

**ARTICLE E
USE REQUIREMENTS BY DISTRICT**

9-3051 Neighborhood Residential District (R-8)

Intent: The district shall provide for town-scaled residential development within walking distance (generally one-fourth ($\frac{1}{4}$) mile) of services. Streets shall be interconnected and a range of lot sizes is encouraged. The Neighborhood Residential District is to permit the completion and conformity of residential subdivisions.

9-3051.1 Permitted Uses

- (a) Uses permitted by right:
- Bed and breakfast inns
 - Boarding House
 - Cemeteries
 - Day care facility, medium
 - Essential services 1 and 2
 - Family Care Homes
 - Government buildings up to 5,000 square feet of gross floor area
 - Manufactured homes, Class A
 - Neighborhood and outdoor recreation
 - Parks
 - Religious Institutions
 - Single-family homes,
 - Two-family homes (duplexes)
- (b) Uses permitted with a conditional use permit:
- Accessory dwellings
 - Day care facility, large
 - Essential Services 3
 - Multi-family building
 - Nursing homes and residential care facilities
 - Planned Unit Development – Residential
 - Private and Public Elementary and Secondary Schools
- (c) Permitted accessory structures and uses:
- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
 - Day care facility (small)

- Home occupations

9-3051.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3051.3 Sign Requirements

See Article H of this Ordinance.

9-3051.4 Dimensional Requirements

- (a) Minimum Lot Width
 - Single-family home – 50 feet
 - Two-family home – 60 feet
 - Multi-family homes – 70 feet for three dwelling units plus 10 feet for each additional dwelling unit
 - Non-residential buildings – 70 feet
- (b) Minimum Building Setback
 - Minimum front building setback: 20 feet
 - Minimum side building setback: 10 feet (15 feet for side abutting a street ROW)
 - Minimum rear building setback: 25 feet
- (c) Maximum Building Height
 - Maximum building height for residential structures: 40 feet
 - Maximum building height for non-residential structures: 50 feet
- (d) Minimum Lot Sizes and Maximum Lot Coverages

Development activities that do not require a Sedimentation/Erosion Control Plan under State law are subject only to Sections 1 and 3 below.

- (1) Lots deeded prior to October 1, 1993, to be developed for single-family detached dwellings:
 - w/o water or sewer: 20,000 square feet;
 - water and sewer: 8,000 square feet;

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 40% of the total lot area.

- (2) Lots deeded on or after October 1, 1993, to be developed for single-family detached dwellings where the development requires a Sedimentation/Erosion Control Plan under State law:

(A) OPTION 1:

w/o water or sewer: 20,000 square feet;
water and sewer: 8,000 square feet;

Maximum permissible impervious surface coverage as defined in this ordinance shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot is located in a WS-4 critical area or abuts a curb & gutter street system.**

(B) OPTION 2:

w/o water or sewer: 21,780 square feet (1/2 acre);
water and sewer: 14,520 square feet (1/3 acre), **or**
21,780 square feet(1/2 acre) if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 30% of the total lot area.

- (3) Lots to be developed for multi-family dwellings, where the development does not require a Sedimentation/Erosion Control Plan under State law:

w/o water or sewer: not allowed.

water and sewer: 8,000 square feet for the first unit,
4,000 square feet for the second unit, and
3,000 square feet for each additional unit.

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 30% of the total lot area.

- (4) Lots to be developed for multi-family dwellings, where the development requires a Sedimentation/Erosion Control Plan under State law:

(A) OPTION 1:

w/o water or sewer: not allowed.

water and sewer: 8,000 square feet for the first unit,
4,000 square feet for the second unit, and
3,000 square feet for each additional unit.

Maximum permissible impervious surface coverage, as defined in this Ordinance, shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.**

(B) OPTION 2:

w/o water or sewer: not allowed;
water and sewer: 14,520 square feet (1/3 acre) for each unit, **or
21,780 square feet (1/2 acre) for each unit if the lot is
located within a WS-4 critical area or if the lot abuts a
curb and gutter street system.**

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 40% of the total lot area.

