

GENERAL CHANGES

The following general changes are requested as part of the series of amendments to the UDO.

A. Page Numbering

Renumbering the entire ordinance with consecutive page numbers.

B. Section Renumbering

Renumbering section numbers in Chapter 4, Zoning Districts.

Change "MU Mixed Use District" to Section 4.9

Change Section "GB General Business District" to 4.10

Change Section "HB Highway Business District" to 4.11

Add "FI Flex Industrial District" and located it as Section 4.12

Change Section "I-1 Warehouse Industrial District" to 4.13

Change Section "I-2 Light Industrial District" to 4.14

Change Section "I-3 Heavy Industrial District" to 4.15

Change Section "PUD Planned Unit Development" to 4.16

Change Section "MHP Mobile Home Park District" to 4.17

Change Section "FH Flood Hazard District" to 4.18

Change Section "INST Institutional District" to 4.19

Change Section "PPW Pittsboro Public Works District" to 4.20

Renumbering section numbers in Chapter 9: Subdivision Regulations.

Add "Administrative Plats" as Section 9.7

Change Section "Minor Plats" to Section 9.8

Change Section "Primary Plat Procedure" to Section 9.9

- Change Section "Primary Plat Approval" to Section 9.10
- Change Section "Secondary Plat Procedure" to Section 9.11
- Change Section "Secondary Plat Approval" to Section 9.12
- Change Section "Construction Plans" to Section 9.13
- Change Section "Subdivision Bonds" to Section 9.14

Renumbering section numbers in Chapter 2: Administrative Bodies.

- Add "Plat Committee" as Section 2.6
- Change Section "Administrator" to Section 2.7

C. Definitions

The following definitions are proposed changes or additions to the Definitions section.

1. Minor Modification: A process by which the Zoning Administrator can approve changes to a site plan without a public hearing, as long as the amendments do not adversely impact the purpose or intent of the overall development. Minor modifications
2. Outdoor Storage: The keeping of any product, goods, equipment, machinery, vehicles, boats, supplies, building materials or commodities, including raw, semi-finished and finished which are not intended for immediate sale, by locating them on a lot exterior to a building.
3. Motor Vehicle: any passenger vehicle, truck, tractor, tractor-trailer, truck-trailer, trailer, boat, recreational vehicle, semitrailer, or any other vehicle propelled or drawn by mechanical power.
4. Flex Space: A space that allows building owners or tenants to customize the layout and design of their workspace according to their requirements.
5. Artisan Manufacturing: Shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but

2.6 PLAT COMMITTEE

A. ESTABLISHMENT

The Plan Commission may appoint a plat committee to make decisions regarding the subdivision of land that does not involve the opening of a new public way and that complies in all other respects with the subdivision ordinance and the zoning ordinance. The plat committee, may grant approval, without public notice and hearing, subject to appeal to the Plan Commission. Within ten (10) days after approval under this subsection, the Zoning Administrator shall provide for due notice to interested parties of their right to appeal to the plan commission.

B. COMPOSITION

The Plat Committee shall be composed as specified in Indiana Code 36-7-4-701(e). The plat committee shall be comprised of either three or five members.

C. TERMS OF OFFICE

Each appointment of the plat committee is for a term of one year, but the Plan Commission may remove a member from the committee. The Plan Commission must mail notice of the removal, along with written reasons, if any, for the removal, to the member at the member's residence address. A member who is removed may not appeal the removal to a court or otherwise.

D. VOTES

The Plat Committee may only take action by a majority vote.

4.12 "FI" FLEX INDUSTRIAL DISTRICT

A. DEVELOPMENT STANDARDS

The following development standards are the minimum required standards. Where ranges are given, site conditions and character of adjacent development will be considered. The property owner will work with the Technical Advisory Committee to select the appropriate standard that fits with the site conditions and adjacent character of the area.

Utility Requirements		Attachment to public water and sanitary sewer facilities shall be mandatory for all development in this district.
Minimum Lot Size		1 acre
Minimum Lot Width		25 feet to 100 feet
Minimum Front Setback		10 feet to 50 feet
Minimum Side Setback	Adjacent to Residential Uses	10 feet to 25 feet
	Adjacent to Nonresidential Use	0 feet to 10 feet
Minimum Rear Setback	Adjacent to Residential Use	15 feet to 50 feet
	Adjacent to Nonresidential Use	0 feet to 10 feet
Maximum Principal Building Height		50 feet ¹
Maximum Accessory Structure Height		The height of the principal structure, whichever is less
Maximum Lot Coverage		70% to 80%

¹ The maximum height of the building is unlimited, provided, that the setback for the portion of the building that exceeds 50 feet shall be increased by 1 foot for each 1 foot of height above 50 feet until the ultimate height of the building is allowed.

B. ADDITIONAL REGULATIONS

1. A development plan for an industrial use shall be accompanied by a "Certificate of Compliance", subscribed by a registered professional engineer or architect certifying that the use intended will satisfy the performance standards set forth in Section 8.4 of this Ordinance.
2. In this District, more than one principal building is permitted, provided the buildings are platted as a single unit under single ownership and control.
3. Outside storage is permitted as an accessory use.
4. Outside storage must meet screening requirements of Subsection 8.5.l., Landscaping and Screening Requirements

5.3 INTERSTATE OVERLAY DISTRICT

A. DESCRIPTION OF DISTRICT

The purpose of the Interstate Overlay District is to promote coordinated, quality development; to establish basic standards for structures, landscaping, and other improvements on the properties within the overlay district which promote high quality, innovative site design and at the same time encourage efficient land usage; and to establish development standards which will encourage capital investments for the development of those properties along and abutting Interstate 74 within the Town of Pittsboro. The Overlay District further seeks to create a gateway into the Town by means of a coordinated set of design principles for buildings, site planning, landscaping and signage.

B. DISTRICT BOUNDARIES

A. The boundaries of the Interstate Overlay District are hereby established as shown on the Zone Map for the Town of Pittsboro. The boundaries include any lands within the Town of Pittsboro that fall within four hundred (400) feet north and south as measured parallel to the I-74 Interstate right-of-way. If lands are annexed into the Town of Pittsboro and fall within this 400-foot area, the Interstate Overlay District shall be applied to them in addition to the base zoning district recommended at the time of annexation.

A.B. The area south of I-74 from Jeff Gordon Boulevard west to Town limits is excluded from the Interstate Overlay District.

C. INTERPRETATION

The Interstate Overlay District regulations apply in addition to the underlying zoning district regulations to impose additional development rules for properties within the interstate corridor. In the case of a conflict between the Interstate Overlay District regulations of this Section and other regulations in this Ordinance, the Interstate Overlay District regulations of this Section shall control. Where no special Interstate Overlay District regulation is stated, the regulations of the underlying zoning shall control.

D. PLAN COMMISSION APPROVAL

1. The Plan Commission must approve, approve with conditions, or disapprove a Site Development Plan for any tract of land in the Interstate Overlay District per the provisions of Chapter 11. Site Development Plan approval by the Plan Commission is not required for individual single or two family lots.
2. For lots only partially within the Overlay District, a Development Plan shall be submitted to the Commission for the entire tract to be developed.
3. All development plan applications shall be in accordance with the requirements and specifications set forth in Chapter 11, Subsection 11.11.

E. PERMITTED USES

All uses which are permitted in a given site's underlying zoning district, except those expressly excluded in Subsection G below, are permitted in the Interstate Overlay District.

F. SPECIAL EXCEPTION USES

All special exception uses which are permitted (upon obtaining special exception approval from the Board of Zoning Appeals) in the underlying zoning district(s), except the uses expressly excluded in Subsection G below, shall be special exception uses in the Interstate Overlay District.

G. EXCLUDED USES

1. Airport
2. Bill Board
3. Heavy Industry
4. Heliport
5. Highway Maintenance Garage
6. Junk Yard
7. Penal or Correctional Institution
8. Raising of Non-Farm Fowl and Animals, Commercially (except kennel)
9. Sanitary Fill

10. Outdoor Shooting Range

11. Thermal Electric and Steam Power Plant

H. ACCESSORY BUILDINGS AND USES

All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted, except that any detached accessory building shall be architecturally compatible with the principal building(s) with which it is associated.

