specific Standards  | Land Use Group |
|-----------------------------|--|---|-----|-----|-----|-------|-------------------------------------|--------------------|---|----------------------|-----|---|----------------|
|                             |  | <del>CB</del><br>DCD <sup>1</sup>   | NBD | GBD | RBD | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I                  | H-I |   |                |
|                             |  |   |     |     |     |       |                                     |                    |   |                      |     | boarding in O-VCD or <del>O-DD</del> Downtown districts only associated with medical care.  |                |
|                             | Indoor/ Outdoor Boarding Kennel, Day Care, Animal Shelter                | X   | X   | C   | P   | X     | X                                   | X                  | X | P                    | X   |   | 2              |
|                             | Sales and Grooming   | <del>P</del> X  | P   | P   | P   | P     | P*                                  | X                  | X | P                    | X   | All outdoor run perimeter to be 100 feet from a residential property.<br>* No outdoor runs. | 1              |
| Artist Work and Sales Space | Artisan Production (cabinet making, glass blowing, metal smithing, etc.) | <del>C</del> X  | C   | P   | P   | P*    | C                                   | X                  | X | P                    | X   |   | 1              |
|                             | Artist Studio and Art Galleries  | P   | P   | P   | P   | P     | P                                   | X                  | P | P                    | X   |   | 2              |
|                             | Recording Studios  | <del>P</del> C  | P   | P   | P   | P     | <del>P</del> C                      | X                  | P | P                    | X   |   | 2              |
| Day Care                    | Adult Day Care Center  | <del>P</del> X  | P   | P   | P   | P     | P                                   | X                  | P | C*                   | X   | * See Section 540.010 District Descriptions for Light Industrial District                   | 1              |
|                             | Adult Day Care Home (up to 6 enrollees)                                  | <del>P</del> X  | P   | X   | X   | X     | X                                   | P                  | X | X                    | X   |   |                |
|                             | Child Care Center  | P   | P   | P   | P   | P     | P                                   | X                  | P | C*                   | X   | * See Section 540.010 District Descriptions for Light Industrial District.                  | 1              |
|                             | Family Child Care Home (up to 9 enrollees)                               | <del>P</del> X  | P   | X   | X   | X     | X                                   | P                  | X | X                    | X   | Refer to Division 1600 Terminology and Measurements for Family Child Care Home.             |                |
| Educational Uses            | Business or Trade Schools  | P   | P   | P   | P   | P     | P                                   | X                  | P | P                    | X   |   | 2              |

**Exhibit 1:**  
ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category            | Use Type                                      | Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts and Village Center Overlay |      |      |      |       |                                     |                    |   |      | Industrial Districts |   | Use Specific Standards | Land Use Group |
|-------------------------|---|--|------|------|------|-------|-------------------------------------|--------------------|---|------|----------------------|---|------------------------|----------------|
|                         |   | <del>CBD DCD</del> <sup>1</sup>  | NBD  | GBD  | RBD  | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I  | H-I                  |   |                        |                |
|                         | College or University                         | P  | P    | P    | P    | P     | P                                   | X                  | P | P    | X                    |   | 1                      |                |
|                         | School, Public or Private                     | P  | P    | P    | X    | P     | P                                   | X                  | P | X    | X                    |   | 1                      |                |
| Event and Entertainment | Adult Uses                                    | X  | X    | X    | P    | X     | X                                   | X                  | X | X    | X                    |   | 3                      |                |
|                         | Amusement Arcades and Billiard Parlors        | <del>P</del> X   | P    | P    | P    | P     | P                                   | X                  | X | X    | X                    |   | 2                      |                |
|                         | Banquet Hall and Event Venue                  | P/C*   | P    | P    | P    | P     | P                                   | X                  | P | X    | X                    | * Conditional with outside events.  | 2                      |                |
|                         | Convention Facility                           | P  | P    | P    | P    | P     | P                                   | X                  | P | X    | X                    |   | 2                      |                |
|                         | Electronic Gaming Operation                   | X  | X    | X    | C    | X     | X                                   | X                  | X | X    | X                    |   | 2                      |                |
|                         | Escape Room or Roll Play Gaming Establishment | P  | P    | P    | P    | P     | P                                   | X                  | X | X    | X                    |   | 2                      |                |
|                         | Fraternal Organization or Lodge               | P  | P    | P    | P    | P     | P                                   | X                  | P | X    | X                    |   | 2                      |                |
|                         | Hookah Lounge                                 | X  | X    | C    | C    | X     | X                                   | X                  | X | X    | X                    |   | 2                      |                |
|                         | Private Club/Tavern                           | X  | X    | C    | C    | C     | <del>C</del> X                      | X                  | X | X    | X                    |   | 2                      |                |
|                         | Theater, Motion Picture                       | P  | P    | P    | P    | P     | P                                   | X                  | P | X    | X                    | Conditional Zoning approval required for outdoor theater use.   | 2                      |                |
|                         | Theatrical Playhouse (Excluding Adult Use)    | P  | P    | P    | P    | P     | P                                   | X                  | P | X    | X                    | Conditional Zoning approval required for outdoor theater use.   | 2                      |                |
| Food Service            | Bakery  | P  | P    | P    | P    | P     | P                                   | X                  | P | P*   | P                    | * See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments. | 2                      |                |
|                         | Breweries, Distilleries, Wineries             | P/C*   | P/C* | P/C* | P/C* | P/C*  | P/C*                                | X                  | X | P/C* | P/C*                 | See Chapter 7230. Breweries, Distilleries and Wineries.   | 2                      |                |