9-3052 Residential District (R-12A)

Intent: The R-12A district is intended to be a moderately quiet, medium-high density residential living area consisting of single-family, two-family and multi-family dwellings, along with limited home occupations and limited private and public community uses.

9-3052.1 Permitted Uses

- (a) Uses permitted by right:
- Cemeteries
 - Churches
 - Essential services 1 and 2
 - Family Care Homes
 - Government buildings up to 5,000 square feet of gross floor area
 - Neighborhood and outdoor recreation
 - Parks
 - Single-family homes, excluding manufactured homes
- (b) Uses permitted with a conditional use permit
- Accessory dwellings
 - Bed and Breakfast Inns
 - Essential Services 3
 - Multi-family building
 - Nursing homes and residential care facilities
 - Planned Unit Development -Residential
 - Public and private elementary and secondary schools
- (c) Permitted accessory structures and uses
- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
 - Day care facility (small)
 - Home occupations

9-3052.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3052.3 Sign Requirements

See Article H of this Ordinance.

9-3052.4 Dimensional Requirements

- (a) Minimum Lot Width
 - Single-family home – 70 feet
 - Multi-family homes – 70 feet for three dwelling units plus 10 feet for each additional dwelling unit
 - Non-residential buildings – 70 feet
- (b) Minimum Building Setback
 - Minimum front building setback: 35 feet
 - Minimum side building setback: 10 feet (15 feet for side abutting a street ROW)
 - Minimum rear building setback: 25 feet
- (c) Maximum Building Height
 - Maximum building height for residential structures: 40 feet
 - Maximum building height for non-residential structures: 50 feet
- (e) Minimum Lot Sizes and Maximum Lot Coverages

Development activities that do not require a Sedimentation/Erosion Control Plan under State law are subject only to Sections 1 and 3 below.

- (1) Lots deeded prior to October 1, 1993, to be developed for single-family detached dwellings:

w/o water or sewer: 20,000 square feet;
water and sewer: 12,000 square feet;

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 40% of the total lot area.

- (2) Lots deeded on or after October 1, 1993, to be developed for single-family detached dwellings where the development requires a Sedimentation/Erosion Control Plan under State law:
 - (A) OPTION 1:

w/o water or sewer: 20,000 square feet;
water and sewer: 12,000 square feet;

Maximum permissible impervious surface coverage as defined in this ordinance shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot is located in a WS-4 critical area or abuts a curb & gutter street system.**

(B) OPTION 2:

w/o water or sewer: 21,780 square feet (1/2 acre);
water and sewer: 14,520 square feet (1/3 acre), **or 21,780 square feet(1/2 acre) if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.**

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 30% of the total lot area.

- (3) Lots to be developed for multi-family dwellings, where the development does not require a Sedimentation/Erosion Control Plan under State law:

w/o water or sewer: not allowed.

water and sewer: 12,000 square feet for the first unit,
4,000 square feet for the second unit, and
3,000 square feet for each additional unit.

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 30% of the total lot area.

- (4) Lots to be developed for multi-family dwellings, where the development requires a Sedimentation/Erosion Control Plan under State law:

(A) OPTION 1:

w/o water or sewer: not allowed.

water and sewer: 12,000 square feet for the first unit,
4,000 square feet for the second unit, and
3,000 square feet for each additional unit.

Maximum permissible impervious surface coverage, as defined in this Ordinance, shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter**

street system.

(B) OPTION 2:

w/o water or sewer: not allowed;

water and sewer: 14,520 square feet (1/3 acre) for each unit, **or**
21,780 square feet (1/2 acre) for each unit if the lot is
located within a WS-4 critical area or if the lot abuts a
curb and gutter street system.

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 40% of the total lot area.

9-3053 Residential District (R-12)

Intent: The district shall provide for agricultural uses as well as single-family development. The purpose of the R-12 District is to provide an adequate amount of land for agricultural uses and single-family residential development. Uses that would interfere with the quiet, less urban residential nature of single-family neighborhoods, such as multi-family and commercial uses, are not appropriate in this district.