I. MULTI FAMILY AND NON-RESIDENTIAL USES

1. LANDSCAPING

- a. For the purpose of calculating landscaping requirements, each fraction of a tree or shrub shall be counted as one whole tree, or shrub.
- b. All development in the Interstate Overlay District shall have a lot coverage no greater than seventy percent (70%). The remaining thirty percent (30%) shall be maintained as open space. Ponds shall be counted towards minimum open space requirements.
- c. GREENBELT. For properties abutting I-74, a greenbelt of at least thirty (30) feet in width shall be maintained along the full length of I-74 frontage, and shall be composed of a minimum five (5) foot high earthen berm, six (6) shade trees and five (5) evergreen trees every one hundred (100) lineal feet, and living ground cover plantings covering the entire greenbelt area except for mulch or other non-living groundcover may be used around tree plantings.
- d. FOUNDATION PLANTINGS. Foundation plantings shall be included along all sides of all buildings, excluding entryways and loading bays and shall have the following characteristics.
 - i. The required minimum foundation landscaping shall be calculated individually for each side of the building.
 - ii. The minimum width of the planting area shall be five (5) feet, except that when adjoining a parking lot, the minimum width shall be ten (10) feet.

- iii. A minimum of one ornamental tree and five medium shrubs shall be planted every thirty (30) lineal feet. Trees and shrubs may be grouped or spaced linearly.
 - e. OTHER LANDSCAPING.
 - i. Minimum buffer and parking lot landscaping shall occur per Sections 8.6 and 8.11 of this Ordinance; and all landscaping and screening requirements of the underlying district shall apply.
 - ii. All landscape material required by this Section shall meet the minimum size and other requirements of Section 8.5.G.
 - f. ADDITIONAL SCREENING REQUIREMENTS.
 - i. All building mechanical and electrical equipment located adjacent to the building and visible from the interstate or any public thoroughfare or residential use shall be screened from view by means of walls, landscaping, or other approved methods. All non-landscape screening shall be architecturally compatible with the primary structure.
 - ii. Outdoor storage shall be completely enclosed by a minimum six foot high screen consisting of a solid fence (less than fifty percent open), masonry wall, dense plant material, or any combination thereof.
 - iii. Loading berths and service areas shall be screened from view from adjacent public streets and residential uses. This may be accomplished with an opaque wall constructed of materials which are architecturally compatible with the design of the principal building(s), through thoughtful placement of landscape and buffer requirements per other sections of the ordinance, or with additional landscape material where other landscape requirements would not create a sufficient screen. For loading berths and service areas facing the interstate, the required greenbelt is considered adequate screening.
2. BUILDING DESIGN REQUIREMENT
- a. Building Materials
 - i. Interstate facing and street facing facades shall use 100 percent (100%) masonry siding materials from the top of the foundation to a parallel height of eight feet. A minimum of fifty percent (50%) of the

overall interstate and street facing façade must be masonry. Masonry coverage calculation does not include windows and doors.

- ii. Facades constructed of more than one material shall only change material along horizontal or vertical lines (not diagonal lines). Where two wall materials are combined horizontally on one façade, the heavier material must be below.
- iii. Corrugated plastic or fiberglass panel siding is prohibited.

b. Roofs

i. Pitched Roofs

Roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 6:12 to 14:12.

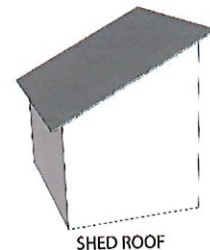
Pitched roofs shall be clad in wood shingles, slate, composition asphalt single or standing-seam metal panels. Shingle or panel color shall be appropriate to the design of the building.

ii. Shed Roofs

Shed (single slope) roofs are permitted with pitches ranging from 6:12 to 14:12.

iii. Flat Roofs

Flat roofs are permitted when consistent with the selected style of architecture, if edged by a railing or parapet, and if rooftop mechanical equipment is either camouflaged on all sides or visually integrated into the overall design of the building.



iv. Overhangs

Eaves and gable ends shall overhang a minimum of 16 inches.

In no case shall rooftop mechanical equipment be visible from adjoining residential districts. All vents, attic ventilators, turbines, flues and other roof penetrations shall be painted to match the color of the roof, or painted flat black. Gutters and downspouts shall be appropriate to or visually integrated with the selected architectural style of the structure.

Dormers, belvederes, cupolas and pergolas may be utilized as design elements, so long as they are designed with the details, proportion, style, and materials consistent with the selected architectural design of the building.

c. Entrances

The main building or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the selected architectural style and details of the building as a whole. The location, orientation, proportion and style of doors shall reflect the chosen style of the building.

d. Windows

All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of panes, the way the window opens, and the trim around the window shall be consistent with the selected architectural style of the building.

e. Signs

Signs for each proposed use shall be compatible in character as to color and architectural design with the structures located on the site. All sign requirements of the underlying district shall apply.

f. Other Requirements

i. Drive-Through Windows

Drive-through windows shall be designed as a related, integrated architectural element and part of the overall design composition of the building. Stacking for drive-through lanes shall be located on the side of the building, shall not be permitted along the front of structures, and shall not be permitted along the interstate unless it is screened from view. Nor shall stacking for drive-through lanes be permitted to spill onto adjoining properties.

ii. Loading Berths and Service Areas

Loading berths and service areas shall be permitted per the needs of business establishments and shall be identified on the development plan. Loading berths, overhead doors, and other service areas

should be on the rear of the building. For uses where loading berths are a fundamental component of the building and design, such as a warehouse, they may be located on any side of the building when meeting the requirements of Section 8.3.1.1.f.iv above.

g. Waiver of Building Design

The Plan Commission may grant a waiver of the building design requirements of this Section and approve a building design upon finding that:

- i. The building design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties;
- ii. The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites;
- iii. The building design is consistent with and compatible with other development located along the street; and
- iv. The proposed building is consistent with the intent and purpose of this Ordinance.

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i. Pitched Roofs

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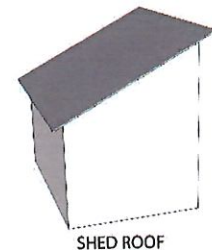
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iii. Flat Roofs

Flat roofs are permitted when consistent with the selected style of architecture, if edged by a railing or parapet, and if rooftop mechanical equipment is either camouflaged on all sides or visually integrated into the overall design of the building.



iv. Overhangs

Eaves and gable ends shall overhang a minimum of 16 inches.

In no case shall rooftop mechanical equipment be visible from adjoining residential districts. All vents, attic ventilators, turbines, flues and other roof penetrations shall be painted to match the color of the roof, or painted flat black. Gutters and downspouts shall be appropriate to or visually integrated with the selected architectural style of the structure.

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c. Entrances

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d. Windows

All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of panes, the way the window opens, and the trim around the window shall be consistent with the selected architectural style of the building.

e. Signs

Signs for each proposed use shall be compatible in character as to color and architectural design with the structures located on the site. All sign requirements of the underlying district shall apply.

f. Other Requirements

i. Drive-Through Windows

Drive-through windows shall be designed as a related, integrated architectural element and part of the overall design composition of the building. Stacking for drive-through lanes shall be located on the side of the building, shall not be permitted along the front of structures, and shall not be permitted along the interstate unless it is screened from view. Nor shall stacking for drive-through lanes be permitted to spill onto adjoining properties.

ii. Loading Berths and Service Areas

Loading berths and service areas shall be permitted per the needs of business establishments and shall be identified on the development plan. Loading berths, overhead doors, and other service areas

should be on the rear of the building. For uses where loading berths are a fundamental component of the building and design, such as a warehouse, they may be located on any side of the building when meeting the requirements of Section 8.3.1.1.f.iv above.

g. Waiver of Building Design

The Plan Commission may grant a waiver of the building design requirements of this Section and approve a building design upon finding that:

- i. The building design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties;
- ii. The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites;
- iii. The building design is consistent with and compatible with other development located along the street; and
- iv. The proposed building is consistent with the intent and purpose of this Ordinance.