**Exhibit 1:**

ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category       | Use Type                                  | Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts <del>and Village Center Overlay</del> |      |     |     |       |                                     |                    |   |     | Industrial Districts |  | Use Specific Standards                                | Land Use Group |
|--------------------|---|---|------|-----|-----|-------|-------------------------------------|--------------------|---|-----|----------------------|--|---|----------------|
|                    |   | <del>GBD</del><br>DCD <sup>1</sup>  | NBD  | GBD | RBD | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I | H-I                  |  |   |                |
|                    |   |   |      |     |     |       |                                     |                    |   |     |                      |  | * Conditional Zoning approval for outdoor operations. |                |
|                    | Catering Kitchen/ Food Production         | <del>P</del> X  | P    | P   | P   | P     | P                                   | X                  | P | P*  | X                    |  |   | 2              |
|                    | Delicatessen                              | P   | P    | P   | P   | P     | P                                   | X                  | P | P*  | X                    | * See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.  | 2   |                |
|                    | Coffee Shop and Ice Cream Store           | P   | P    | P   | P   | P     | P                                   | X                  | P | P*  | X                    | * See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.  | 2   |                |
|                    | Restaurants without drive-through service | P   | P    | P   | P   | P     | P                                   | X                  | P | P*  | X                    | * See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.  | 2   |                |
|                    | Restaurants with drive-through service    | <del>P</del> P*   | C    | P   | P   | P     | C                                   | X                  | X | X   | X                    | * Drive-through only allowed in DCD with a determination by the Planning Director looking for a reduction in stacking spaces in Chapter 1040 Stacking Spaces for Drive-Through Businesses; and screening from the streetscape and integration into the overall site/building design. | 2   |                |
| Financial Services | Banks, Consumer Investment Services,      | P/C*  | P/C* | P   | P   | P     | P/C*                                | X                  | P | X   | X                    | * Conditional Zoning approval  | 2   |                |

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ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category          | Use Type  | Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts and Village Center Overlay |     |     |     |       |                                     |                    |   |     | Industrial Districts |   | Use Specific Standards  | Land Use Group |
|-----------------------|---|--|-----|-----|-----|-------|-------------------------------------|--------------------|---|-----|----------------------|---|---|----------------|
|                       |   | <del>GBD</del><br>DCD <sup>1</sup>   | NBD | GBD | RBD | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I | H-I                  |   |   |                |
|                       | Consumer Loan Offices, Savings and Loan Association |  |     |     |     |       |                                     |                    |   |     |                      |   | required for facilities with drive-thru windows.                                |                |
|                       | Payday Loan Stores                                  | X  | X   | C   | C   | X     | X                                   | X                  | X | X   | X                    | X |   | 2              |
| Funeral and Interment | Cemetery or Mausoleum                               | <del>P</del> X   | P   | P   | X   | X     | <del>P</del> X                      | X                  | P | X   | X                    |   | Must be at least 40 feet from adjacent property lines and street right-of-ways. | 2              |
| Service               | Crematorium (stand-alone with no Funeral Services)  | X  | X   | X   | P   | X     | X                                   | X                  | X | P   | P                    |   |   | 3              |
|                       | Funeral Home  | <del>C</del> X   | C   | P   | P   | C     | C                                   | X                  | P | X   | X                    |   |   | 2              |
| Government Facilities | Detention Center                                    | X  | X   | X   | X   | X     | X                                   | X                  | C | P   | P                    |   |   | 3              |
|                       | Emergency Services                                  | P  | P   | P   | P   | P     | P                                   | X                  | P | P   | P                    |   |   | 2              |
|                       | Government Office                                   | P  | P   | P   | P   | P     | P                                   | X                  | P | P   | X                    |   |   | 1              |
|                       | Library and Cultural Exhibits/ Museum               | P  | P   | P   | P   | P     | P                                   | X                  | P | X   | X                    |   |   | 1              |
|                       | Post Office   | P  | P   | P   | P   | P     | P                                   | X                  | P | P   | X                    |   |   | 2              |
|                       | Community Service Uses                              | <del>P</del> C   | P   | P   | P   | C     | <del>C</del> P                      | X                  | P | X   | X                    |   |   | 2              |
|                       | Social Service Agencies                             | <del>P</del> C   | P   | P   | P   | P     | P                                   | X                  | P | P   | X                    |   |   | 2              |
| Health Care           | Hospital  | X  | X   | P   | P   | X     | P                                   | X                  | P | X   | X                    |   |   | 2              |
| Lodging               | Bed and Breakfast                                   | P  | P   | X   | X   | X     | P                                   | C                  | P | X   | X                    |   | See Chapter 740. Bed and Breakfast.   | 1              |
|                       | Hotel   | C  | C   | C   | P   | C     | C                                   | X                  | X | X   | X                    |   | Motels with exterior entry doors to individual rooms are not permitted.         | 2              |
|                       | Hotel, Extended Stay Facility/                      | X  | X   | X   | C   | X     | X                                   | X                  | X | X   | X                    |   | Motels with exterior entry doors to individual rooms are not permitted.         | 2              |