9-3053.1 Permitted Uses

- (a) Uses permitted by right:
- Cemeteries
 - Churches
 - Essential services 1 and 2
 - Family care homes
 - Government buildings up to 5,000 square feet of gross floor area
 - Neighborhood and outdoor recreation
 - Parks
 - Single-family homes, excluding manufactured homes
- (b) Uses permitted with a conditional use permit
- Accessory dwellings
 - Bed and Breakfast Inns
 - Bona fide farms but not agricultural industry
 - Essential Services 3
 - Nursing homes and residential care facilities
 - Public and private elementary and secondary schools
- (c) Permitted accessory structures and uses
- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
 - Day care facility (small)
 - Home occupations

9-3053.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3053.3 Sign Requirements

See Article H of this Ordinance.

9-3053.4 Dimensional Requirements

- (a) Minimum Lot Width
 - Single-family home – 70 feet
 - Non-residential buildings – 70 feet
- (b) Minimum Building Setback
 - Minimum front building setback: 35 feet
 - Minimum side building setback: 10 feet (15 feet for side abutting a street ROW)
 - Minimum rear building setback: 25 feet
- (c) Maximum Building Height
 - Maximum building height for residential structures: 40 feet
 - Maximum building height for non-residential structures: 50 feet
- (d) Minimum Lot Sizes and Maximum Lot Coverages

Development activities that do not require a Sedimentation/Erosion Control Plan under State law are subject only to Section 1 below.

- (1) Lots deeded prior to October 1, 1993, to be developed for single-family detached dwellings:

w/o water or sewer: 20,000 square feet;
water and sewer: 12,000 square feet;

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 40% of the total lot area.

- (2) Lots deeded on or after October 1, 1993, to be developed for single-family detached dwellings where the development requires a Sedimentation/Erosion Control Plan under State law:
 - (A) OPTION 1:

w/o water or sewer: 20,000 square feet;
water and sewer: 12,000 square feet;

Maximum permissible impervious surface coverage as defined in this ordinance shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot is located in a WS-4 critical area or abuts a curb & gutter street system.**

(B) OPTION 2:

w/o water or sewer: 21,780 square feet (1/2 acre);
water and sewer: 14,520 square feet (1/3 acre), **or**
21,780 square feet(1/2 acre) if the lot is located
within a WS-4 critical area or if the lot abuts a
curb and gutter street system.

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 30% of the total lot area.

9-3054 Office-Institutional District (O-I)

Intent: The Office-Institutional District is designed to provide a wide range of professional and institutional uses, as well as space for public and quasi-public uses.

9-3054.1 Permitted Uses

- (a) Uses permitted by right:
- Art galleries
 - Auditoriums, armories, publicly owned recreation facilities
 - Bed and breakfast Inns
 - Business-type office
 - Churches
 - Day care facility, medium or large
 - Essential services 1 and 2
 - Funeral homes
 - Financial services
 - Government buildings up to 5,000 square feet of gross floor area
 - Hospitals
 - Libraries
 - Medical or professional services
 - Mixed uses
 - Museums
 - Music or dance institutions/schools
 - Neighborhood and outdoor recreation
 - Nursing homes and residential care facilities
 - Parks
- (b) Uses permitted with a conditional use permit:
- Essential Services 3
 - Multi-family building
 - Planned Unit Development – Business
 - Planned Unit Development – Residential
 - Public and private elementary and secondary schools
- (c) Permitted accessory structures and uses:
- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
 - Day care facility(small)
 - Home occupations

- Within the O-I District all principal and accessory uses shall be conducted wholly within enclosed buildings with the exception of drive-through service, vending machinery, incidental displays of merchandise, displays associated with official festivals and similar incidental outdoor displays.

9-3054.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3054.3 Sign Requirements

See Article H of this Ordinance.