5.2 JEFF GORDON BOULEVARD ~~/CR 275 E.~~ OVERLAY DISTRICT

A. DESCRIPTION OF DISTRICT

The purpose of the Jeff Gordon Boulevard ~~/CR 275 E.~~ Overlay District is to protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering the corridor in this district. It is recognized that Jeff Gordon Boulevard is an important entrance corridor into the Town of Pittsboro. Therefore, it is the further purpose of the Overlay District to promote coordinated, quality development per the land use recommendations set forth in the comprehensive plan; to establish basic standards for structures, landscaping, and other improvements on the properties within this Overlay District which promote high quality, innovative site design and at the same time encourage efficient land usage; to establish development standards which will encourage capital investments for the development of those properties along and abutting Jeff Gordon Boulevard ~~/CR 275 E.~~; and to promote the steady flow of traffic.

This overlay district further seeks to foster development that will provide this district with a special sense of place that will increase property values, protect existing residential uses, and attract new businesses. More specifically, the creation of this special sense of place shall be encouraged by means of a coordinated set of design principles for buildings, site planning, landscaping, and signs. These principles are intended to guide individual development activities so that they will work together visually in support of the common architectural theme described below.

B. DISTRICT BOUNDARIES

The boundaries of the Jeff Gordon Boulevard ~~/CR 275 E.~~ Overlay District are hereby established as shown on the Zoning District Map for the Town of Pittsboro. The boundaries include any lands within the Town of Pittsboro that fall within four hundred (400) feet east and west as measured parallel to the Jeff Gordon Boulevard ~~/CR 275 E.~~ right-of-way from ~~one mile north~~ the center of the intersection of I-74 ~~/ Jeff Gordon Boulevard and~~ to Wall Street ~~/CR 750 North.~~ ~~—If~~ lands are annexed into the Town of Pittsboro and they fall within this 400 foot area, the Jeff Gordon Boulevard ~~/CR 275 E.~~ Overlay shall be applied to them in addition to the base zoning district recommended at the time of annexation.

C. INTERPRETATION

The overlay zoning regulations apply in addition to the underlying zoning district regulations to impose additional development standards for properties within the corridor. In the case of a conflict between the Jeff Gordon Boulevard ~~CR 275 E~~ overlay district regulations of this Section and other regulations in this Ordinance, the regulations of this Section shall control. Where no special Overlay District regulation is stated, the regulations of the underlying zoning shall control.

D. PLAN COMMISSION APPROVAL

1. The Plan Commission must approve, approve with conditions, or disapprove a Site Development Plan for any tract of land in the Jeff Gordon Boulevard ~~CR 275 E~~ Overlay District per the provisions of Chapter 11. Site Development Plan approval by the Plan Commission is not required for individual single or two family lots.
2. For lots only partially within the Overlay District, a Development Plan shall be submitted to the Commission for the entire tract to be developed.
3. All Development Plan applications shall be in accordance with the requirements and specifications set forth in Section 11.11.

E. PERMITTED USES

All uses which are permitted in a given site's underlying zoning district, except those expressly excluded in Subsection G below, are permitted in the Jeff Gordon Boulevard ~~CR 275 E~~ Overlay District.

F. SPECIAL EXCEPTION USES

All special exception uses which are permitted (upon obtaining special exception approval from the Board of Zoning Appeals) in the underlying zoning district(s), except the uses expressly excluded in Subsection G below, shall be special exception uses in the Jeff Gordon Boulevard ~~CR 275 E~~ Overlay District.

G. EXCLUDED USES

The following uses are prohibited in the Overlay District.

1. Bulk storage of petroleum products not used for on-site manufacturing

2. Fertilizer manufacturing, stock yards, slaughtering, leather curing and tanning
3. Garbage disposal plant/sanitary landfill
4. Go-cart track
5. Grain elevator
6. Junk or salvage yard
7. Manufactured home dwelling sales
8. Mini-warehouses or self-storage facilities
9. Mobile Home Parks
10. Outdoor storage, with the exception of propane tanks that are for lease or purchase
11. Outdoor theatre
12. Penal or correctional institution
13. Reclaiming processes involving materials or chemicals that are considered dangerous to the health, safety, and welfare of the general public as determined by the State Board of Health or by the Town of Pittsboro
14. Refining or manufacturing of petroleum products
15. Refining or manufacturing of asphalt, cement, gypsum, lime, wood preservatives
16. Roadside sales stand
17. Sand and Gravel extraction or sales
18. Sexually Oriented Businesses

H. ACCESSORY BUILDINGS AND USES

All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted, except that any detached accessory building shall be architecturally compatible with the principal building(s) with which it is associated.

I. HEIGHT AND AREA REQUIREMENTS

Maximum Building Height		As specified in the primary zoning district
Minimum Front Setback		As specified in the primary zoning district
Greenbelt (for parcels with frontage on Jeff Gordon Boulevard / CR 275 E. right-of-way)		30 feet wide, included as part of the front yard, adjacent to the Jeff Gordon Boulevard / CR 275 E. right-of-way
Minimum Side and Rear Setback	Non-residential lot next to existing residential district	50 feet or twice the building height, whichever is greater
	Non-residential lot next to existing business district	15 feet
	Non-residential lot next to existing industrial district	20 feet
	Residential lot next to existing non-residential district	25 feet
	Residential lot next to existing residential district	15 feet
Minimum Gross Floor Area	Non-residential uses	2,500 square feet (accessory structures are exempt from the minimum gross floor area standard)
	Residential uses	As specified in the primary zoning district

J. ARCHITECTURAL DESIGN REQUIREMENTS

In reviewing the architectural design of building(s) proposed to be built in this overlay district, factors to be considered by the Plan Commission shall include but are not limited to the following:

1. Building Proportion

Buildings should avoid long, monotonous, uninterrupted walls or roof planes.

2. Building Facades

Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style.

Facades constructed of more than one material shall only change material along horizontal or vertical lines (not diagonal lines). For material changes at the horizontal line, the heavier material shall always be placed beneath the lighter material. Front and side facades of buildings located on corner lots shall be of the same materials and similarly detailed.

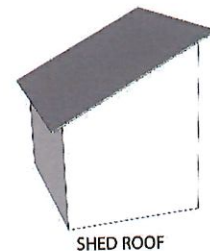
3. Roofs

a. Pitched Roofs

Roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.

b. Shed Roofs

Shed (single slope) roofs are permitted only when the ridge is attached to an exterior wall of a building, with pitches ranging from 4:12 to 14:12.



c. Flat Roofs

Flat roofs are permitted when consistent with the selected style of architecture, if edged by a railing or parapet, and if rooftop mechanical equipment is either camouflaged on all sides or visually integrated into the overall design of the building.

d. In no case shall rooftop mechanical equipment be visible from adjoining residential districts.

- e. All vents, attic ventilators, turbines, flues, and other roof penetrations shall be painted to match the color of the roof, or painted flat black. Gutters and downspouts shall be appropriate to or visually integrated with the selected architectural style of the structure.
- f. Dormers, belvederes, cupolas and pergolas may be utilized as a design element, so long as they are designed with the details, proportions, style, and materials consistent with the buildings selected architectural design.

4. Entrances

The main building or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the selected architectural style and details of the building as a whole. The location, orientation, proportion, and style of doors shall reflect the chosen style of the building. Building facades for industrial and warehouse uses shall be designed with a main entrance and at least two (2) window openings associated with this doorway.

5. Windows

All window design shall be compatible with the style, materials, color, details, and proportion of the building. The number of panes, the way it opens, the trim around it and whether it is embellished with shutters must be consistent with the architectural style of the structure.