**Exhibit 1:**

ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category      | Use Type   | Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts and Village Center Overlay |     |     |     |       |                                     |                    |   |     | Industrial Districts |   | Use Specific Standards | Land Use Group |
|-------------------|--|--|-----|-----|-----|-------|-------------------------------------|--------------------|---|-----|----------------------|---|------------------------|----------------|
|                   |  | <del>CBD</del><br>DCD <sup>1</sup>   | NBD | GBD | RBD | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I | H-I                  |   |                        |                |
| Offices           | Business, Professional or Medical Office             | P  | P   | P   | P   | P     | P                                   | X                  | P | P   | P                    |   | 1                      |                |
|                   | Contractor/ Construction Office with outdoor storage | X  | X   | C   | C   | C     | X                                   | X                  | X | P   | P                    |   | 3                      |                |
|                   | High-Tech Offices/ Labs                              | X  | X   | P   | P   | X     | X                                   | X                  | P | P   | P                    |   | 1                      |                |
| Personal Services | Alterations/ Tailor/ Shoe Repair                     | P  | P   | P   | P   | P     | P                                   | X                  | P | P   | P                    |   | 1                      |                |
|                   | Body Piercing/ Tattooing                             | X  | X   | P   | P   | X     | X                                   | X                  | X | P   | X                    |   | 2                      |                |
|                   | Consumer Dry Cleaning Service                        | P  | P   | P   | P   | P     | P                                   | X                  | P | P*  | X                    | * See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments. | 2                      |                |
|                   | Consumer Repair Services                             | P  | P   | P   | P   | P     | P                                   | X                  | P | X   | X                    |   | 2                      |                |
|                   | Fortune Telling Service                              | X  | X   | X   | P   | X     | X                                   | X                  | X | X   | X                    |   | 1                      |                |
|                   | Health Clubs/ Fitness Centers/ Instructional Studios | P  | P   | P   | P   | P     | P*                                  | X                  | P | P*  | X                    | * See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments. | 2                      |                |
|                   | Hair, Nail & Tanning Salon/ Barbershop               | P  | P   | P   | P   | P     | P                                   | X                  | X | X   | X                    |   | 1                      |                |
|                   | Laundromat   | X  | X   | P   | P   | X     | X                                   | X                  | X | X   | X                    |   | 2                      |                |
|                   | Mailing/ Copying/ Blueprint Services                 | P  | P   | P   | P   | P     | P                                   | X                  | P | P   | X                    |   | 1                      |                |
| Recreation        | Golf Course  | X  | X   | P   | P   | X     | X                                   | X                  | X | X   | X                    |   | 1                      |                |
|                   | Golf Course, Miniature                               | X  | X   | P   | P   | X     | X                                   | X                  | X | X   | X                    |   | 2                      |                |
|                   | Indoor Shooting Range                                | X  | X   | C   | C   | X     | X                                   | X                  | X | P   | P                    |   | 2                      |                |
|                   | Public Parks and Open Spaces                         | P  | P   | P   | P   | P     | P                                   | X                  | P | P   | X                    |   | 1                      |                |

Exhibit 1:

ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category | Use Type  | Business / Office / <del>Village Center Overlay</del> / Downtown Overlay / Institutional Districts and Village Center Overlay |      |     |     |       |                                  |                    |   |     | Industrial Districts |   | Use Specific Standards | Land Use Group |
|--------------|---|---|------|-----|-----|-------|----------------------------------|--------------------|---|-----|----------------------|---|------------------------|----------------|
|              |   | <del>CBD</del> DCD <sup>1</sup>   | NBD  | GBD | RBD | O-VCD | <del>O-DD</del> DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I | H-I                  |   |                        |                |
|              | Recreational Facility, Indoor Small                   | P   | P    | P   | P   | P     | P                                | X                  | P | C   | X                    |   | 2                      |                |
|              | Recreational Facility, Indoor Large                   | C   | C    | P   | P   | C     | C                                | X                  | P | C   | X                    |   | 2                      |                |
|              | Recreational Facility, Outdoor                        | C   | C    | P   | P   | C     | C                                | X                  | P | C   | X                    |   | 2                      |                |
| Religious    | Religious Assembly                                    | P   | P    | P   | P   | P     | P                                | X                  | P | X   | X                    |   | 1                      |                |
| Retail       | ABC Stores  | P   | P    | P   | P   | P     | P                                | X                  | X | X   | X                    | See Chapter 7210. Alcohol Beverage Control (ABC) Store.   | 2                      |                |
|              | Antique Shops   | P/C*  | P/C* | P   | P   | P/C*  | P/C*                             | X                  | X | X   | X                    | See Chapter 7220. Second Hand Thrift/Consignment Sales and Antique Shops.<br>* Conditional Zoning if Planning Director deems necessary. | 2                      |                |
|              | Building Material and Lumber Store                    | X   | X    | P   | P   | X     | X                                | X                  | X | X   | X                    |   | 3                      |                |
|              | Convenience Market (stand alone)                      | P   | P    | P   | P   | P     | P                                | X                  | X | X   | X                    |   | 2                      |                |
|              | Convenience Market with Gasoline Pumps or Gas Station | X   | X    | P   | P   | C     | X                                | X                  | X | P   | X                    |   | 2                      |                |
|              | Home Improvement Superstore                           | X   | X    | P   | P   | C     | X                                | X                  | X | X   | X                    |   | 3                      |                |
|              | Light Equipment Sales/Rental                          | X   | X    | P   | P   | X     | X                                | X                  | X | P   | X                    |   | 2                      |                |
|              | Outdoor Flea Market                                   | X   | X    | X   | C   | X     | X                                | X                  | X | P   | X                    |   | 2                      |                |
|              | Outdoor Retail Sales                                  | X   | X    | X   | P   | X     | X                                | X                  | X | C   | X                    | See Chapter 7200. Outdoor Storage and Sales.  | 3                      |                |
|              | Pawn Shop   | X   | X    | P   | P   | X     | X                                | X                  | X | X   | X                    |   | 2                      |                |
|              | Pharmacy/ Drug Store with drive= through              | <del>P</del> C  | P    | P   | P   | P     | C                                | X                  | P | X   | X                    |   | 2                      |                |