9-3054.4 Dimensional Requirements

- (a) Minimum Lot Width
 - None
- (b) Minimum Building Setback
 - Minimum front building setback: 20 feet
 - Minimum side building setback: 10 feet
 - An average of 10 feet may meet the side building setback requirements under the following requirements:
 - A conditional use permit is required.
 - Under no circumstances shall the principal building be any closer than five (5) feet from the side property line.
 - An opaque, vegetative buffer is required along the side property line where the averaging option is approved. However, if topography or other issues make the buffer impractical, other options may be used
 - Minimum rear building setback: 15 feet
- (c) Maximum Building Height
 - Maximum building height: 50 feet
- (d) Minimum Lot Sizes and Maximum Lot Coverages

Within the Office-Institutional District, there is no minimum lot size and development activities can cover 100% of the lot area not within the required setbacks. However, if the development activity requires a Sedimentation/Erosion

Control Plan, the maximum permissible impervious surface coverage, as defined by this Ordinance, shall not exceed 36% of the total lot area, or 24% of the total lot area if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.

9-3055 Central Business District (B-1)

Intent: The purpose of Central Business District is to accommodate and encourage further expansion and renewal in the historic/business core of Valdese. A variety of business, retail, professional, financial, cultural, and other related services are encouraged in an effort to provide the mix of activities necessary to shoppers.

9-3055.1 Permitted Uses

(a) Uses permitted by right:

- Alcoholic beverages, packaged, retail sales
- Amusements such as indoor theater, poolrooms, and bowling alleys
- Art galleries
- Auditoriums, armories, publicly owned recreation facilities
- Automobile parking lots
- Automobile parts and supplies sales, new
- Bakeries, where the products are sold exclusively at retail on the premises
- Barber and beauty shops
- Bed and Breakfast Inns
- Bicycle sales and repair shops
- Bus terminals and railroad stations
- Business colleges, barber and beauty schools, art schools, music and dance studios, and similar organizations, but not vocational schools, all without students in residence
- Business-type office
- Churches
- Clubs and lodges catering exclusively to member and their guests
- Day care facility, Medium or Large
- Dry cleaning and laundry pickup stations and dry cleaning facilities
- Essential services 1 and 2
- Financial Services
- Florist shops, but not commercial greenhouses
- Food stores, retail only
- Funeral Homes
- Government buildings
- Gunsmiths
- Hand-made crafts, retail sale of, and production for on-site sales
- Hospitals
- Hotels, motels, boarding houses
- Laundromats
- Locksmiths
- Medical or professional services
- Massage therapy

- Mixed uses (mixture of uses permitted in this district)
- Museums
- Neighborhood and outdoor recreation
- Newstands, newspaper offices and printing facilities incidental to such offices
- Nursing homes and residential care facilities
- Office equipment and supplies, sales and service
- Parks
- Pawn shops
- Photographic studios and camera supply stores
- Produce stands and open air markets, retail only
- Retail printing, publishing and reproduction establishments
- Radio and television, electronics repair and sales
- Restaurants, including drive through windows as an accessory use
- Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, music, art, antique, jewelry, sporting goods, toy, hobby, book, and stationary stores, but not excluding similar retail establishments
- Service stations and convenience stores, provided that all gasoline pumps shall be located at least twenty (20) feet from any property or right-of-way line
- Shoe repair shops
- Tailor, dressmaking and millinery shops
- Taxi stands
- Telecommunication offices
- Theaters, indoor

(b) Uses permitted with a conditional use permit:

- Drop Boxes (on-premise only)
- Essential Services 3
- Multi-family building
- Planned Unit Development – Business
- Planned Unit Development – Residential
- Public and private elementary and secondary schools

(c) Permitted accessory structures and uses:

- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
- Day care facility (small)
- Home occupations

(1) Within the B-1 District all principal and accessory non-residential uses shall be conducted wholly within enclosed buildings with the exception of gasoline pumps, drive-through service, outdoor dining facilities associated with a

restaurant, incidental displays of produce and merchandise or published materials, vending machinery, displays associated with official festivals and similar incidental outdoor displays.

9-3055.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3055.3 Sign Requirements

See Article H of this Ordinance.

9-3055.4 Dimensional Requirements

(a) Minimum Lot Width

- None

(Minimum frontage on a public street shall be thirty-five (35) feet).

(b) Minimum Building Setback

- Minimum front building setback: 0 feet
- Minimum side building setback: 0 feet (15 feet for side abutting a residential district)
- Minimum rear building setback: 0 feet (15 feet for side abutting a residential district)

Note: If side or rear yards are provided they must be at least 10 feet in width.

