

CHAPTER 7

GENERAL DEVELOPMENT STANDARDS

7.1 Requirements for All Uses

The following standards apply to all new uses, buildings, and structures, or expansions to existing uses buildings and structures, unless otherwise indicated, and shall be a continuing obligation. The applicant shall submit a copy of all local, state, or federal licenses or permits and/or final inspections as applicable, before obtaining a certificate of occupancy.

7.2 Access to Lots

No building shall be erected on a lot which does not abut a street right-of-way or have a deeded access easement to a street right-of-way. Pursuant to the NC Fire Prevention Code, before the issuance of a certificate of occupancy for the new construction or placement of a building, including any new single family dwelling, an unobstructed driveway shall be installed with a minimum width of 20 feet and minimum vertical clearance of 13 feet 6 inches for accessibility by service and emergency vehicles. Gates or Barricades installed on Fire Apparatus Access Roads shall comply to the requirements in the adopted NC Fire Prevention Code. The need for driveways greater than 36 feet wide may be considered by NCDOT. No driveway (nearest edge) shall be located within 50 feet of an intersection except in the case where no other lot access to a street is available. All access, with the exception of the construction of a total of 1 single family dwelling, shall be approved by NCDOT before a building permit is issued.

7.3 Address Display

The address number shall be displayed on the front of a building which is most clearly visible from the street and/or access easement. If a building is more than 75 feet or is not clearly visible, the address number shall also be displayed, a minimum of 4 inches in height and with a minimum stroke width of 0.5 inches, within a 3 foot perimeter at the end of the driveway, not including mailboxes, nearest the street right-of-way that provides access to the building (to comply with the requirements in the adopted NC Fire Code). Numerals must be of contrasting color to the background and be of durable substance and mounting so as to withstand continual weatherization. No certificate of occupancy will be issued until address numbers are properly displayed. It shall be unlawful for any person to erect, remove, or deface any address number. Failure to post, replace, or remove an address number, unless remedied voluntarily within 30 days of notification by the Administrator, will result in a violation of this Ordinance and subject to enforcement and penalties.

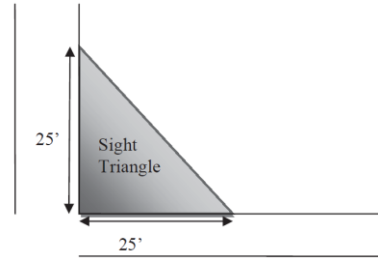


7.4 Building Separations

No portion of any building shall be located less than 10 feet from any other building as measured to the closest point.

7.5 Corner Visibility

No planting, fence or other obstruction to visibility of vehicles shall be installed in a triangular area bounded by the street right-of-way lines of a corner lot and lines joining points along these street lines 25 feet from the point of intersection, unless as directed by the NCDOT.



7.6 Developments with Multiple Principal Uses

The principal building may include more than 1 principal use though each principal use is subject to applicable regulations for that use. In no case shall there be more than 1 principal building per lot, unless specified elsewhere in this Ordinance such as a shopping center, manufactured home park, multi-family complex, or planned unit development.

7.7 Fences and Walls

Zoning setback requirements shall not apply to fences and retaining walls. Building permits are required for retaining walls (nonresidential 5 feet or residential 4 feet or higher). Fences shall not be located within a utility easement without approval by the Moore County Department of Public Works.

7.8 Highway Corridor Overlay District

- A. Applicability. All new building construction and major subdivisions within a Highway Corridor Overlay District shall comply with the regulations of this section wherever they are more restrictive than the underlying zoning district.
- B. Existing Development. Expansions of 500 square feet or more and any change of use as defined by the NC Building Code shall comply with the regulations of this chapter. In these cases, the Administrator shall determine the level of compliance technically feasible, excluding the removal of asphalt.
- C. Exemptions. Single family, duplexes and their accessory buildings and uses, any building expansions less than 500 square feet, and utility structures.
- D. Extension. Refer to Section 7.11(F).
- E. Maintenance. Refer to Section 7.11(G).
- F. Minimum Lot, Buildings, and Screening Standards.