6. Awnings

Fixed or retractable awnings are permitted if they complement a building's architectural style, material, colors, and details; do not conceal architectural features (such as cornices, columns, pilasters, or decorative details); do not impair facade composition; and are designed as an integral part of the façade. Metal, plastic or aluminum awnings are prohibited.

7. Storefronts

Storefronts shall be integrally designed with overall facade character. Ground floor retail, service and restaurant uses should generally have large pane display windows; however, they shall not exceed seventy-five percent (75%) of the total ground level (first floor) facade area. Buildings with multiple storefronts shall be of unified design, through the use of common materials, architectural details, signs and lighting consistent with the overall building style.

8. Suitability of Building Materials

Unless otherwise approved by the Plan Commission, building materials shall be consistent with or complementary to existing architecture as follows:

- a. Exposed foundations shall be constructed of one or more of the following:
 - i. Brick;
 - ii. Stone (limestone, granite, fieldstone, etc.); or,
 - iii. Split-face block or architectural pre-cast concrete, if surface looks like brick or stone.
- b. Facade walls shall be constructed of any combination of:
 - i. Natural or cut stone
 - ii. Glass
 - iii. Pre-cast concrete
 - iv. Brick in a color historically consistent with the architectural style
 - v. Architectural metal
 - vi. Synthetic products such as cementitious siding and EIFS
 - vii. Stucco with smooth finish, or dryvit (or equivalent), not to exceed twenty percent (20%) of the overall non-window facade area

9. Topography

Design in relation to topography of the site, which minimizes cut and fill and limits maximum on-site slope to ten percent (10%).

10. Consistency with Style and Period

Overall aesthetics of proposed building, including color, are consistent with the architectural style and period in the surround area.

11. Building Orientation

The primary building shall be oriented to Jeff Gordon Boulevard ~~/ CR-275 E.~~ so that the front of the building faces the corridor. Accessory buildings (including residential garages, storage buildings, etc.) shall be located behind the primary building.

K. LANDSCAPING REQUIREMENTS

1. Landscape Plan

The applicant shall submit a landscape plan to the Plan Commission as part of the development plan application, per Section 11.11 of this Ordinance.

2. Areas to be Landscaped

- a. Greenbelt. The thirty (30) foot greenbelt shall be composed of grass and landscape areas. The incorporation of walkways and bikeways into the design is encouraged; however, no parking areas, buildings, accessory structures, etc. shall be established within this area.
- b. Foundation Plantings. Foundation plantings shall be included along all sides of any building. The minimum width of the planting area shall be five (5) feet, except that when adjoining a parking area located in the front yard adjoining Jeff Gordon Boulevard ~~CR 275 E.~~, the minimum width shall be ten (10) feet.
- c. Peripheral Plantings. Minimum side and rear yard landscaping shall occur per the requirements of the underlying zoning district.
- d. Parking Lots. Per standards specified in Section 8.11 of this Ordinance. The required Greenbelt shall count towards parking lot perimeter landscape requirements when adjacent to a parking area.
- e. Screening Areas. All air conditioning units, HVAC systems, exhaust pipes or stacks, overhead doors, legally non-conforming outside storage areas, and satellite dishes shall be integrated into the overall building design or screened from the Jeff Gordon Boulevard ~~CR 275 E.~~ right-of-way and adjoining residential zones or uses, by means of walls, fencing, parapets, penthouse screens, landscaping, camouflage, and other approved method.

3. Landscaping Standards

- a. The interior dimensions, specifications and design of any planting area of planting median shall be sufficient to protect the landscaping materials and planted therein and to provide for proper growth. The following minimum interior widths for planting areas shall be used:
 - i. Canopy Trees: Nine (9) feet;
 - ii. Ornamental Trees: Seven (7) feet;
 - iii. Shrubs (only): Five (5) feet.
- b. All plant material proposed to be used in accordance with any landscape plan shall meet the following specifications:
 - i. Shade trees: a minimum trunk diameter of two and one-half ($2\frac{1}{2}$) inches at six (6) inches above grade, a minimum height of eight (8) feet, and a branching height of not less than one-third ($\frac{1}{3}$) or more than one-half ($\frac{1}{2}$) of tree height.
 - ii. Ornamental trees: a minimum trunk diameter of one and one-half ($1\frac{1}{2}$) inches at six (6) inches above grade, a minimum height of six (6) feet, and a branching height of not less than one-third ($\frac{1}{3}$) or more than one-half ($\frac{1}{2}$) of tree height.
 - iii. Evergreen trees: a minimum height of eight (8) feet, and a width of not less than three-fifths ($\frac{3}{5}$) of the height.
 - iv. Deciduous shrubs: a minimum height of eighteen (18) inches, no less than six (6) main branches upon planting, and a mature height of no greater than thirty-six (36) inches.
 - v. Evergreen shrubs: a minimum height and spread of eighteen (18) inches, maximum mature height of thirty-six (36) inches.
- c. Greenbelt. The primary landscaping materials used in the Greenbelt shall be shade trees, ornamental trees, shrubs, ground covers and grass.
 - i. A minimum of three (3) shade trees and one ornamental tree shall be provided per one hundred (100) linear feet of greenbelt.
 - ii. Shade trees planted within the greenbelt parallel to Jeff Gordon Boulevard ~~CR-275-E~~ shall be spaced neither less than fifteen (15) feet apart nor more than forty (40) feet apart.

- iii. Existing shade trees within the greenbelt that have a minimum trunk diameter of four and one-half (4 ½) inches at six (6) inches above grade, are encouraged to be preserved. For each shade tree that is preserved within the greenbelt area, two fewer trees are required to be planted within the applicable one hundred (100) linear feet.
 - d. Foundation Plantings. The primary landscaping materials used adjacent to buildings shall be shrubs, groundcovers, and ornamental grasses.
 - e. Parking Lots
In addition to the required greenbelt, see Section 8.11 Parking Lot and Loading Area Landscaping and Screening Requirements for additional landscape requirements.
4. Landscaping Installation and Maintenance
- a. Installation. All landscaping approved as part of the landscape plan portion of Development Plan approval shall be installed prior to the issuance of a Certificate of Occupancy. If it is not possible to install the required landscaping because of weather conditions, the property owner shall post a bond prior to the issuance of the certificate of occupancy for an amount equal to 125% of the total installed cost of the required landscaping.
 - b. Maintenance. It shall be the responsibility of the owners and their agents to insure proper maintenance of all trees, shrubs, and other landscaping approved as part of the landscape plan portion of the development plan approval in accordance with the standards set by this Ordinance. This is to include but is not limited to, replacing dead plantings with identical varieties or a suitable substitute approved by the building commissioner, irrigation and mulching of planting areas, and keeping the area free of refuse, debris, rank vegetation, and weeds.
 - c. Changes after approval. See Section 8.5 of this Ordinance.
 - d. Inspection. The building commissioner or his/her designee may visit any tract within the overlay district to inspect the landscaping and check it against the approved plan on file.

L. PARKING REQUIREMENTS

1. Parking Spaces required, and the dimensions of those parking spaces: See Section 8.12.
2. Landscaping Standards: See Subsection K, above.
3. Parking lots shall be designed to provide coordinated access to parking areas on adjoining tracts or parcels within the overlay district. Sites utilizing front-loaded parking areas shall provide for continuous access across the rear of the site to adjoining tracts or parcels. Connection to parking areas on adjacent parcels may also be required by the plan commission. As part of the Development Plan submission, the petitioner shall provide a site circulation plan that illustrates to the plan commission how coordinated access will occur relative to the overall Jeff Gordon Boulevard ~~CR 275 E~~.
4. All parking areas and drives (including residential driveways) shall be paved with asphalt or concrete. Brick pavers or other decorative pavements may be used as accents in parking area design. Poured-in-place concrete curbs shall be used.
5. Parking within front yard setbacks shall be limited to a maximum of two (2) rows of the total required parking.

M. ACCESS TO INDIVIDUAL TRACTS

The purpose of this Section is to make the closing of all curb cuts along Jeff Gordon Boulevard ~~CR 275 E~~ possible by establishing a common access road to the rear parking lots of all tracts within the overlay district.