(c) Maximum Building Height

- Maximum building height: 50 feet

(d) Minimum Lot Sizes and Maximum Lot Coverages

Within the B-1 Central Business District, there is no minimum lot size and development activities can cover 100% of the lot area. However, if the development activity requires a Sedimentation/Erosion Control Plan, the maximum permissible impervious surface coverage, as defined by this Ordinance, shall not exceed 36% of the total lot area, or 24% of the total lot area if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.

9-3055.5 Amortization of Certain Conditions Within the B-1 District

- (a) The uses listed in section 9-3055.5 (b) shall comply with the requirements of this section (9-3055.5) within one (1) year of the adoption of this Ordinance.
- (b) Sales of automobiles, recreational vehicles and other motor vehicles
- (c) Within one year of adoption of this Ordinance all principal and accessory non-residential uses, except those as provided for in Section 9-3055.1 (c) (1) shall be conducted wholly within enclosed buildings. Additional exception: the outside display of automobiles, recreational vehicles and other motor vehicles for sale may be continued for existing businesses.
- (d) Storage of inoperable vehicles on premises for more than 7 days shall cease within 30 days of the adoption of this ordinance.
- (e) The uses listed in section 9-3055.5 (b) shall comply with the following:
 - (1) All parking areas, including display areas for vehicles, shall be paved with asphalt or concrete. Vehicles shall not be parked on grass or graveled areas.
 - (2) All vehicles shall be setback five (5) feet from any right of way line.
 - (3) All vehicles for sale shall be separated from other vehicles for sale by a distance not less than four (4) feet.

9-3056 General Business District (B-2)

Intent: The intent of the General Business District is to encourage the establishment of areas for general business that do not require a central location. These districts are normally located along major radial highways leading out of town where they provide retailing goods and services to the traveling public and local residents.

9-3056.1 Permitted Uses

(a) Uses permitted by right:

- Adult Establishments as defined in North Carolina General Statute Sec. 14-202.10 subject to the following requirements:
 - (1) No adult establishment shall be located within a radius of one thousand (1,000) feet of another adult establishment.
 - (2) No adult establishment shall be located within a radius of one thousand (1,000) feet of any residential district, nursing home, retirement home, church, child care center, park or playground.
 - (3) All distances related to Adult Establishments shall be measured as follows:
 - (A) The distance for the separation from residential zoning and protected uses shall be measured from the closest edge of the building occupied by an adult use to the nearest residential zoning district or to the property line of a protected use.
 - (B) The distance for separation between adult uses shall be measured from the closest edges of the buildings occupied by adult uses.
 - (4) No more than one Adult Establishment may be located within the same structure.
- Alcoholic beverages, packaged, retail sales
- Amusements such as indoor theaters, poolrooms, and bowling alleys
- Art galleries
- Auditoriums, armories, publicly owned recreation facilities
- Automobile parking lots
- Automobile parts and supplies sales, new
- Automobile sales provided it meets the following requirements:
 - (1) All vehicles for sale shall be parked only on surfaces paved with asphalt or concrete.
 - (2) An indoor showroom that will accommodate at least 2 vehicles shall be built or provided.

(3) The storage of inoperable vehicles for more than 7 days shall be prohibited.

(4) All vehicles for sale shall be separated from other vehicles for sale by a distance not less than (4) feet.

(5) All vehicles shall be setback five (5) feet from any right of way line.

- Bakeries, where the products are sold exclusively at retail on the premises
- Barber and beauty shops
- Bed and Breakfast Inns
- Bicycle sales and repair shops
- Bus terminals and railroad stations
- Business colleges, barber and beauty schools, art schools, music and dance studios, and similar organizations, but not vocational schools, all without students in residence
- Business-type office
- Car washes, detail shops
- Churches
- Clubs and lodges catering exclusively to member and their guests
- Commercial and industrial trade schools
- Day care facility, Medium or Large
- Dry cleaning and laundry pickup stations and dry cleaning facilities
- Electrical appliances and equipment, sales and repair, but excluding open storage
- Essential services 1 and 2
- Feed, seed, and fertilizer sales, retail
- Financial Services
- Florist shops, but not commercial greenhouses
- Food stores, retail only
- Funeral Homes
- Government buildings
- Gunsmiths
- Hospitals
- Hotels, motels, boarding houses
- Laundromats
- Locksmiths
- Massage therapy
- Medical or professional services
- Mixed uses (mixture of uses permitted in this district)
- Miniwarehouses
- Museums
- Neighborhood and outdoor recreation
- Newstands, newspaper offices and printing facilities incidental to such offices
- Nursing homes and residential care facilities