	Urban Village	Urban Transition	Rural Highway
District Boundaries from ROW lines	300 feet	400 feet	500 feet

Front Building Setback from highway	50 feet	75 feet	75 feet
Front Parking Setback from highway	30 feet	50 feet	50 feet
Building Setback from Residential Districts	25 feet	50 feet	50 feet
Building Setback from Non-Residential Districts	5 feet	25 feet	25 feet
Maximum Built Upon Surface	70%	70%	70%
Maximum Building Height	35 feet	35 feet	35 feet
Required Buffer Plantings from ROW line	Type 3 Screening (Section 7.11)		

7.9 Height

Maximum height of any building or structure is 40 feet with the exception of the Industrial District which is 60 feet (or as otherwise required per Chapter 5 of the NC Building Code). Church steeples, chimneys, water tanks or towers, fire towers, flag poles, monuments, silos, grain elevators, conveyors, and similar appurtenances may be erected to any height in accordance with the NC Fire Prevention Code. Pursuant to NCGS 143-151.75, the County may not authorize the construction of any tall building or structure within 5 miles a major military installation without endorsement from the State Constriction Office.

Airport Zones. All buildings or structures and objects of natural growth that are 50 feet or greater in height shall not be constructed or placed on parcels located within Airport Zones without an approved permit from the Moore County Airport Authority. A building or structure exceeding 35 feet in height in all areas within one 1,000 feet of any aircraft landing field shall be permitted by the Moore County Board of Adjustments, that it does not constitute a menace to safety.

7.10 Light

All lights shall be shielded to prevent light from directly hitting abutting property or any public right-of-way.

7.11 Non-Residential Screening

- A. Applicability. The standards established in the section are intended to provide adequate buffering between non-residential and residential land uses. Any new development including parking lots or a new use (except agricultural uses, temporary uses, home occupation level 1, neighborhood parks, single family residential, duplexes, and expansions of 250 square feet or less) shall install screening along the side and rear lot lines that abut any residentially zoned property and along any front setback abutting residentially zoned property (not abutting a street right-of-way or railroad right-of-way).
- B. Existing Screening. Existing vegetation and berms shall be used to meet all or part of the requirements of this Section, wherever possible provided the spirit and intent of this section is maintained.

C. Alternative Screening. In the event that the unusual topography of a site would make it physically impossible to install and maintain the required landscaping, the Administrator may alter the requirements of this chapter provided the spirit and intent of this section is maintained.

D. Screening Types. Unless specified elsewhere in this Ordinance, the screening shall be one of the following:

Type 1. A 6 foot high brick or stone wall, cinder block wall, basket weave chain link fence, or wooden plank fence (including entrance and exit gates) as depicted in the example pictures below, with the finished side of fence facing the adjoining property.



Type 2. A single row of evergreen shrubs with the intent to achieve opaqueness and a minimum height of 10 feet in 5 years. Low limbs are not to be trimmed from the planting higher than 24 inches from the ground.

Type 3. Existing undisturbed natural vegetation or planted strip designed to simulate a wooded natural vegetative area. A minimum width of 20 feet is required, including a minimum of 15 trees, at least half evergreen, plus 15 shrubs, at least half evergreen, per 100 linear feet of lot boundary, prorated for less than 100 foot sections. New or supplemental trees shall be planted intent to grow to 10 feet within 5 years. New or supplemental shrubs shall be planted with the intent to grow to 10 feet within 5 years.

Vegetation shall be distributed along the entire length and width of the planted buffer. A mixture of plant types are recommended to mitigate the spread of disease.