1. Frontage streets and common entrances shared by several properties and developments shall be encouraged and may be required at the discretion of the Plan Commission.
2. In those cases where tracts can be accessed via connection to a primary or secondary arterial street, local street, or adjoining parking lot, curb cuts shall not be established on Jeff Gordon Boulevard ~~CR 275 E~~.
3. The Plan Commission shall encourage maximum distances between curb cuts to Jeff Gordon Boulevard ~~CR 275 E~~.
4. Bicycle and pedestrian circulation to and through the site shall be coordinated with vehicular access, greenbelt design, and parking.

5. Access roads shall be designed to align with one another, where feasible.

N. OTHER REQUIREMENTS

1. Multi-Use Trail

A multi-use pathway shall be provided within the greenbelt along both sides of Jeff Gordon Boulevard ~~CR 275 E.~~

- a. The path shall be a minimum of 12 feet wide.
- b. The path shall be paved with asphalt, concrete, or decorative pavers.
- c. The path shall be designed and constructed in accordance with all applicable Federal and State Americans with Disabilities Act standards.
- d. The pathway shall be connected to existing or planned pathways to maximize opportunities for bicycle and pedestrian circulation throughout the corridor.

2. Trash Collection

Trash collection and recycling areas shall be enclosed and screened on all sides, with a minimum six (6) foot tall opaque wall. Trash collection and recycling areas shall be in the rear of all buildings.

3. Loading Areas

Loading areas and trash collection areas shall be permitted per the needs of the business establishments and shall be identified on the development plan. Loading spaces and overhead doors shall not face towards Jeff Gordon Boulevard ~~CR 275 E.~~

4. Emergency Access

All emergency access areas and facilities shall be shown on the site plan and reviewed by the Pittsboro Fire Chief.

5. Signs

A sign plan for the proposed development shall be submitted to the Plan Commission for its approval as part of the Development Plan application. Signs for each proposed use shall be uniform in character as to color and architectural design as approved by the Plan Commission.

6. Conforming Uses

A Site Development Plan shall be submitted to the Plan Commission for its approval when a legally established nonconforming use is changed to a conforming use and when either:

- a. Any new building is constructed; or
- b. Any existing building or site development (including addition of parking lot) is expanded by more than twenty five percent (25%).

8.10 OUTDOOR STORAGE

A. PURPOSE AND INTENT

1. The purpose of this Section is to establish outdoor storage standards to minimize public nuisances, ensure orderly development and aesthetics, maintain building standards, and protect the public health, safety, and quality of life for residents.

B. APPLICABILITY

1. Outdoor storage is only permitted as an accessory use to a primary use in the Industrial Districts per Schedule A: Schedule of Uses.
2. Vehicular parking and the display of automobiles, boats, trucks, or farm equipment associated with legally established vehicle sales use shall not be deemed outdoor storage.
3. The storage, keeping, or parking of a legal licenses, operable vehicle on an approved parking space at a private residence shall not be considered outdoor storage.
4. Seasonal outdoor storage associated with display merchandise or sale of goods and materials will be required to get a temporary use permit in accordance with Section 3.5, Temporary Uses.
5. The restrictions and regulations contained in this subsection shall not apply to any outdoor storage that is located on property owned or used by a unit of local, state, or federal government or a railroad.
6. If any part of this subsection is found to be in conflict with any other section of the UDO or ordinance, resolution, motion, order, or parts thereof, the most restrictive or highest standard shall prevail.

C. PROHIBITIONS

1. No outdoor storage can be established until the primary structure is constructed.
2. Outdoor storage of junk, trash, debris, or other waste materials is prohibited on any lot or parcel in the Town.
3. Outdoor storage of automobile parts, discarded tires, or similar materials shall be prohibited.

4. Outdoor storage of wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited, unless it is screened or behind a structure.

D. OUTDOOR STORAGE IN REQUIRED YARDS

1. Outdoor storage shall not be located in any front yard.
2. Storage of materials, which are incidental to a primary use in a non-residential district, shall be permitted, provided that such storage is located within an enclosed structure, or the provisions of Subsection 8.5.l., Landscaping and Screening Requirements, are met.
3. No portion of any required yard shall be used for the permanent storage of motor vehicles, trailers, airplanes, boats, or parts thereof, rubbish, garbage, junk, tent or building materials, except during construction and in accordance with the terms of this Ordinance.

E. OUTDOOR STORAGE TIME FRAMES

1. Permanent storage, for the purpose of this subsection, shall be construed as the presence of such storage for a period of 72 or more consecutive hours in any one-week period.
2. Temporary storage, for the purposes of the subsection, shall be construed as the presence of such storage for a period of 36 or less consecutive hours in any one-week period.

F. BULK OUTDOOR STORAGE

3. Outdoor storage areas shall be surfaced with a durable dust free surface.
4. Structures, buildings or above ground tanks used for bulk storage of flammable or explosive liquids, gases or other materials, shall not be located closer than 50 feet to the property line.
5. The entire premises where the bulk storage is located shall be enclosed within a fence, or equivalent, of not less than six (6) feet high, except as otherwise required by Subsection 8.5.l., Landscaping and Screening Requirements of this Ordinance.
6. Bulk outdoor storage shall not exceed 15 feet in height, unless it is screened on three sides in accordance with the requirements in Subsection 8.5.l., Landscaping and Screening Requirements of this ordinance.

7. Lots containing bulk storage shall be screened according to the provisions of Subsection 8.5.1., **Landscaping and Screening Requirements**.
8. Additional information regarding evidence of safety measures may be required to determine the public safety therein.

G. OPEN OUTDOOR STORAGE

1. In the event that accessory storage is in the open, the following provisions must be met:
 - a. ~~Open storage shall be accessory to the use of the main building on the lot.~~
 - b. **Outdoor storage areas shall be surfaced with a durable dust free surface.**
 - c. **Open storage shall be located behind the front or exterior wall of the main building facing any street and shall comply with all yard regulations of this ordinance and with intersection visibility standards as set forth in Section 8.18, Vision Clearance Areas.**
 - d. **Open storage shall not cover more than five percent (5%) of the lot area or an area in excess of twice the ground floor area of the main building on the lot, whichever is less.**
 - e. **Open storage shall be screened according to the provisions of Section 8.5.1., Landscaping and Screening Requirements.**
 - f. **Open outdoor storage shall not exceed 15 feet in height, and shall be screened in accordance with the requirements in Subsection 8.5.1., Landscaping and Screening Requirements of this ordinance.**

H. TEMPORARY OUTDOOR STORAGE

1. **All outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers or similar materials.**
2. **Such area shall be limited to five percent (5%) of the gross floor area of the principal structure.**
3. **All seasonal outdoor storage/display of merchandise may be temporarily located in the parking lot of a retail store for the duration of a season if the merchandise is secured, and located at least 200 feet from the public right-of-way. Seasonal outdoor storage requires a temporary use permit.**

4. Any outdoor display area shall not block handicapped parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below the minimum requirement for the use.

8.12 PARKING STANDARDS

A. INTENT

The regulations of this Section are designed to alleviate or prevent congestion of the public streets by establishing minimum requirements for on-site storage of motor vehicles, in accordance with the use for which the property is occupied.

B. SCOPE

1. Accessory off street parking and loading facilities shall be provided and maintained in accordance with the provisions of this Section for all buildings, structures or premises used in whole or in part for purposes permitted by this Ordinance.
2. When the intensity of use of any building, structure or premises shall be increased through the addition of dwelling units, floor area, beds, seating capacity, or other unit of measurement, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
3. For any non-conforming use which is hereafter damaged or partially destroyed, and which is lawfully reconstructed, re-established, or repaired, off-street parking and loading facilities equivalent to those maintained at the time of such damage or partial destruction shall be restored and continued in operation; provided, however, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Ordinance for equivalent new uses.
4. Whenever the existing use of a building, structure or premises shall hereafter be changed or converted to a new use permitted by this Ordinance, parking and loading facilities shall be provided as required for such new use.
5. Accessory off-street parking or loading facilities in existence at the time of the effective date of this Section shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new use under the provisions of this Ordinance.
6. Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of accessory off-street parking or loading facilities to serve any existing use of land or buildings, provided that all regulations herein governing the location, design, and operation of such facilities are adhered to.