- Office equipment and supplies, sales and service
- Parks
- Pawn shops
- Photographic studios and camera supply stores
- Plumbing, heating and refrigeration sales/service, but excluding open storage
- Produce stands and open air markets, retail only
- Public garages
- Radio and television, electronics repair and sales
- Restaurants, including drive through windows as an accessory use
- Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, music, art, antique, jewelry, sporting goods, toy, hobby, book, and stationary stores, but not excluding similar retail establishments
- Retail printing, publishing and reproduction establishments
- Service stations and convenience stores, provided that all gasoline pumps shall be located at least twenty (20) feet from any property or right-of-way line
- Shoe repair shops
- Tailor, dressmaking and millinery shops
- Taxi stands
- Telecommunication offices
- Theaters, indoor

(b) Uses permitted with a conditional use permit:

- Essential Services 3
- Multi-family building
- Planned Unit Development – Business
- Planned Unit Development – Residential
- Public and private elementary and secondary schools
- Sign painting and fabrication shops
- Single family dwellings, excluding manufactured houses, provided they meet the setback requirements of the R-8 Zoning District

(c) Permitted accessory structures and uses:

- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
- Day care facility (small)
- Home occupations

(1) Within the B-2 District all principal and accessory non-residential uses shall be conducted wholly within enclosed buildings with the exception of gasoline pumps, drive-through service, outdoor dining facilities associated with a restaurant, incidental displays of produce and merchandise or published

materials, display of motor vehicles for sale, vending machinery, displays associated with official festivals and similar incidental outdoor displays.

9-3056.2 Off-Street Parking and Loading Requirements.

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3056.3 Sign Requirements

See Article H of this Ordinance.

9-3056.4 Dimensional Requirements

(a) Minimum Lot Width

- None

(Minimum frontage on a public street shall be thirty-five (35) feet).

(b) Minimum Building Setback

- Minimum front building setback: 40 feet
- Minimum side building setback: 10 feet (20 feet for side abutting a residential district)
 - An average of 10 feet may meet the side building setback requirements under the following requirements:
 - A conditional use permit is required.
 - Under no circumstances shall the principal building be any closer than five (5) feet from the side property line.
 - An opaque, vegetative buffer is required along the side property line where the averaging option is approved. However, if topography or other issues make the buffer impractical, other options may be used.
- Minimum rear building setback: 10 feet (20 feet for side abutting a residential district)

(c) Maximum Building Height

- Maximum building height: 50 feet

(d) Minimum Lot Sizes and Maximum Lot Coverages

Within the B-2 General Business District, there is no minimum lot size and development

activities can cover 100% of the total lot area not within the required setbacks. However, if the development activity requires a Sedimentation/Erosion Control Plan, the maximum permissible impervious surface coverage, as defined by this Ordinance, shall not exceed 36% of the total lot area, or 24% of the total lot area if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.

9-3057 Neighborhood Business District (B-3)

Intent: This district is intended for application in locations where a group or groups of small establishments may be appropriately located to serve commercial and personal service needs of residents within the surrounding neighborhood, while maintaining an appropriate community appearance. It is not intended to permit major commercial or service establishments.

