

ARTICLE VII: GENERAL USE DISTRICTS

Sec. 7-2. - VC Village Center District.

f. *Development standards .*

- (1) *Structure size standards .* New structures in the Village Center District shall not exceed a footprint of 2,500 unless approved as a conditional use in accordance with the provisions set forth in section 4-4.
- (2) *Lot size standards.* There is no minimum lot size in the Village Center District.
- (3) *Lot width standards.* There is no minimum lot width in the Village Center District.
- (4) *Setback standards .* The following minimum setbacks shall be required for structures in the Village Center District.
Front: ten feet
Side: None required
Rear: None required
Corner lot, street side: ten feet
The landscape and buffering standards (section 9-10) may require additional setbacks; if so, the most restrictive requirement shall apply.
- (5) *Impervious surface standard .* The maximum impervious surface coverage in the Village Center District shall be 70 percent.
- (6) *Height standard .* The maximum height in the Village Center District shall be 30 feet.
- (7) *Landscaping/buffering standard .* Landscaping and/or buffering shall be provided as required by section 9-10 of this chapter.
- (8) *Parking and loading standards .* Parking and loading facilities shall be provided as required by section 9-9 of this chapter. No parking shall be permitted in any required setback or in any required buffer area. Shared parking areas are encouraged in the Village Center District.
- (9) *Access standards .* Points of access shall be limited to not more than two per development along any street or road. Points of access for a development shall be at least 50 feet apart and points of access for different developments shall be at least 25 feet apart. Shared access points for adjacent developments are encouraged and should be used wherever possible.
- (10) *Lighting standards .* Lighting shall comply with the standards set forth in section 9-11 of this chapter.
- (11) *Requirement to Construct Sidewalk.* Sidewalks shall be constructed the full length of a parcel, developed or redeveloped for or changed to nonresidential use, along public thoroughfares. Where more than one public thoroughfare is involved, the Planning Director or designee shall determine which thoroughfare a sidewalk shall be constructed. Sidewalks shall meet minimum design standards set forth in NC DOT Traditional Neighborhood Development standards.

Sec. 7-3. - GC General Commercial District.

f. *Development standards* .

- (1) *Structure size standards*. New structures in the General Commercial District shall not exceed a footprint of 5,000 unless approved as a conditional use in accordance with the provisions set forth in section 4-4.
- (2) *Lot size standards* . There is no minimum lot size in the General Commercial District.
- (3) *Lot width standards* . The minimum lot width in the General Commercial District shall be 50 feet.
- (4) *Setback standards* . The following minimum setbacks shall be required for structures in the General Commercial District.

Front: 20 feet

Side: None required

Rear: None required

Corner lot, street side: 20 feet

The landscape and buffering standards (section 9-10) may require additional setbacks; if so, more restrictive requirements shall apply;

- (5) *Impervious surface standard* . The maximum impervious surface coverage in the General Commercial District shall be 70 percent.
- (6) *Height standard* . The maximum height in the General Commercial District shall be 30 feet.
- (7) *Landscaping/buffering standard* . Landscaping and/or buffering shall be provided as required by section 9-10 of this chapter.
- (8) *Parking and loading standards*. Parking and loading facilities shall be provided as required by section 9-9 of this chapter. No parking shall be permitted in any required buffer area. Shared parking areas are encouraged in the General Commercial District.
- (9) *Access standards* . Points of access shall be limited to not more than two per development along any street or road. Points of access for a development shall be at least 100 feet apart and points of access for different developments shall be at least 25 feet apart. Shared access points for adjacent developments are encouraged and should be used wherever possible.
- (10) *Lighting standards* . Lighting shall comply with the standards set forth in section 9-11 of this chapter.
- (11) *Requirement to Construct Sidewalk*. Sidewalks shall be constructed the full length of a parcel, developed or redeveloped for or changed to nonresidential use, along public thoroughfares. Where more than one public thoroughfare is involved, the Planning Director or designee shall determine which thoroughfare a sidewalk shall be constructed. Sidewalks shall meet minimum design standards set forth in NC DOT Traditional Neighborhood Development standards.