7. Accessory off-street parking and loading facilities provided to comply with the provisions of this Ordinance shall not subsequently be reduced below the requirements of this Ordinance.

C. GENERAL PROVISIONS

1. Accessory off-street parking and loading spaces shall be provided on the same lot as the use served, except as otherwise provided in this Ordinance, and may be situated as one or more individual areas.
2. Any building, structure or use of land, when erected or enlarged, shall provide for off-street parking spaces for automobiles in accordance with the following provisions and Table 8.7. A parking plan shall be required for all uses except single and two family dwellings.
3. Accessory off-street parking facilities required herein shall be utilized solely for the parking of passenger automobiles or light trucks of less than one (1) ton capacity, belonging to patrons, occupants or employees of specified uses. Said parking facilities shall not be used for the storage, display, sale, repair, dismantling or wrecking of any vehicle, equipment or material, unless such facilities are enclosed in a building and otherwise permitted in the district.
4. No business signs or advertisements shall be permitted in parking areas, provided, however, directional and identification signs shall be permitted in accordance with Section 8.15.
5. In the OTBD District, accessory off-street parking areas shall be permitted within the required front yard, provided that no parking area is located within the right-of-way, and provided that all applicable requirements for screening and greenbelts are met.

D. DETERMINING THE NUMBER OF SPACES REQUIRED

1. In determining the minimum required number of off street parking or loading spaces, the following instructions shall be applicable in such computations:
 - a. If the unit of measurement is any fraction of the unit specified in relation to the number of spaces to be provided, said fraction shall be considered as being the next unit and shall be counted as requiring one space.
2. In sports arenas, churches and other places of assembly in which patrons occupy benches, pews or other similar seating facilities, each twenty two (22)

inches of such seating shall be counted as one (1) seat for the purpose of determining requirements hereunder.

E. REDUCED PARKING RATIOS IN THE OTBD DISTRICT.

In order to accommodate the unique built environment of the downtown area covered by the OTBD District, required parking areas in this district shall be one half (1/2) of those required in the Table 8.7 (Schedule of Parking Standards).

1. Accessory off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements for each such use, and provided that all regulations governing location of accessory parking spaces, in relation to the use served, are adhered to. Further, no parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Board or Zoning Appeals.
2. Required off-street loading and unloading spaces shall not be construed as being part of the required off-street parking spaces.
3. No part of any alley shall be used to meet the minimum parking requirements of this Ordinance.
4. For purposes of determining off-street parking requirements under this subsection, gross floor area shall mean the total horizontal areas of the one or several floors of the building or portion thereof devoted to a particular use, including accessory storage areas located within selling or working space such as counters, racks, or closets and any basement floor area devoted to retailing activities, to the production or processing of goods or to offices; provided, however, gross floor area shall not include that area devoted entirely and permanently to storage purposes, parking and loading facilities, or space used for restrooms, utilities, stairwells or elevator shafts.
5. Off street parking shall be provided according to the ratios set forth in Table 8.7: Schedule of Parking Standards.
6. Every company car, truck, tractor or trailer normally stored at a business site shall be provided with an off-street parking space. Such space shall be in addition to the parking requirements listed in Table 8.7: Schedule of Parking Standards.

7. For uses not specified in this Section, or in such instance when the requirement for an adequate number of spaces is unclear or not specified in another part of this Ordinance, the number of parking spaces shall be determined by the Administrator on the basis of similar requirement, the number of persons served or employed, and the capability of adequately serving the visiting public. Such determination may be appealed to the Board of Zoning Appeals.
8. In case of conflict between the provisions of this Section, the higher requirement shall govern.

F. DRIVE-THROUGH STACKING

Drive through establishments shall provide stacking space for the queuing of vehicles awaiting use of drive-through windows. Each stacking space must be twelve (12) feet long, and each lane of stacking spaces must be at least nine (9) feet wide. Lane widths should be delineated with pavement markings. However, individual spaces within the lane need not be marked. Table 8.7: Schedule of Parking Standards denotes the number of stacking spaces required for common drive-through uses. Any drive-through use not listed shall be required to provide at least four (4) stacking spaces per drive-through window. Stacking spaces must be in addition to the required parking spaces and must not be located within a required driveway, internal circulation system, or parking aisle.

G. PARKING SPACES ACCESSIBLE TO THE DISABLED

The Town of Pittsboro encourages all development within the Town which serves the public to provide facilities which are accessible to people with disabilities as defined by the Americans with Disabilities Act (ADA) of 1990. In accordance with this goal, accessible parking shall be provided by any building or use initiated after the effective date of this Ordinance according to the minimum requirements established and adopted by federal, state, or local law.

H. OFF-SITE AND SHARED PARKING

1. Off-Site Parking. Off-site parking may be allowed on another lot that is within five hundred (500) feet of the lot occupied by the use(s) for which it is required. A formal easement, in perpetuity, between property owners shall be provided prior to Development Plan approval. The agreement shall be recorded with the property.

2. Shared Parking. Shared parking may be allowed between two (2) or more lots that share property lines.
 - a. Uses with Similar Business Hours. The total of such offstreet parking spaces supplied collectively for multiple uses with similar business hours, where all uses are located within a shopping center or a retail/office/business park subdivision, may be less than the sum of the requirements for the various uses computed separately. In no case shall the sum of the requirements for the various uses be reduced by more than fifteen percent (15%) of the required parking for uses when computed separately as determined by the Administrator.
 - b. Uses with Dissimilar Business Hours. Churches, civic clubs, auditoriums, lodge halls, banquet halls, movie theaters, and stadiums may make arrangements with existing business establishments which normally have different hours of operation for sharing up to fifty percent (50%) of their required parking spaces; provided however, where there is a sharing of facilities by different owners or tenants, there shall be a formal easement, in perpetuity, approved by the Plan Commission. In addition, should any of the uses having such an agreement after passage of this Ordinance be changed or facilities discontinued, then the required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the continued use of the building or buildings. The approved agreement shall be recorded with the property by the Hendricks County Recorder.
3. Approval Requirements. All off-site and shared parking space arrangements are subject to the approval of the Administrator. Approvals shall be based on the determination that the use of off-site and/or shared parking will not provide hardships for pedestrians, will not result in potentiality hazardous traffic conditions, and will provide an adequate number of parking spaces for the uses involved. The parking needs of possible future uses of the property shall also be considered by the Administrator.

I. DEVELOPMENT STANDARDS

All off-street parking areas shall be developed in accordance with the standards of this Section, except in the case of agricultural uses.

1. DIMENSIONS

Minimum parking space dimensions shall be provided in accordance with Table 8.6, exclusive of access drives or aisles, ramps, columns. Such space shall have adequate vertical clearance.

Except on lots occupied by one and two family dwellings, each off-street parking space shall open directly upon an aisle or driveway designed in accordance with Table 8.6, so as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall be unobstructed and allow for the passage of emergency vehicles at all times.

TABLE 8.6 MINIMUM SPACE AND AISLE DIMENSIONS OF PARKING SPACES

Parking Angle* (in degrees)	Space Width	Space Depth	Aisle Width (in feet)
Parallel	8'	22'	12' (one way)
Right Angle	9'	18'	24' (two way)
60° angle	9'	18'	18' (one way)
45° angle	9'	18'	18' (one way)
Small Car*	9'	15'	24' (two way)

The length for measuring the depth of a parking space shall be measured at right angles to the edge of the useable parking forming the angles, exclusive of aisles.

*Note: Spaces exclusive for compact or subcompact cars may be used only if specifically designated "For Small Cars Only." A maximum of twenty-five percent (25%) of a parking area may be designated for small cars.