9-3057.1 Permitted Uses

(a) Uses permitted by right:

- Bakeries, delicatessens and the like, provided the products prepared or processed on the premises shall only be sold at retail and only on the premises
- Barber and beauty shops
- Bed and Breakfast Inns
- Business-type office
- Churches
- Day care facility, Medium or Large
- Dry cleaning and laundry pickup stations and dry cleaning facilities
- Drugstores
- Essential services 1 and 2
- Financial Services
- Florist shops, but not commercial greenhouses
- Government buildings
- Grocery stores
- Medical or professional services
- Mixed uses (mixture of uses permitted in this district)
- Neighborhood and outdoor recreation
- Newstands, newspaper offices and printing facilities incidental to such offices
- Parks
- Produce stands and open air markets, retail only

(b) Uses permitted with a conditional use permit:

- Convenience stores with fuel pumps, provided that all fuel pumps shall be located at least twenty (20) feet from any property or right-of-way line. In addition, it shall be limited to a maximum of four (4) pumping stations, allowing the simultaneous fueling of no more than eight (8) vehicles.
- Essential Services 3
- Laundromats
- Multi-family building
- Planned Unit Development – Business
- Planned Unit Development – Residential
- Public and private elementary and secondary schools

- Single family dwellings, excluding manufactured houses, provided they meet the setback requirements of the R-8 Zoning District
- (c) Permitted accessory structures and uses:
- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
 - Day care facility (small)
 - Home occupations
- (1) Within the B-3 District all principal and accessory non-residential uses shall be conducted wholly within enclosed buildings with the exception of gasoline pumps, drive-through service, outdoor dining facilities associated with a restaurant, incidental displays of produce and merchandise or published materials, vending machinery, displays associated with official festivals and similar incidental outdoor displays.

9-3057.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3057.3 Sign Requirements

See Article H of this Ordinance.

9-3057.4 Dimensional Requirements

- (a) Minimum Lot Width
- None
- (Minimum frontage on a public street shall be thirty-five (35) feet).
- (b) Minimum Building Setback
- Minimum front building setback: 20 feet
 - Minimum side building setback: 10 feet (20 feet for side abutting a residential district)
 - An average of 10 feet may meet the side building setback requirements under the following requirements:
 - A conditional use permit is required.
 - Under no circumstances shall the principal building be any closer than five (5) feet from the side property line.

- An opaque, vegetative buffer is required along the side property line where the averaging option is approved. However, if topography or other issues make the buffer impractical, other options may be used
 - Minimum rear building setback: 10 feet (20 feet for side abutting a residential district)
- (c) Maximum Building Height
- Maximum building height: 50 feet
- (d) Minimum Lot Sizes and Maximum Lot Coverages

Within the B-3 Neighborhood Business District, there is no minimum lot size and development activities can cover 100% of the total lot area not within the required building setbacks. However, if the development activity requires a Sedimentation/Erosion Control Plan, the maximum permissible impervious surface coverage, as defined by this Ordinance, shall not exceed 36% of the total lot area, or 24% of the total lot area if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.

9-3058 Manufacturing District (M-1)

Intent: This district is intended to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of commercial uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of people in these areas.

9-3058.1 Permitted Uses

(a) Uses permitted by right:

- Wholesale and warehousing establishments, but excluding the storage of hazardous or offensive items such as uncured hides, explosives, and nuclear waste products
- Industrial/commercial trade school
- Precision instrument manufacturing
- Recycling centers and recycling collection points
- Service stations, provided that all gasoline pumps shall be located at least twenty (20) feet from any property line
- Upholstery shops
- The manufacturing, processing, fabricating, and/or wholesaling of the following products: bedding, carpets, and pillows; clothing, including hosiery; electric and electronic products; foods and food products, not including slaughter houses; glass; household appliances; ice; leather goods, not including the processing or storage of rawhides; machine tools; metals and metal products; paints; paper products, not including the manufacturing or processing of paper; plastics; rubber products, not including the manufacturing or processing of rubber; textiles; wood and wood products, furniture, milk distribution (non-bottling) facilities.
- Secondary Schools

(b) Uses permitted with a conditional use permit:

- Agricultural Industry
- Any lawful retail, service, repair, or wholesale use not specifically referred to in this section, provided no use shall be dangerous or detrimental to the health, safety, welfare or general character of this zone or the Town of Valdese
- Automobile wrecking yards and scrap metal dealers, provided the premises are enclosed by a buffer
- Business-type offices
- Essential Services 3
- Flea markets
- Lumberyards
- Mobile/manufactured home sales lots