- E. Location. The width of the screening shall be included as part of the required setback and/or as a boundary buffer outside of the required setback. Vegetation shall be located outside of the street right-of-way, utility or access easements, and on the exterior side of any fence.
- F. Extension. Screening shall be installed prior to the issuance of a Certificate of Occupancy. The Planning Director may approve a conditional Certificate of Occupancy, to defer the installation of landscaping if at the time would jeopardize the health of the plants, for no longer than 6 months.
- G. Maintenance. The owner(s) of the property shall be responsible for the maintenance of all landscaping. All dead or substandard materials shall be removed and replaced with the same plant type and minimum height of 7 feet, within 30 days unless an extension not exceeding 6 months, is approved by the Administrator.
- H. List of Recommended Native Species. Applicants are recommended to utilize non-invasive plants as listed below. Non-invasive plants are best adapted to the region's climate and soil conditions and are known to better resist drought, freezing temperatures, and diseases. In addition to their benefit to wildlife species, the use of native plants greatly reduces the need for water, fertilizers, and pesticides.
 - 1. Canopy Trees (Deciduous). Black gum (*Nyssa sylvatica*), White oak (*Quercus alba*), Red maple (*Acer rubrum*), Scarlet oak (*Quercus coccinea*), Pin oak (*Quercus palustris*), Southern red oak (*Quercus falcata*), Sweetgum (*Liquidambar styraciflua*), Mockernut hickory (*Carya glabra*), Pignut hickory (*Carya glabra*).
 - 2. Canopy Trees (Evergreen). Longleaf pine (*Pinus palustris*), Live oak (*Quercus virginiana*), Red cedar (*Juniperus virginiana*).
 - 3. Midstory Trees (Deciduous). Sassafras (*Sassafras albidum*), American persimmon (*Diospyros virginiana*), Blackjack oak (*Quercus marilandica*), Flowering dogwood (*Cornus florida*), Redbud (*Cercis canadensis*), Sand post oak (*Quercus margarettiae*), Sourwood (*Oxydendrum arboreum*), Turkey oak (*Quercus laevis*).
 - 4. Midstory Trees (Evergreen). American holly (*Ilex opaca*), Southern magnolia (*Magnolia grandiflora*), Yaupon holly (*Ilex vomitoria*).
 - 5. Shrubs (Deciduous). Beautyberry (*Callicarpa americana*), Dangleberry (*Gaylussacia frondosa*), Sparkleberry (*Vaccinium arboreum*), Wild azalea (*Rhododendron periclymenoides*), Wild rose (*Rosa carolina*), Nestronia (*Nestronia umbellata*).
 - 6. Shrubs (Evergreen). Devilwood (*Osmanthus americanus*), Inkberry holly (*Ilex glabra*), Waxmyrtle (*Myrica cerifera*).
- I. List of Native Species Not Recommended. The following trees are native to the region but are typically found in wetlands, floodplains and bottomland forests. They will not flourish without frequent and constant irrigation.

1. Canopy Trees (Deciduous). Bald cypress (*Taxodium distichum*), Tulip poplar (*Liriodendron tulipifera*), River birch (*Betula nigra*), Willow oak (*Quercus phellos*), Shumard oak (*Quercus shumardi*), Bald cypress (*Taxodium distichum*), Tulip poplar (*Liriodendron tulipifera*), River birch (*Betula nigra*), Willow oak (*Quercus phellos*), Shumard oak (*Quercus shumardi*).
 2. Midstory Trees (Deciduous). Carolina silverbell (*Halesia carolina*), Fringetree (*Chionanthus virginicus*), Serviceberry (*Amelanchier canadensis*).
 3. Midstory Trees (Evergreen). Sweetbay (*Magnolia virginiana*).
- J. Prohibited. The following list of non-native and/or diseased ridden plants are prohibited due their negative effect on the ecosystem: Asian bittersweet (*Celastrus orbiculatus*), Japanese barberry (*Berberis thunbergii*), Autumn olive (*Elaeagnus umbellata*), Japanese honeysuckle (*Lonicera japonica*), Japanese privet (*Ligustrum japonicum*), Bradford pear (*Pyrus calleryana*), Japanese wisteria (*Wisteria floribunda*), Burning bush (*Euonymus alata*), Kudzu (*Pueraria montana*), Leyland cypress (*Cupressus leylandii*), Chinese privet (*Ligustrum sinense*), Mimosa (*Albizia julibrissin*), Chinese silver grass (*Miscanthus sinensis*), Multiflora rose (*Rosa multiflora*), Chinese wisteria (*Wisteria sinensis*), Nandina (*Nandina domestica*), Common periwinkle (*Vinca minor*), Oregon grape (*Mahonia bealei*), English ivy (*Hedera helix*), Princess tree (*Paulownia tomentosa*), Holly hybrid (*Ilex cassine*), Tree of heaven (*Ailanthus altissima*).