**Exhibit 1:**

ZT 2023-0098 (Downtown UDO Amendments) Proposed Revisions

| Use Category                         | Use Type  | Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts and Village Center Overlay |      |     |     |       |                                  |                    |    |     |     | Industrial Districts  |   |  | Use Specific Standards | Land Use Group |
|--------------------------------------|---|--|------|-----|-----|-------|----------------------------------|--------------------|----|-----|-----|---|---|--|------------------------|----------------|
|                                      |   | <del>CBD DCD</del> <sup>1</sup>  | NBD  | GBD | RBD | O-VCD | <del>O-DD DTD</del> <sup>1</sup> | DTD-R <sup>1</sup> | I  | L-I | H-I |   |   |  |                        |                |
|                                      | Pharmacy/ Drug Store without drive- through                     | P  | P    | P   | P   | P     | P                                | X                  | P  | X   | X   |   | 2 |  |                        |                |
|                                      | Retail Sales, General   | P  | P    | P   | P   | P     | P                                | X                  | X  | X   | X   |   | 2 |  |                        |                |
|                                      | Retail Sales, with on-premises beer and wine consumption/ sales | P  | P    | P   | P   | P     | P                                | X                  | X  | X   | X   |   | 2 |  |                        |                |
|                                      | Second Hand Thrift/ Consignment Sales                           | P/C*   | P/C* | P   | P   | P/C*  | P/C*                             | X                  | X  | X   | X   | See Chapter 7220. Second Hand Thrift/Consignment Sales and Antique Shops.<br>* Conditional Zoning if Planning Director deems necessary. | 2 |  |                        |                |
|                                      | Sporting Good Stores (including firearm retail and gunsmithing) | P  | P    | P   | P   | P     | P                                | X                  | X  | X   | X   |   | 2 |  |                        |                |
|                                      | Tobacco and Vape Shops  | <del>P</del> X   | P    | P   | P   | P     | <del>P</del> X                   | X                  | X  | X   | X   | Minimum 500 feet separation from school uses.   | 2 |  |                        |                |
|                                      | Wholesale Market  | X  | X    | P   | P   | X     | X                                | X                  | X  | X   | X   |   | 3 |  |                        |                |
| Communication Services and Utilities | Freestanding Wireless Tower                                     | C  | C    | P   | P   | C     | C                                | C                  | P  | P   | P   | See Chapter 7180. Wireless Communication Antennas and Towers  | 2 |  |                        |                |
|                                      | Radio or TV Station   | X  | X    | P   | P   | X     | X                                | X                  | P  | P   | X   |   | 2 |  |                        |                |
|                                      | Small Cell Wireless Tower                                       | P*   | P*   | P*  | P*  | P*    | P*                               | P*                 | P* | P*  | P*  | * Must comply with G.S. 160D, Article 9, Part 3. Wireless Telecommunications Facilities.  |   |  |                        |                |
|                                      | Utilities, Major  | X  | C    | C   | C   | C     | X                                | X                  | C  | C   | C   | See Section 110.080 Authorization of Exemption for exemptions. See Chapter 770. Electric Substations.                                   | 3 |  |                        |                |

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| Use Category              | Use Type  | Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts and Village Center Overlay |     |     |     |       |                                  |                    |   |     | Industrial Districts |   | Use Specific Standards | Land Use Group |
|---------------------------|---|--|-----|-----|-----|-------|----------------------------------|--------------------|---|-----|----------------------|---|------------------------|----------------|
|                           |   | <del>CBD</del> DCD <sup>1</sup>  | NBD | GBD | RBD | O-VCD | <del>O-DD</del> DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I | H-I                  |   |                        |                |
|                           | Utilities, Minor  | P  | P   | P   | P   | P     | P                                | P                  | P | P   | P                    |   | 2                      |                |
|                           | Wireless Tower or Antenna co-located on existing building, structure or tower | P  | P   | P   | P   | P     | P                                | P                  | P | P   | P                    | See Section 110.080 Authorization of Exemption for exemptions. See Chapter 770. Electric Substations.       |                        |                |
| Vehicle Sales and Rentals | Auto Parts Sales (retail)   | X  | X   | P   | P   | P     | X                                | X                  | X | X   | X                    |   | 2                      |                |
|                           | Auto Parts Sales with Service   | X  | X   | P   | P   | C     | X                                | X                  | X | X   | X                    |   | 2                      |                |
|                           | Automobile, Boat, Motorcycle, and RV Sales and Rentals                        | X  | X   | P   | P   | P*    | X                                | X                  | X | P*  | X                    | See Chapter 7150. Vehicle Sales Lots.<br>* No sales lot or outdoor storage permitted.                       | 2                      |                |
|                           | Wholesale Vehicle Sales   | <del>P</del> X   | P   | P   | P   | P*    | <del>P</del> X                   | X                  | P | P*  | X                    | See Chapter 7150. Vehicle Sales Lots.<br>* No sales lot or outdoor storage permitted.                       | 2                      |                |
| Vehicle Services          | Auto Customizing/ Detailing   | X  | X   | P   | P   | C     | X                                | X                  | P | P   | X                    |   | 2                      |                |
|                           | Car Wash, Stand- Alone  | X  | X   | P   | P   | P*    | X                                | X                  | X | X   | X                    | * See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.                          | 2                      |                |
|                           | Motor Vehicle Repair, General   | X  | X   | X   | P   | C*    | X                                | X                  | X | P   | P                    | Permitted outright for buildings in existence as of September 1, 2018.<br>* See Chapter 630. Village Center | 2                      |                |