- Marinas
 - Mixing plants for concrete or paving materials
 - Stone crushing, cutting, and polishing
 - Planned Unit Development – Business
 - The manufacturing, processing, fabricating, and/or wholesaling of the following products: animal feeds; building materials; gasoline, oil, or fuel storage; pottery, porcelain and vitreous china; soap, detergent and washing compounds.
 - Tobacco processing and storage
- (c) Permitted accessory structures and uses:
- Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot
 - Offices that are accessory to any permitted use of this district
 - Open storage as an accessory use

9-3058.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3058.3 Sign Requirements

See Article H of this Ordinance.

9-3058.4 Dimensional Requirements

- (a) Minimum Lot Width
- None
- (Minimum frontage on a public street shall be thirty-five (35) feet).
- (b) Minimum Building Setback
- Minimum front building setback: 25 feet (50 feet where abutting a residential district, excluding right-of-way)
 - Minimum side building setback: 10 feet (50 feet for side abutting a residential district)
 - An average of 10 feet may meet the side building setback requirements under the following requirements:
 - A conditional use permit is required.

- Under no circumstances shall the principal building be any closer than five (5) feet from the side property line.
- An opaque, vegetative buffer is required along the side property line where the averaging option is approved. However, if topography or other issues make the buffer impractical, other options may be used
- Minimum rear building setback: 20 feet (50 feet for side abutting a residential district)

(c) Maximum Building Height

- Maximum building height: 50 feet
- Buildings exceeding 50 feet in height are permitted upon issuance of a Conditional Use Permit

(d) Minimum Lot Sizes and Maximum Lot Coverages

Within the M-1 Manufacturing District, there is no minimum lot size and development activities can cover 100% of the total lot area not within the required setbacks. However, if the development activity requires a Sedimentation/Erosion Control Plan, the maximum permissible impervious surface coverage, as defined by this Ordinance, shall not exceed 36% of the total lot area, or 24% of the total lot area if the lot is located within a WS-4 critical area or if the lot abuts a curb and gutter street system.

9-3059 Flood Plain Overlay District (FP)

Intent: This district is intended to assist in protecting against extreme hazard, loss of life and severe flood damage in Flood Plain areas. This overlay district is established to be the flood hazard area shown on the U.S. Housing and Urban Development FIA Flood Hazard Boundary Maps for Valdese. Uses in this district are intended to be associated with open space, recreational, and agricultural land uses and shall not hinder movement of floodwaters.

9-3059.1 Permitted Uses

- (a) Uses permitted by right:
- Agricultural uses, including general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, forestry, sod farming, and wild crop harvesting but not agricultural industry
 - Non-structural industrial and commercial accessory uses, including loading areas, parking areas, and private airport landing strips
 - Private and public recreational uses, including, golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, playgrounds, greenways, wildlife and nature preserves, hiking trails, and equestrian trails
 - Residential non-structural accessory uses
 - Municipal, county, state and federal government uses, which due to the nature of the services rendered, must have a specific location, i.e. stream gauge station, sewerage pumping/lift station, etc.
 - Essential Services 1 and 2, provided that the location, design, elevation and construction shall be in such a manner as to minimize or eliminate damage by flooding.
- (b) Uses permitted with a conditional use permit:
- Essential Services 3
 - Marinas
- (c) Permitted accessory structures and uses:
- Accessory uses permitted in underlying zoning district(s)

9-3059.2 Off-Street Parking and Loading Requirements

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Ordinance.

9-3059.3 Sign Requirements

See Article H of this Ordinance.

9-3059.4 Dimensional Requirements

- (a) Minimum Lot Width
 - None or as required by underlying zoning district, whichever is greater
(Minimum frontage on a public street shall be thirty-five (35) feet).
- (b) Minimum Building Setback
 - Setbacks shall conform with the requirements of the underlying zoning district(s)
- (c) Maximum Building Height
 - Maximum building height shall be in accordance with the underlying zoning district(s)
- (e) Minimum Lot Sizes and Maximum Lot Coverages

Lot sizes and coverages shall meet the underlying zoning district requirements.