7.12 Outdoor Display of Merchandise

All outdoor display of goods shall be located immediately abutting to the storefront, or building sides, and not in drive aisles, loading zones, fire lanes, or parking lots.

7.13 Outdoor Storage of Goods

In all zoning districts, any non-residential storage of governmental, commercial, and industrial inventory or equipment, except off-street parking and loading, shall be enclosed by a wall or fence at least 6 feet in height. When abutting property zoned for residential purposes outdoor storage shall also be located in the side or rear yards only and shall meet any property line setbacks. Outdoor storage is not permitted in the GC-SL Zoning District.

7.14 Parking

Where parking, other than for single-family and duplex dwellings, is permitted or required, the following standards shall be provided:

- A. Combination of Spaces. The required space assigned to one use may not be assigned to another use except one-half of the required parking spaces for places of assembly type uses whose peak attendance is at night or weekends may be assigned to a use which will be closed at night or weekends.
- B. Dimensional. Parking spaces shall have minimum dimensions of 9 feet by 18 feet. All access or backup aisles shall a minimum 20 foot width.

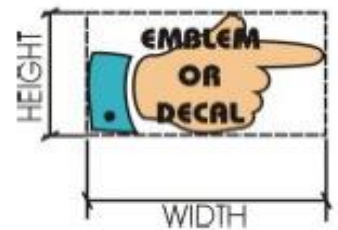
- C. Loading Spaces. Each loading space shall have minimum dimensions of 15 feet by 40 feet in length. Retail, Wholesale, Industries: 1 space for each 20,000 square feet of gross floor area. Office and Institutions: 1 space for each 50,000 square feet of gross floor area.
- D. Remote Parking. Additional parking may be provided on any land within reasonable distance of the main entrance to the principal use, provided such land shall be used for no other purpose, is in the same ownership as the principal use, and in the same zoning district.
- E. Safety. All parking spaces shall be located a minimum 10 feet from any street right-of-way or to residentially zoned property. Parking spaces abutting perpendicular to any street right-of-way shall be guarded with curbing or wheel guards. Parking lots shall be designed so that ingress and egress is by forward motion. The use of easements or street rights-of-ways for parking or maneuvering to and from off-street parking spaces is prohibited.
- F. Supplemental. Parking accessibility standards are required per the NC Building Code, Chapter 11.

7.15 Signs

- A. Applicability. Except as provided otherwise in this chapter, no sign shall be erected, located, relocated, enlarge, replaced, or altered until a zoning permit, and building permit if applicable, have been secured.
- B. Exemptions from Permit Requirements.
 - 1. Artwork or Symbols. Works of art which in no way identify a product or business or religious symbols.
 - 2. Building Identification & Marker Signs. Signs bearing only building identification numbers and names or other identification of premises not of a commercial nature.
 - 3. Coming Soon. A sign which announces the planned opening of a new business displayed for a period not to exceed 60 days.
 - 4. Directional Signs on Private Property. Signs directing and guiding traffic and parking on private property, bear no advertising matter, and do not exceed 4 square feet in area per display surface.
 - 5. Employee Vehicles. Signs painted on or permanently attached to a currently licensed vehicle that is not primarily used as a sign.
 - 6. Fence Wraps. Displaying signage when affixed to perimeter fencing at a construction site per NCGS 153A-340(n).
 - 7. Flags, Etc. Flags or insignia of any nation, organization of nations, state, county, municipality, religious, civic, fraternal organization, educational or cultural facility per lot provided the height of any pole shall not exceed the maximum building height for the district. Refer also to the United States Flag Code for usage of the United States Flag.

