

## Article 6 Development Standards for Specific Uses

The development standards listed herein are in addition to the requirements listed elsewhere in this ordinance. The development standards listed below are use specific and apply only to their uses designated in the Table of Uses by Districts. In addition, uses requiring a conditional-use permit shall meet these standards as minimum permit conditions.

### Section 6-1      Accessory Buildings

- (A) Numbers: No more than 2 accessory buildings may be placed on any residential lot as an accessory use.
- (B) Location: The accessory building or use shall be placed in the rear yard in corner lots and in the rear and side yard of all other lots.
- (C) Separation: No separate accessory building or use shall be erected within 10 feet of any other building, or within 5 feet from any property line; and
- (D) Area: The total square footage of all accessory buildings shall not exceed the area of the principal structure.

### Section 6-2      Bed and Breakfast Dwellings

- (A) Resident Operators: The facility is operated by someone who resides full time in the house.
- (B) Dwelling Only: The use shall be located in a structure which was originally constructed as a dwelling.
- (C) Food: Meals served on the premise shall only be for guests.
- (D) Public Health Rules: All facilities shall comply with the rules governing the Sanitation of Bed and Breakfasts as specified in 15A NCAC 18A.2200; and
- (E) Signs: Signage shall be limited to one home occupation sign not to exceed two foot square in area, which shall be mounted on the building or freestanding.

### Section 6-3 Home Occupations

- (A) Maximum Area: Area set aside for home occupations can occupy no more than 25 percent of the gross floor area of the residence.
- (B) Outside Storage: No outside storage of items associated with the home occupation is permitted.
- (C) Inside Building: The home occupation must be conducted entirely within the residence and be a use which is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character of the residence. Home occupations are not permitted in a detached garage or other accessory buildings.
- (D) Types: Examples of uses permitted include, but are not limited to: telephone sales, barber/beauty services, doctor/dentist office, accountants, and hand crafts.
- (E) Limited Sales Items: Only displays, stock-in-trade, or commodities made on the premise shall be permitted.
- (F) Employees: Only one person may be employed who is not an occupant of the residence.
- (G) Limited Activities: Any activity shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district where it is located.

### Section 6-4 Manufactured Homes, Class A

- (A) Construction Standards: A mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction.
- (B) Appearance criteria: Each unit shall satisfy each of the following criteria:
  - (1) **Width**: The home has a minimum width of 16 feet (**double wide units only**);
  - (2) **Pitch**: The pitch of the roof has a minimum vertical rise of 3 for each 12 feet of horizontal run. A different pitch may be acceptable if compatible with neighboring residential units;



- (3) **Roof Material:** the roof is finished with a type of shingle that is commonly used in standard residential construction;
- (4) **Projecting Eave:** The roof structure shall provide an eave projection of no less than 6 inches, which may include a gutter;
- (5) **Exterior:** The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
- (6) **Foundation:** A continuous, permanent masonry foundation, or corrosive-resistant, nonreflective curtain wall, unpierced except for required ventilation and access is installed under the home;
- (7) **Set up:** The unit is set up in accordance with the standards set by the North Carolina Department of Insurance;
- (8) **Entrances:** Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance and attached firmly to the primary structure and anchored to the ground; and
- (9) **Materials Removed:** The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.
- (10) **Orientation:** The longest side shall face the front of the lot.

**Section 6-5      Manufactured Homes, Class B**

- (A) **Construction Standards.** A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy all of the criteria necessary to qualify the house as a Class A manufactured home.

(B) Appearance Criteria: Each unit satisfies each of the following criteria:

- (1) **Width:** The home has a minimum width of 8 feet. (single wide units)
- (2) **Pitch:** The pitch of the homes roof has a minimum vertical rise of 3 feet for each 12 feet of horizontal run.
- (3) **Roof Material:** The roof is finished with a type of shingle that is commonly used in standard residential construction;
- (4) **Projecting Eaves:** The roof structure shall provide an eaves projection of no less than 6 inches, which may include a gutter;
- (5) **Exterior:** The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
- (6) **Foundation:** A continuous, permanent masonry foundation, or corrosive-resistant, nonreflective curtain wall, unpierced except for required ventilation and access is installed under the home;
- (7) **Set up:** The unit is set up in accordance with the standards set by the North Carolina Department of Insurance;
- (8) **Entrances:** Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance and attached firmly to the primary structure and anchored to the ground; and
- (9) **Materials Removed:** The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.
- (10) **Orientation:** The longest side shall face the front of the lot.

#### Section 6-6 Multi-Family Dwellings

- (A) Density: 8,000 square feet shall be provided for the first dwelling unit; 4,000 square feet shall be provided for the second dwelling units; and 3,000 square feet for each additional dwelling units in the same building. The overall density of development shall not exceed 12 units



per acres where public water and sewer is available. When public sewer is not available the Washington County Health Department may require a lower density.