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| Use Category       | Use Type                              | Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts and Village Center Overlay |     |     |     |       |                                     |                    |    | Industrial Districts |     | Use Specific Standards  | Land Use Group |
|--------------------|---------------------------------------|--|-----|-----|-----|-------|-------------------------------------|--------------------|----|----------------------|-----|---|----------------|
|                    |                                       | <del>GBD</del><br>DCD <sup>1</sup>   | NBD | GBD | RBD | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I  | L-I                  | H-I |   |                |
|                    |                                       |  |     |     |     |       |                                     |                    |    |                      |     | Overlay Zone (O-VC) for permitted locations and additional requirements.  |                |
|                    | Motor Vehicle Repair, Limited         | X  | X   | P   | P   | C*    | X                                   | X                  | X  | P                    | P   | Permitted outright if located within industrial base district.<br>* See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.                    | 2              |
| Self-Storage       | RV and Boat Storage                   | X  | X   | X   | C   | P*    | X                                   | X                  | X  | P                    | P   | * Only permitted in Sun Valley OVC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements. | 2              |
|                    | Self-Storage Facilities               | X  | X   | P*  | P*  | P*    | X                                   | X                  | P* | P                    | P   | * Indoor, climate-controlled storage facility only.   | 2              |
|                    | Vehicle Storage and Towing            | X  | X   | X   | C   | C*    | X                                   | X                  | X  | P                    | P   | * Only permitted in Sun Valley OVC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements. | 3              |
| General Industrial | Building Maintenance Services         | X  | X   | X   | P   | P     | X                                   | X                  | P  | P                    | P   |   | 2              |
|                    | Contractor/ Construction Storage Yard | X  | X   | X   | X   | C*    | X                                   | X                  | X  | P                    | P   | * Only permitted in Sun Valley OVC for buildings in existence as of   | 3              |

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|--------------------|---|--|-----|-----|-----|-------|-------------------------------------|--------------------|----|----------------------|-----|---|----------------|
|                    |   | <del>CBD</del><br>DCD <sup>1</sup>   | NBD | GBD | RBD | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I  | L-I                  | H-I |   |                |
|                    |   |  |     |     |     |       |                                     |                    |    |                      |     | September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.   |                |
|                    | Equipment Repair  | X  | X   | X   | C   | C     | X                                   | X                  | X  | P                    | P   |   | 2              |
|                    | Heavy Equipment Sales/ Rental                             | X  | X   | X   | P*  | C*    | X                                   | X                  | X  | P                    | P   | See Chapter 7160. Vehicle Sales and Rental Lots.<br>* See Chapter 630. Village Center Overlay Zone (O-VC) for permitted locations and additional requirements. Permitted outright for buildings in existence as of September 1, 2018. | 2              |
|                    | Laundry/ Dry Cleaning Plants                              | X  | X   | X   | X   | P*    | X                                   | X                  | X  | P                    | P   |   | 2              |
|                    | Printing/ Publishing                                      | X  | X   | X   | P*  | X     | X                                   | X                  | P* | P                    | P   |   | 3              |
|                    | Warehousing, Wholesale Distribution, and Freight Movement | X  | X   | X   | P*  | P**   | X                                   | X                  | X  | P                    | P   |   | 3              |
| Manufacturing      | Manufacturing, Heavy                                      | X  | X   | X   | X   | X     | X                                   | X                  | X  | X                    | P   |   | 3              |
|                    | Manufacturing, Light                                      | X  | X   | X   | X   | P*    | X                                   | X                  | X  | P                    | P   |   | 3              |
| Mining/Excavation  | Mining/ Excavation  | X  | X   | X   | X   | X     | X                                   | X                  | X  | X                    | C   |   | 3              |
| Waste-Related Uses | Junk/ Salvage Yard  | X  | X   | X   | X   | P*    | X                                   | X                  | X  | C                    | C   |   | 3              |
|                    | Recycling Facilities, Indoors                             | X  | X   | X   | X   | X     | X                                   | X                  | X  | P                    | P   |   | 3              |
|                    | Recycling Facilities, Outdoors                            | X  | X   | X   | X   | X     | X                                   | X                  | X  | X                    | C   |   | 3              |

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|-----------------------------|------------------------------|---|-----|-----|-----|-------|-------------------------------------|--------------------|---|----------------------|-----|------------------------|----------------|
|                             |                              | <del>CBD</del><br>DCD <sup>1</sup>  | NBD | GBD | RBD | O-VCD | <del>O-DD</del><br>DTD <sup>1</sup> | DTD-R <sup>1</sup> | I | L-I                  | H-I |                        |                |
|                             | Resource Recovery Facilities | X   | X   | X   | X   | X     | X                                   | X                  | X | X                    | C   |                        | 3              |
|                             | Waste Transfer Stations      | X   | X   | X   | C   | X     | X                                   | X                  | X | P                    | P   |                        | 3              |
| Airport (public or private) | Airport                      | X   | X   | X   | X   | X     | X                                   | X                  | C | X                    | X   |                        | 3              |

<sup>1</sup> See Chapter 640 Downtown Master Plan Districts for additional requirements.

Note: Only showing necessary portions of the use table columns and rows to depict the changes.

**DIVISION 600 SPECIAL PURPOSE DISTRICTS**

**Chapter 640 Downtown Master Plan ~~Overlay~~ Districts**

**640.010 District Established**

The Downtown ~~(DOD) Overlay~~ Districts (~~DCD, DTD, and DTD-R~~) is hereby established to encourage the development of a mixed-use, pedestrian-oriented downtown business district, with retail, financial, service, office, governmental, cultural and entertainment uses, along with residential options. Within ~~this these~~ districts, the applicant may use property in accordance with the Table of Permissible Uses for the Downtown Master Plan ~~Overlay~~ Districts.

**640.020 Purpose and Intent**

This Section is intended to implement the Town of Indian Trail’s Downtown Master Plan that calls for development of a downtown mixed-use ~~center~~ core ~~and surrounding downtown transitional area~~.