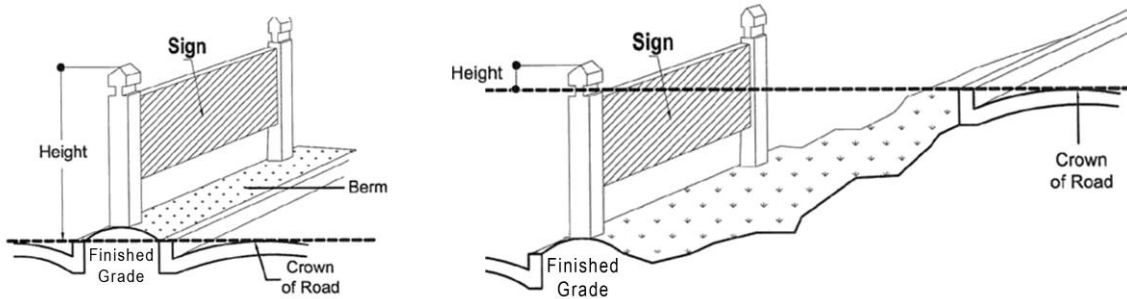
8. Gas Pump Island Signs. Portable signs associated with gasoline stations, specifically those denoting gasoline prices, gas types and other petroleum related signage. Such signs must be located at the pump island.
9. Gas Station Price Signs. Price signs at gas stations or other establishments engaged in the retail sale of gasoline. One such sign is permitted for each frontage on a public street, provided it does not exceed 9 square feet in area. Any such sign shall be affixed to a permitted freestanding identification sign, to a canopy support in the vicinity of the gasoline pumps, or flat-mounted against the wall of a building.
10. Governmental Signs. Signs erected by any public agency or utility.
11. Holiday Decorations In Season. Temporary decorations or displays commonly associated with any national, local or religious holiday/celebration.
12. Maintenance. Cleaning, electrical repair, resurfacing of a sign face, and other maintenance of a sign shall not require a permit.
13. No Trespass Signs. No trespassing signs shall not exceed 4 square feet in area.
14. Temporary, Non-Commercial. Such signs as detailed in the "Dimensional Sign Chart" are permitted without the issuance of a zoning permit, though such signs must meet the stated requirements and be removed within 30 days of erection. Such signs are permitted on private property with the permission of the property owner or occupant. Signs shall not be erected on public property, shall not be illuminated, shall not be located in the right-of-way, and shall not be attached to or painted on utility poles, trees, bridges, refuse containers, or other objects not intended to support a sign.
15. Political Signs. Shall be in conformance with NCGS 136-32.
16. Temporary, Commercial. Such signs as detailed in the "Dimensional Sign Chart" are permitted without the issuance of a zoning permit, though such signs must meet the stated requirements.
17. Vending Machine/Automatic Teller. Signs attached to and made an integral part of a vending machine and automatic teller machine if advertising or giving information about the products or services dispensed or vended by that machine.

C. Computation of Sign Area. The area of a sign face shall be deemed to be the entire area within the smallest polygon that will encompass the writing, representation, emblem, or other display on the sign that can be reasonably calculated. Frames or structural members not bearing informational or representational matter shall not be included in computation of the area of a sign face. Computations of sign area shall include only 1 side of a double-faced sign structure. If a sign has 2 sides joined at an angle greater than 60 degrees, the surface of both sides shall be included in the computation of area.