2. LAYOUT & DESIGN

- a. All off street parking or loading facilities shall be designed with appropriate means of vehicular access to a street or alleys in a manner which will least interfere with traffic movement.
- b. Driveway entrances or exits shall be no closer than twenty five (25) feet to an adjoining residential property line or ten (10) feet to an adjoining non-residential property line, or designed in such a manner as to least interfere

with traffic movement. No driveway across public property at the right of way line of the street shall exceed a width of thirty (30) feet; provided, however, two driveways not exceeding thirty (30) feet in width each may constitute a single entrance exit divider designed driveway, provided further, that such driveways shall conform to the specifications found in the most recently adopted version of the Design and Construction Standards of the Town of Pittsboro.

- c. Required off-street parking spaces shall be so designed, arranged and regulated so that:
- i. Such parking areas are lined or designated to insure the most efficient use of the parking spaces
 - ii. Parking in all nonresidential districts shall be provided with curbing, wheel stops, or other devices to prevent motor vehicles from being parked or driven within required setback areas or onto required landscaped open space.
 - iii. Individual spaces are located so that no part of the parked vehicle will extend beyond the boundary of the established parking area into any minimum required yard or onto adjoining property.
 - iv. Parking spaces are unobstructed and have access to an aisle or driveway so that any automobile may be moved without moving another, and so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public right of way or walkway.
 - v. All paved portions of all parking spaces and maneuvering aisles shall be set back a minimum of five (5) feet from any wall of a building.
- d. Off-street parking spaces may be open to the sky or enclosed in a building. In any instance, when a building is constructed or used for parking facilities on the lot, said building shall be treated as any major structure and subject to all requirements thereof.
- e. Parking areas may be provided with a one story shelter building or guard building which shall not exceed one hundred (100) square feet of gross floor area and shall conform to all the structural requirements of the District.

- f. All parking lots abutting residential uses or Districts, and all parking lots in any district containing more than fifteen (15) spaces shall be subject to the landscaping and screening requirements for such parking lots as set forth in Section 8.11.
- g. All parking areas shall provide means of pedestrian circulation to the use and between the use and the street.
- h. Any lighting facilities used to illuminate off-street parking areas shall be so located, shielded and directed upon the parking area in such a manner that they do not reflect or cause glare onto adjacent properties or interfere with street traffic. In no instance shall bare unshaded bulbs be used for such illumination.

3. SURFACING & DRAINAGE

- a. In all districts, all open, off street parking and driveway areas shall be surfaced with an all-weather, dust free concrete, asphalt, brick paver, or the like as approved by the administrator, capable of carrying a wheel load of four thousand (4,000) pounds, and shall be maintained in good condition and free of weeds, dirt, trash and debris; except that, a gravel surface may be used for a period not exceeding one year after the date of granting the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified above.
- b. Drives located established before July 13, 2004 are excluded from the paved surface. If an existing drive is extended, and it was established before the aforementioned date, the extension may be comprised of gravel. If established after July 13, 2004, then the drive shall be paved. Brick pavers or other decorative pavements may be used as accents in parking area design. Poured-in-place concrete curbs shall be used.
- c. A gravel surface in the area of storage or handling may be used permanently in association with industries that handle liquids or chemicals which create a potential hazard if containment should be lost and where absorption into the ground through a loose surface material would eliminate or alleviate such hazard.
- d. Such parking areas shall be graded and properly drained in such a manner that there will be no free flow of water onto either adjacent property or public sidewalks. Further, any additional run off generated by such improved areas shall be disposed of in appropriate drainage facilities.

- e. In any parking area, the surface shall be painted, marked, or otherwise delineated so that each parking space is readily apparent.

are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

6. Motor Sports Uses: Any office, warehouse, or manufacturing that is devoted to the racing of motor vehicles. This category does not include a racetrack, drag strip, motorcycle racetracks, speedways, or anything that would require seating for attendees.

D. Parking Standards

Flex Space: 1 space per employee on the largest shift and 1 visitor space per 350 sq ft. of gross floor area.

Artisan Manufacturing: 1 space per employee and 1 visitor space per 3500 sq ft. of gross floor area.

Motor Sports Team: 1 space per employee on the largest shift and 1 visitor space per 350 sq ft. of gross floor area.

E. Section 8.6 Buffer Standards

TABLE 8.3: LANDSCAPE BUFFER REQUIREMENTS

Add the MU and FI to the table.

Add "A" Accessory Use to the use matrix table. Accessory use means that a use is permitted but only as an accessory to a primary use.

Subject Zoning	Adjacent Zoning																				
	OS	A	R-1	R-2	R-3	R-4	R-5	PUD	OTBD	MU	GB	HB	F-I	I-1	I-2	I-3	INST	MHP	PPW	Public Street	
OS																					
A																					
R-1																					E
R-2																					E
R-3																					E

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	LI	I1	I2	I3	PUD	MHP	FH	INST	PPW
Agricultural products, sales, distribution, and storage		P										S	S	P	P					
Agricultural Tourism Business		P																		
Farm Equipment Sales and Service		S							P	P		P	P							
Grain Elevators (commercial) and Related Uses		P	S									P	P	P						
Raising and Breeding of Farm Fowl or Animals (commercial)		P																		
Raising and Breeding of Non-Farm Fowl or Animals (commercial), except for kennel		S																		
Restricted Commercial Farm Enterprise, including confined feeding		S																		
Riding Stable		P	P														P			
Sales Barn for Livestock		S																		
Vineyard		P																		
Orchard		P																		
Forestry		P																		
RESIDENTIAL USES																				
Assisted Living Facility						S	S	P		P	P	P					P			
Boarding House						S	S	P												
Child Care Homes, Class I and Class II			S	S	S	S	S				S						P			
Dwelling, Residential conversion						S	P	P	P											
Dwelling, Single-family		P	P	P	P	P	P	P	P		P						P			
Dwelling, Single-family attached						P	P	P	P		P						P	P		
Dwelling, Manufactured Home		S									P						P	P		
Dwelling, Multi-family						S	P	S	S		P						P			
Dwelling, Two-family						S	P	P	S	S	P						P			
Accessory Apartment			S	S	S	S	S				P						S			
Elderly Housing						S	P	P		S	P						P			
Fraternity, Sorority and Student Co-ops						S	S	S	S								P			
Group Home						S	P	P			P									
Mobile Home Park																		P		

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	EL	I1	I2	I3	PUD	MHP	FH	INST	PPW
Nursing Home						S	P	P	P	P	P					P				
Senior Housing or Congregate Care						P	P	S	P		P					P				
INSTITUTIONAL USES																				
Charitable Institutions								S	P	P	P					P			P	
Church, place of worship		S	S	S	S	S	S	P	P	P	P					P			P	
Community Center			S	S	S	S	S	P	P	P	P					P			P	
Educational Facility, Private		S	S	S	S	S	S	P	P	P	P					P	P		P	
Educational Facility, Public		S	S	S	S	S	S	P	P	P	P					P	P		P	
Hospital					S	S	S	S	P	P	P		P	P	P	P			P	
Library and Museum	S							P	P		P					P			P	
Municipal, County or other Government Building	S							P	P	P	P		P	P	P	P	P		P	P
Penal or Correctional Institution													S	S						P
Police Station/Fire Station	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P		P	
Postal Station								P	P	P	P		P	P	P	P				P
Public Health Center/Clinic					S	S	S	S	P	P	P					P				P
Sanitarium/ Mental Health Facility									S	S			S	S						P
Stadium, Coliseum, Athletic Field, when associated with an educational facility						S	S	S	P	P	P					P				P
University, College or Trade School									P	P	P		P	P						P
PUBLIC UTILITY																				
Major transmission lines for cable, fiber optic, gas, oil, electricity or other utilities	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P
Water wells, water stations, filtration plant, reservoirs, and storage tanks		S	S	S	S	S	S	S	S	S	S		S	S	S	P				P
Sewage Treatment Facility (as a primary use)		S	S	S	S	S	S	S	S	S	S		S	S	S	P				P
Telephone exchange or public utility substation		P	S	S	S	S	S	S	P	P	S		P	P	P	P	P			P
Thermal, electrical and steam power plants														S	S					P
Transmission tower(s) (radio, tv, etc.) and microwave towers		S	S				S		S	P	S		P	P	P	P			P	P
Utility company business office									P	P	P					P				P