**640.030 Development Standards**

- A. Minimum Standards and criteria are set forth herein and within the adopted Downtown Master Plan, land development standards, and comprehensive plan.
- B. All projects within the Downtown Master Plan ~~Overlay~~ Districts shall provide open space as follows:

~~C. Downtown Overlay District Open Space Requirements:~~

Table 600-1: Downtown ~~Overlay~~ Districts Open Space Requirements

| Type of Development   | Density         | Minimum Open Space/<br>Gross Lot Area |
|---|-----------------|---------------------------------------|
| <del>DTD-R Residential Developments</del>   | Single-Family   | <del>25% 5%</del>                     |
| <del>DTD Residential Developments</del>   | Multiple-Family | <del>35% 10%</del>                    |
| <del>DTD Commercial / Office</del>  |                 | <del>15% 5%</del>                     |
| <del>DCD Mixed All Uses</del>   |                 | <del>15% 5%</del>                     |
| Open Space is defined as Parks, Greenways, Playgrounds, Attached and Detached Squares, Plazas, Forecourts, and Green Roofs. |                 |                                       |

**Chapter 680 Mixed Use Development (MXD) Development**

A. **[NO CHANGES TO A AND B]**

C. **Perimeter Setback Required**

A minimum 50-foot setback along the entire development perimeter is required unless located within the ~~Downtown-of~~ Village Center Overlay Districts. The setback from any street bordering the MXD tract shall be 35 feet unless a greater setback is required by this UDO.

**DIVISION 700 SUPPLEMENTARY USE REGULATIONS**

**Chapter 710 Accessory Uses and Structures**

**710.080 Accessory Residential Uses in Non-Residential Zoning Districts and Downtown Land Uses**

**A. Applicability**

Accessory residential uses shall be permitted on properties located in all business and commercial, industrial, and institutional ~~zoning districts~~ ~~uses permitted~~ within the Downtown ~~Overlay zoning~~ ~~Districts~~, subject to the standards identified in subsections B.1 through B.6 below.

Accessory residential uses may also be permitted on properties located within all businesses and commercial, industrial and institutional zoning districts outside the Downtown ~~Overlay zoning~~ ~~Districts~~, when utilized as a dwelling unit for an onsite caretaker or guard, subject to the standards identified in subsections B.1 through B.6 below.

**B. [NO CHANGES TO B]**

**Chapter 7160 Wireless Communication Antennas and Towers**

**7160.020 Freestanding Facilities**

**A. [NO CHANGES TO A, B, AND D THROUGH I]**

**C. Height Limits for Wireless Communication Towers**

Table 700-3: Permitted Height of Wireless Communication Towers\*

| Zoning District  | Adjacency to Residential or Rural Zoning District |                                       | Adjacency to Non-Residential Zoning Districts |                                       |
|--|---|---------------------------------------|---|---------------------------------------|
|  | Conventional Tower (Single/Multiple User)         | Stealth Tower* (Single/Multiple User) | Conventional Tower (Single/Multiple User)     | Stealth Tower* (Single/Multiple User) |
| <del>Central Business</del><br>Downtown Districts,<br>( <del>CBD</del> DCD, DTD and DTD-R) | Not Permitted                                     | 80/100                                | Not Permitted                                 | 100/120                               |

Note: Only showing necessary portions of the use table columns and rows to depict the changes.

**Chapter 7200 Second Hand Thrift/Consignment Sales and Antique Shops**

**7200.010 General Requirements**

The following regulations shall apply to all Second Hand Thrift/Consignment Sales and Antique Shops uses as defined in Section 1610.050, that are located within the ~~Central Business District~~, Neighborhood Business District, ~~and within the~~ Downtown ~~Districts~~ and Village Center Overlays.

## Chapter 7210 Breweries, Distilleries and Wineries

### 7210.010 General Requirements

[NO CHANGES TO PARAGRAPH HERE]

- A. [NO CHANGES TO A]
- B. Uses within Commercial Zoning Districts (Regional Business District (RBD), General Business District (GBD), ~~Central Business District (CBD)~~), ~~Downtown Zoning Districts (Downtown Core District (DCD), Downtown Transitional District (DTD), and Downtown Transitional, Residential District (DTD-R))~~, and applicable overlay zoning districts:
  - 1. [NO CHANGES TO 1 THROUGH 10]
- C. Uses within the ~~Downtown Overlay O-DD and~~ Village Center Overlay O-VCD;
  - 1. Shall comply with the requirements of the base zoning district as stated in UDO Section 7210 A or B; and
  - 2. Any outdoor storage operations shall require a Conditional Zoning approval.

## Chapter 7240 Mobile Food Vending Unit and Food Vendors

### 7240.010 General Requirements

The following regulations shall apply to all mobile food vending units (MFVU) as described in UDO Chapter 1620:

- A. Mobile food vending units within the Town of Indian Trail must meet one (1) of the following criteria:
  - 1. Be located in one of the following areas: Downtown ~~Overlay Districts~~, Light-Industrial and Heavy-Industrial Districts, Regional Business District, Village Overlay Districts – Non-Residential District of village only,
  - 2. [2 AND 3 NOT REVISED HERE]

## DIVISION 800 LANDSCAPING

### Chapter 810 Buffer Yards, Parking Lots and Street Frontages

#### 810.030 Applicability

[NO CHANGES TO PARAGRAPH TEXT HERE]

- A. [NO CHANGES TO A THROUGH C AND E]
- D. If a buffer yard is not required and the development does not trigger the parking lot landscaping requirements of Section 810.120 "Parking Lot Landscaping", then perimeter landscaping

consistent with Section 810.180 "Perimeter Lot Line Landscaping Requirements" or street tree plantings consistent with Section 810.190 "Street Tree Planting in Downtown ~~Overlay~~ Districts" will be required.