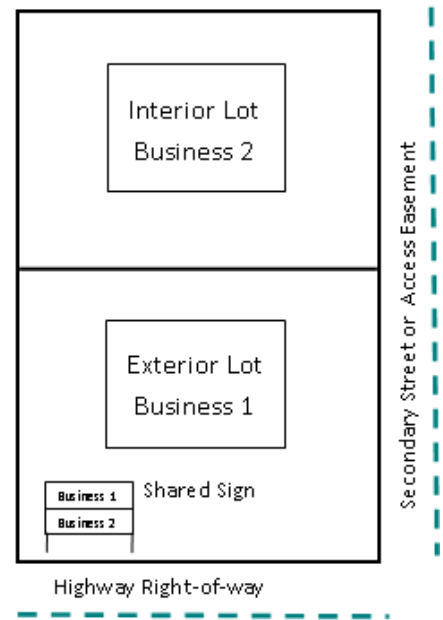
D. Computation of Height.

1. Attached Signs. The sign height shall be the distance from the finished grade at the base of the building to which the sign is attached to the top of the highest component of the sign.
2. Ground (Freestanding) Signs. The sign height shall be the lesser of: The distance from the base of the sign at the finished grade to the top of the highest component of the sign OR the distance from the nearest abutting street grade to which the sign is oriented, and on which the lot has frontage, to the top of the highest component of the sign.



- E. Obsolete Signs. Signs which identify businesses no longer in existence shall be removed by the owner of the premises within 30 days of becoming an obsolete sign. Signs designed for changeable sign faces may be covered instead of removed.
- F. Deteriorated Signs. Any sign which, together with its supports, braces, anchors, and other structural elements, is not maintained in accordance with the provisions of the NC Building Code shall be removed or brought into compliance with all codes and ordinances within 30 days of notification by the Administrator. Failure to remedy the situation voluntarily within 30 days, unless an extension is given, will result in a violation of this Ordinance and subject to enforcement and penalties.
- G. Signs on Public Property. The Administrator may remove and dispose of any sign placed on public property or within any right-of-way of any public or private street. In addition to other remedies and penalties of this section, the county has the right to recover from the sign owner, or person who placed the sign, the full costs of sign removal and disposal.
- H. New Billboards. New billboards are allowed in the Industrial Zoning District contingent on conditional use permit approval. Billboards shall not be installed closer than 200 feet from any property used or zoned for residential purposes. Billboards shall not be located within 1,000 feet along the same street frontage of another billboard as measured from the poles.
- I. Replacement Billboards. Billboards may be replaced on a case by case basis per NCGS 136-131.2. Confirmation of replacement permit approval by the NC Department of Transportation (NCDOT) is required before a zoning permit is issued.
- J. Off-Premise Signs (excluding Billboards). Off-premise signs (excluding billboards) are permitted in the RA, B-1, B-2, RE, RA-5, RA-2, RA-40, and VB Zoning Districts subject to the following:

1. For premise / lots of 5 acres or more in size and having a street frontage greater than 400 feet, a second sign may be erected if the total display area of both signs does not exceed 32 square feet (second sign shall also not exceed 6 feet in height).
2. No more than 1 off-premise sign per property. One off-premise advertising sign displaying multiple businesses may be used as the allowed sign(s) per premise, as long as the sign does not exceed 15 feet in height, 50 square feet in total display area.
3. No more than 3 off-premise advertising signs, per business, not including billboards, shall not advertise on a premise farther than 4 miles measured in a straight line distance from the sign to the closest parcel boundary on which the business is located.
4. No residential development, business, institution, or industry with frontage on any of the following roadways: US Highway 1, US Highway 15-501, NC Highway 2, NC Highway 5, NC Highway 22, NC Highway 24/27, NC Highway 211 (with the exception of properties zoned VB), NC Highway 690, or NC Highway 705 is eligible to use this type of signage. One adjacent interior lot may utilize a portion of the sign with the lot fronting the highway. Only one sign per street frontage is permitted.
5. Signs must be placed on a lot of record and the applicant shall provide a notarized statement from all owners of property allowing the off-premise advertising sign to be erected on their property.
6. Verification from the North Carolina Department of Transportation that the sign will not be in violation of any State regulations at its proposed location must be submitted with the sign permit application.