- (B) Mean Lot Width: 80 feet minimum required mean lot width for the first dwelling unit with an additional 10 feet shall be provided for each unit in excess of one. However, the mean lot width shall not be required to exceed 120 feet.
- (C) Building Setback Lines: All principal buildings shall have a minimum front yard setback of 40 feet. In all other cases, principal buildings shall be located, at least, 30 feet from any property lines.
- (D) Buffers: Landscape buffers as specified in Article 10.
- (E) Control of Potential Nuisance Uses: Mechanical equipment rooms, air conditioning units or cooling towers, swimming pools, water filtration systems, children's play areas, and sporting facilities shall not be placed within 50 feet of adjacent land used or anticipated to be used as single-family residential areas.
- (F) Internal Relationships: Structures, uses, and facilities shall be grouped in a safe, efficient convenient and harmonious relationship in order to preserve desirable natural features and minimum disturbances of the natural topography.
- (G) Interior Circulation System: Streets, drives, parking and service areas shall provide safe and convenient access to dwelling units. Specifically, streets should be laid out not to encourage outside traffic to traverse the development on minor streets and streets should not create unnecessary fragmentation of the development into small blocks.
- (H) Vehicular Access to Public Roads: When possible, vehicular access to a public road from off-street parking or service areas shall be so combined, limited, located designed and controlled as to channel traffic from and to such areas in a manner which minimizes the number of access points and promotes the free flow of traffic on streets without excessive interruption.
- (I) Signs: Signage shall comply with the requirements specified in Article 8 Signs.
- (J) Off-Street Parking: Off-street parking standards shall comply with Article 9.

- (K) Open Space: A minimum of 15 percent of the gross acreage shall be reserved as open space.
- (L) Recreation Facilities: Family oriented multi-family projects shall provide family oriented space based on the number of bedrooms as established in the following table:

Number of Bedrooms Per Apartment	Minimum Space per Bedroom (sq feet)
1 bedroom	0
2 bedroom	25
3 bedroom	50
4 bedroom	100

These recreational areas shall be reasonably located to assure safe and convenient access. These areas shall not be less than 30 feet times 30 feet or 900 square feet in area. Projects which would provide less than 900 square feet based on the above formula shall be exempt from this requirement.

- (M) Spacing Between Circulation System and Buildings: Automobile parking spaces and drives shall not be located closer than 10 feet to the front, side, or rear of any building.
- (N) Building Relationships: One building wall that has both window and door openings shall be located no closer than 50 feet to another building. Two building walls that have only window openings or only door openings shall be located no closer than 25 feet to another building.
- (O) Courtyard: Any group of buildings forming a courtyard shall have at least 25 percent of the perimeter of such courtyard open for access by emergency vehicles.
- (P) Streets (Interior): Streets shall either be public or private. However, all streets shall be paved and build to the minimum construction standards of the North Carolina Department of Transportation, Division of Highways.

### **Section 6-7 Planned Business Developments**

- (A) Permitted Uses: Uses shall be limited to uses permitted in the zoning



district where the development is proposed.

- (B) **Setbacks**: To encourage creativity of design and diversity of uses within a cohesive, unified project, development standards for each use shall be waived, provided any structures located around the perimeter shall comply with the setback requirements from property lines and rights-of-way for the underlying zoning district.
- (C) **Size**: Minimum site acreage needed for the development shall be one acre with a 250 foot minimum lot width.
- (D) **Screens and Buffers**: Screens and buffers around the perimeter shall be provided in accordance with standards in Article 10.
- (E) **Accessibility**: All planned business developments shall abut and have direct access to a public thoroughfare or collector street adequate to accommodate the projected traffic volume.
- (F) **Curb Cuts**: The number, width and location of curb cuts shall be such as to minimize traffic hazards, inconvenience and congestion.
- (G) **Signage**: Each project shall contain an identification sign per public entrance in accordance with the development criteria for signage.

#### **Section 6-8 Planned Unit Developments (PUDs)**

- (A) **Minimal Size**: 5 Acres
- (B) **Location**: Planned unit developments are permitted in any residential zoning district as designated in the Table of Permitted Uses.
- (C) **Permitted Uses**: All the permitted and conditional uses are allowed in the zoning district where the PUD is located. In addition retail sales/services and office space will be permitted if primarily for the convenience and service of the residents of the development and represent no more than 10 percent of the total development.
- (D) **Dimensional Requirements**: Yard setback, lot size, and frontage requirements are waived, provided that the spirit and intent of this subsection are met in the total development plan. The planning board may determine that certain setbacks be required within all or a portion of the perimeter of the site.

- (E) **Density:** The density of development (units per acre) may not exceed the density allowed in the district where the PUD is located except under the bonus provisions explained below. If the development falls into more than one zoning district, the overall density will be the combined proportion of each district.
- (F) **Density Bonus:** A density bonus of up to 25 percent over the density normally allowed in the basic zoning district may be approved based on the provision of common open space as listed below.

<b>Density Bonus Scale</b>	
<b>Percent of Residential Area to be Common Open Space</b>	<b>Percent Density Bonus</b>
10-19	4
20-29	8
30-39	11
40-49	15
50-59	18
60-69	22
70 or more	25

- (G) **Conveyance and Maintenance of Common Open Space:** A common open space shown on the final development plan shall be conveyed in accordance with one of the following methods:
- (1) By dedication to the town and maintained as common open space.
  - (2) By leasing or conveying title (including beneficial (ownership) to a corporation, association, or other legal entity.
  - (3) The town has the right to accept or reject the dedication of any common open space. The developer shall file in the Washington County Register of Deed's Office legal documents restricting the use of common open space for the designated purposes. The town shall review and approve these documents before they are submitted to the register of deeds office.
- (H) **Utilities:** Whenever the planning board determines it is reasonable, a planned unit development shall provide for underground installation of utilities (including electricity and telephone). All installation of



utilities and maintenance of utilities shall be in accordance with the requirements and regulations of the Town Board. Public water and sanitary sewer service shall be required unless the developer can show good cause that these requirements should be waived without being inconsistent with the spirit and intent of a planned unit development.