**810.180 Perimeter Lot Line Landscaping Requirements**

[NO CHANGES TO PARAGRAPH TEXT HERE]

**A. Front Lot Line Landscaping**

1. Front lot line landscaping will consist of a landscape strip of at least 20 feet in width adjacent to a thoroughfare or boulevard as designated by the Indian Trail Comprehensive Plan of 2005 (Plate 21) and at least 10 feet in width adjacent to a private street or any other public street. This landscape strip must be located on private property immediately adjacent to a public or private street except within the Downtown Master Plan ~~Overlay~~ Districts. Within the Downtown Master Plan ~~Overlay~~ Districts, street trees must be planted in the sidewalk or parkway consistent with the permit requirements of the North Carolina Department of Transportation if applicable.
2. Any major subdivision, any multiple-family residential development, or any business, commercial or industrial development that has frontage on a public or private street must install landscaping as specified in this section. See Figure 800-8. Where this ordinance requires a landscape buffer yard or perimeter parking lot landscaping, the requirements of this section will not apply. The street frontage landscaping must be installed between the use to be screened and the property line adjacent to any street except within the Downtown Master Plan ~~Overlay~~ Districts.

[FIGURE 800-8 NOT REVISED HERE]

3. [3 THROUGH 6 NOT REVISED HERE]

**B. [NO CHANGES TO B]**

**810.190 Street Tree Planting in Downtown ~~Overlay~~ Districts**

Street trees will be planted consistent with the requirements of Section 840.030 "Street Tree Planting Requirements" of the Tree Ordinance except as provided herein for the Downtown Master Plan ~~Overlay~~ Districts.

- A. New construction within the Downtown Master Plan ~~Overlay~~ Districts must install one (1) street or parkway tree for every 30 feet of lot frontage on a public or private street. Street or parkway tree means a tree planted along a street, road, or thoroughfare either in the sidewalk or in a landscaped area between the sidewalk and the curb. Figure 800-9 shows trees planted in the parkway.

Figure 800-9: Trees will be planted in the sidewalk within the Downtown ~~Overlay~~ Districts.

[NO CHANGES TO FIGURE IMAGE]

- B. Street/parkway trees planted in the Downtown Master Plan **Overlay** Districts must have a minimum caliper size of 2.5 inches at the time of planting.
- C. **[NO CHANGES TO C AND D]**

**810.210 Maintenance and Irrigation of Landscaping**

All landscaping and screening that provides required buffering and screening shall be maintained. Landscape plans must indicate the proximity and source of water to irrigate trees and landscaping. Business or commercial centers located within Neighborhood Business, Downtown **Business**, General or Regional Business Districts that exceed 10 or more acres in size must have an automated sprinkler system for landscaped areas. All such systems shall be equipped with a rain sensor. The Town may require a performance guarantee if there is any delay in the installation of the irrigation system.

**840.010 Canopy Tree Planting Requirements**

- A. **[TABLE REVISED ONLY IN THIS SECTION]**

Table 800-4: Minimum Canopy Tree Cover

| Land Use Classification | Zoning District   | Minimum Tree Canopy |
|-------------------------|---|---------------------|
| COMMERCIAL              | NBD, Neighborhood Business District                           | 10%                 |
|                         | GBD, General Business District                                | 10%                 |
|                         | <del>CBD, Central Business District</del>                     | <del>10%</del>      |
|                         | RBD, Regional Business District                               | 10%                 |
|                         | Village Center Overlay District                               | 10%                 |
|                         | <del>Downtown Overlay District</del>                          | <del>10%</del>      |
| DOWNTOWN                | <del>DCD, Downtown Core District</del>                        | <del>NA</del>       |
|                         | <del>DTD, Downtown Transitional District</del>                | <del>5%</del>       |
|                         | <del>DTD-R, Downtown Transitional, Residential District</del> | <del>10%</del>      |

Note: Only showing necessary portions of the table rows to depict the changes.

**DIVISION 900 SIGNS**

**Chapter 9160 Administration; Enforcement; Appeals; Penalties**

**9160.040 Table of Sign Requirements**

- E. **Permitted Signs Business, Commercial, Overlay, and Industrial Districts**

Table 900-8: Business, Commercial, Industrial, and Certain Zoning Districts Sign Requirements

| Standard | NBD, <del>CBD*</del> , GBD Districts | Downtown <del>Overlay Districts</del> <sup>1</sup> , Village Overlay District* | RBD District* | L-I, H-I District* |
|----------|--------------------------------------|--|---------------|--------------------|
|          |                                      |  |               |                    |
|          |                                      |  |               |                    |
|          |                                      |  |               |                    |

<sup>1</sup> See "F." for Downtown monument sign requirements.

Note: Only showing necessary portions of the table rows to depict the changes.

**F. Monument Signs Along Indian Trail Road Corridor from Intersections with Hwy 74 and Old Monroe Road, and in Downtown Overlay**

The following requirements are only for monument signs along the Indian Trail Road from Hwy 74 to Old Monroe Road and in the Downtown Overlay. Sample images are provided in Figure 900-1 below and an image summarizing the sign details are in Figure 900-2. The following requirements shall apply:

1. Allowed for businesses where the main entrance is setback at least 20 feet from the property line along Indian Trail Road.
2. No separate standards are provided for multitenant businesses in this downtown corridor. Also, no pole signs are permitted in this corridor.
3. **Monument Sign Component 1 of 2: Sign Board**

Signs with the following specifications shall be mounted in a base and column masonry foundation structure as depicted in the examples below in Figure 900-1.