- K. Electronic Changeable Message Signs. Shall be permitted in the Village Business (VB), Neighborhood Business District (B-1), and Highway Commercial (B-2) zoning districts. Advertising messages or information shall remain in a fixed, static position for a minimum of 30 seconds. The change sequence must be accomplished within an interval of 2 seconds or less. Electronic changeable message signs shall be setback a minimum of 25 feet from any property used or zoned for residential purposes. Additionally, electronic changeable message signs are permitted at religious institutions or governmental / public agencies located in a residential zoning district.
- L. Illumination of Signs. The letters or message of internally illuminated signs shall consist of non-reflective material. Flame as a source of light is prohibited.
- M. Prohibited Signs.

1. Signs on Roadside Appurtenances. Signs attached to or painted on utility poles, trees, bridges, refuse containers, or other objects not intended to support a sign.
2. Signs Resembling Traffic Signals. Signs which by color, location, or nature, or that uses the word "STOP", "SLOW", "CAUTION", "DANGER", or any other word which is likely to be confused with traffic directional and regulatory signs is prohibited.
3. Signs Resembling Official Signs. Any sign that imitates an official governmental sign, or violates the Law of the State relating to outdoor advertising, is prohibited.
4. Flashing Signs. Signs which contain, include, or are lighted by any flashing or intermittent lights are prohibited. Electronic changeable message signs are permitted if operated in accordance with Section 7.15(J).
5. Traffic Hazards. Signs shall not include reflective material, flames, or lighting directed to a roadway or that interferes with vision of drivers.
6. Roof Signs. No sign shall extend above roofline.
7. Banners. Banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similar devices, except as approved for grand openings and promotions.
8. WCF and Antenna Signs. Attaching commercial messages for off-site and on-site advertising shall be prohibited.

N. Dimensional Sign Chart.

Sign Type		Maximum Number	Maximum Sign Area (sq. ft.)	Maximum Height (ft.)	Minimum Setbacks
Freestanding	Pole	1 per street frontage	36	30	10
	Monument			6	
	Portable	1 per site	36	6	
Attached	Wall	4 signs per building wall	20% of wall surface area facing street	Cannot exceed roofline	N/A
	Canopy	1 sign per business establishment	50% of the awning area	Minimum 7.5 from ground to bottom of sign	N/A
	Window / Door	25% of glass area on any 1 side of the building		N/A	N/A
Sign Type		Maximum Number	Maximum Sign Area (sq. ft.)	Maximum Height (ft.)	Minimum Setbacks
Off-Premises Advertising	Single Use Displayed	1 per street frontage (except for lots with 5 or more acres)	36	6	10
	Multiple Uses Displayed		50	15	10

Billboard	Monument or Pole	1 per street frontage	250	30	30 feet to street ROW or any property line
Industrial Park	Monument or Pole	1 at each entrance	Main Entrance (50) Add'l Entrance (32)	Main (10) Additional (6)	20 feet to street ROW or any property line
Multi-Tenant / Shopping Centers in Single Ownership	Wall	1 sign per business	20% of wall surface area facing street	Cannot exceed roofline	N/A
	Monument or Pole	1 at each entrance	Main Entrance (100) Outparcel (32-Monument)	Main (20) Outparcel (6)	20 feet to street ROW or any property line
Electronic Changeable Advertising Message	Monument or Pole	1 per street frontage	Up to 50% of total sign area, or 25 square feet whichever is less.	10	10 feet to street ROW and 30 feet to any property line
Temporary, Non-Commercial	Special Events, Yard Sales, Religious, Ideological	1 per street frontage	36	6	10
Temporary, Commercial	Real Estate	1 per street frontage or 2 for lots with frontage greater than 400 feet	36	6	10
	Construction	1 per street frontage	36	10	10
	Grand Opening (max 30 days)	Unlimited wall signs / 1 per street frontage	36	6	10
	Promotional (max 30 days per year)	Unlimited wall signs / 1 per street frontage	36	6	10
	Auction	1 per street frontage	36	6	10