  - a. **Sign Width.** The sign board shall have a four (4) -foot minimum and a six (6) -foot maximum width.
  - a. **Sign Height.** The sign board shall have a height of three (3) feet.
  - a. **Number of Signs.** One sign per street frontage with a maximum of 2 per lot. Residential subdivision entrances may have 2 per entrance.
  - a. Signs shall have a border or molding and it shall not exceed three (3) inches in width.
4. **Monument Sign Component 2 of 2: Structure Base and Side Border**

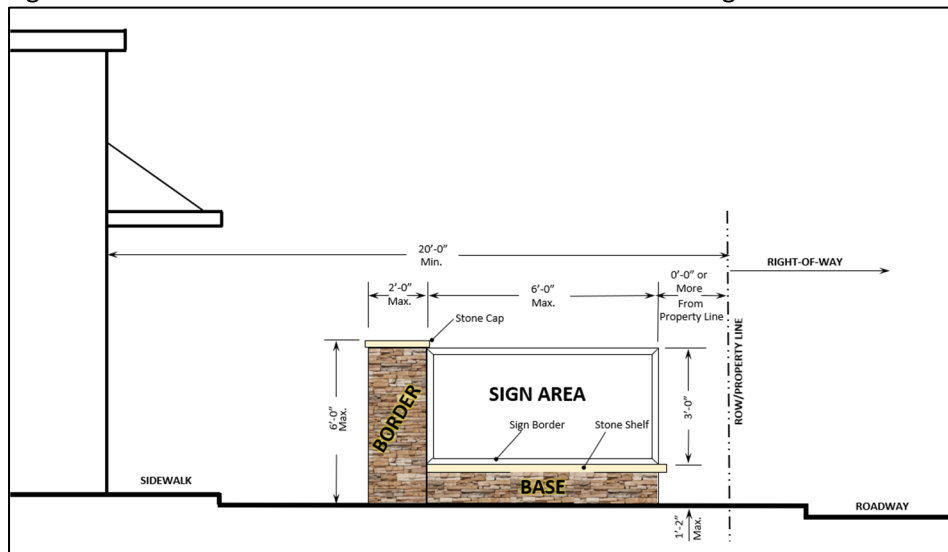
Cradling each monument sign will be a brick or flat stone base and side border meeting the following standards:

  - a. The sign will have one side border (narrow column) that will be situated on the side closer to the building.
  - b. The base and side border materials will be constructed of brick or flat stone. A side border cap, base shelf and/or banding no thicker than four (4) inches may be constructed of a second, contrasting masonry or stone color.
  - c. The sign will be touching the side border and lower base structure with no gaps.
  - d. The sides of the square side border will be matching dimensions on all sides with a maximum of two (2) feet wide.
5. Building main facades built up to the street sidewalk that is contiguous to the street curb, shall use a wall or projecting sign instead of a monument sign on the sidewalk.
6. In addition to the requirements listed above, the other sections of DIVISION 900 shall apply. For example, if the site does not have the required 20 feet of frontage, the sections on wall signs or projecting signs will apply.

Figure 900-1: Representative Images of Downtown Indian Trail Rd Corridor Monument Signs



Figure 900-2: Detail of Indian Trail Rd Corridor Monument Sign Standards



**DIVISION 1000 PARKING**

**Chapter 1010 General Requirements**

**1010.020 Exemptions, Reductions, and Special Area Standards**

- A. [NO CHANGES IN A AND B]
  
- C. The minimum parking ratios of Section 1020.010 are reduced by 25% within the Downtown Master Plan **Overlay Districts** and the Village Center Overlay District. Within the Downtown **districts** and Village Center overlays the parking ratios of Section 1020.010 may be further reduced through a planned development application that demonstrates a plan or strategy for

centralized, shared parking accessible to all patrons and employees of a mixed use development. All downtown parking reductions allowed by this section are subject to the approval of the Planning Director.

## **Chapter 1030 Bicycle Parking**

### **1030.020 Bike Parking Design and Location**

- A. [NO CHANGES IN A AND C]
- B. Bicycle racks must be high-quality, inverted “U”-type construction. Alternative high-quality designs may be required by the Planning Director within the Downtown Master Plan ~~Overlay Districts~~ area so that there is a consistent design and appearance of bicycle racks within the downtown.

## **Chapter 1060 Off-Street Loading Requirements**

### **1060.010 Loading and Unloading Areas**

- A. [NO CHANGES IN A, C AND D]
- B. The Planning Director may reduce or eliminate the requirements for off-street loading facilities within the Downtown Master Plan ~~Overlay Districts~~.

## **DIVISION 1300 GENERAL DEVELOPMENT AND DESIGN STANDARDS**

### **Chapter 1330 Lighting Standards**

#### **1330.070 Standards for Specific Uses**

- A. [NO CHANGES IN A THROUGH E]
- F. Public and Private Roadways  
[NO CHANGES IN PARAGRAPH HERE AND 1 THROUGH 5]
- 6. All new lighting fixtures must be installed on new metal poles. Wood poles shall not be permitted except when installing light fixtures within an existing residential subdivision where wood utility poles exist.
  - a. New residential subdivision street lights or street lights within the Downtown ~~Overlay Districts~~ shall be semi or full cutoff fixtures in compliance with Section 1330.050. Poles shall be free standing painted black. Refer to Section 1330.050 C for allowable pole heights. No overhead service wires shall be allowed.

[NO CHANGES TO FIGURE 1300-4]

- b. [NO CHANGES IN b.]

**Chapter 1350 Intersection Visibility**

**1350.050 Exemptions**

The following structures are exempt from the provisions of the intersection visibility standards of this section subject to review and approval by the Engineering Director.

- A. Structures including signs within the Downtown ~~Overlay~~ Districts.
- B. [NO CHANGES IN B THROUGH F]

\*\*\*\*\*

END OF UDO PROPOSED REVISIONS