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	EL	I1	I2	I3	PUD	MHP	FH	INST	PPW
Wireless Communications Facilities									S	P	P	P	P	P	P	P			P	
MOTOR VEHICLE USES																				
Automobile Service, Major									S	P		P	P							
Automobile Service, Minor									S	P	P	P	P							
Automotive Paint Shop/Detailing									S	P		P	P							
Automotive Sales and Rental									S	P		P								
Automotive Supply Sales								S	S	P		P								
Automotive Tire Repair and Sales								S	S	P		P	P							
Car Wash								S	P	P		P				P				
Filling station								S	P	P			P			P				
Public Garage								S	S	S	P		S	S		P				
Public or employee parking area								S	P	P	P		P	P	P				P	
Recreational Vehicle Sales													P	P						
Temporary storage for disabled vehicles															S					
PROFESSIONAL SERVICES																				
Advertising Sign or Billboard (as a principal use)										S		S								
Advertising Sign or Billboard (as an accessory use)										S		S			S					
ATM									P	P	P	P	P	P	P	P	P			
Bank, financial institution									P	P	P	P				P				
Community Service Organizations									S	P	P	P	P	P	P	P	P			
Newspaper Publishing									P	P	P	P	P	P						
Office Research Park									P	P	P	P	P	P						
Office, Medical or Dental									P	P	P	P	P			P				
Office, Professional and Business									P	P	P	P	P			P				
Research Establishment/Laboratory (commercial)										S	S	P	P	P						
PERSONAL SERVICES																				
Bed and Breakfast and Lodging House			S	S	S	S	S	S				P					P			
Cemetery		S	S	S	S	S	S													
Clinic, medical or dental						S	P	P	P	P	P					P				

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	EL	I1	I2	I3	PUD	MHP	FH	INST	PPW
Crematory									P	P			P	P						
Day Care Center or Child Development Center						S	S	P	P		P					P				
Funeral Home or Mortuary					S	S	P	P	P	P	P									
Health and Fitness Center	S							P	P	P	P						P			
Hotel or Motel									P	P	P						P			
Kennel, commercial		S							P	P				P						
Kennel, private		S							P	P				P						
Laboratory, medical or dental									P	P	P	<u>P</u>					P			
Laundry or Dry Cleaning Facility									S	P	P	<u>P</u>	P							
Laundry or Dry Cleaning, self service								S	P	P	P						P			
Personal services including but not limited to: Barber Shop, Beauty Shop, salons, day spas, etc.		S							P	P	P	P					P			
Studios, Artists, Dance and Music									P	P	P	P					P			
Tailor and pressing shop, dressmaking, alterations, and shoe repair									P	P	P	P					P			
Veterinary Clinic		S					S	S	P	P	P	<u>P</u>	P	P	P					
Veterinary Hospital									P	P	P	<u>P</u>	P	P	P					
FOOD SERVICES																				
Bakery or Delicatessen									P	P	P	P	<u>S</u>				P			
Bar or Tavern									S	S	P	P	<u>S</u>				P			
Microbrewery / Brew-Pub									S	S	P	P	<u>P</u>				P			
Catering Services									P	P	P	P	<u>S</u>				P			
Restaurant									P	P	P	P	<u>S</u>				P			
Restaurant, Carry Out/Take Out									P	P	P	P	<u>S</u>				P			
Restaurant, Drive-In or Drive Through									P	P	P	P	<u>S</u>				P			
Restaurant, Fast Food									S	P	P	P	<u>S</u>				P			
Specialty Food Store									S	P	P	P	<u>S</u>				P			
Supermarket or Grocery Store										P	P	P	<u>S</u>				P			
RETAIL																				
Agriculture Produce Business		S																		

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	LI	I1	I2	I3	PUD	MHP	FH	INST	PPW
Convenience Store, neighborhood						S	S	P	P		P					P				
Convenience Store, regional									P	P	P	S								
Convenience Mart Fueling Center										P		S				P				
Department Store									P	P	P	S								
Drug Store								P	P	P	P					P				
Electronics and Appliances, including TV and radio, sales and service								P	P	P	P	P								
Flea Markets									S	S		S	S							
Greenhouse, commercial		S	S						P	P		P								
Hardware or Paint Store								P	P	P	P	P				P				
Newsdealer							P	P	P	P	P	P								
Outdoor Commercial Enterprise									S	P		P	P							
Plant Nurseries, Truck Gardens		S					P	S	P	P		P								
Roadside Produce Stands (year round)		P					S	S	S	S		S				P				
Show Room and Sales Area for articles to be sold at retail							P	S	P	P	P	P	P	P						
Retail, free standing (not within a shopping center)																				
Small Scale (less than 15,000 square feet gross floor area)								P	P	P	P	S								
Medium Scale (between 15,000 and 35,000 square feet gross floor area)									P	P	P	S								
Large Scale (greater than 35,000 square feet gross floor area)									P	P	P	S								
Retail, Commercial Shopping Center									P	P	P	S								
Specialty retail stores with less than 20,000 square feet of gross floor area, (includes: Antique Shop, Apparel Shop, Flower or Garden Shop, Gift Shop, Jewelry Store, Music Store, Pet Store, Shoe Store, Toy Store, Variety Store, Stationer)							S	P	P	P	P	S				P				
RECREATION/ENTERTAINMENT																				
Bait Sales			S	P				S	P											
Campground	S	S	P	S	S	S	S												P	

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	EL	I1	I2	I3	PUD	MHP	FH	INST	PPW
Commercial Entertainment Facility									P	S		S								
Golf Course/Country Club	P	P	P	S	S	S	S									P				
Golf Driving Range	S								P	P		P				P		P		
Indoor Recreational Facility	S	P	P	S	S	S	S		P	S	P	S	S			P				
Indoor Theater								S	P	P	P	P				P				
Outdoor Recreational Facility	P	P	P	S	S	S	S		P	S	S	S	S	S		P		S		
Outdoor Theater									S	S		S								
Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private Club or Lodge	S	S	S	S	S	S	S									P				
Race Track												S	S	S	S					
Seasonal Hunting and Fishing Lodge	S	S																		
Sexually Oriented Business																S				
Shooting Range, Indoor														S	S					
Stadium, Coliseum, Athletic Field (not associated with an educational institution)									S	S	S	S								
TRANSPORTATION SERVICES																				
Airport												S	S	S						
Heliprot												S	S	S						
Motor Bus or Railroad Passenger Station							S	S	S	P		P	P	P						
Private Landing Strip or Heliprot		S							S	S		S	S							
INDUSTRIAL																				
Auction Arena or Sales Yard (excluding livestock)									S			S	S							
Bakery, secondary food processing, milk processing, manufacture and bottling of dairy products and beverages												S		P	P					
Bottled gas storage and distribution yard														S	S					
Building Material, Sales and Supply Yard												S	S	S	P					
Bulk fuel storage or petroleum tank farm, and other bulk storage of solids or liquids															S					
Commercial Sanitary Fill, Garbage Disposal Plant														S	S					

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	EL	I1	I2	I3	PUD	MHP	FH	INST	PPW
Recycling Facility														S	S					P
Contractor's storage yard												S	S	S	P					
Distribution Facilities										S		P	P	P	P					
Equipment, Sales and Leasing												S	S	S	P					
Industrial Park										P		P	P	P	P					
Manufacturing, Heavy												P		P	P					
Manufacturing, Light										S		P	P	P	P					
Manufacturing, Extractive/Mineral Extraction (i.e. sand or gravel pit, borrow pit, topsoil removal and storage areas)	S	S										S	S	S	S					
Mini-warehouses or self service storage facility									S	S		S	P	P	P					
Monument works and stone cutting													S	P						
Printing, lithographing, publishing, or photography establishments										P		P	P							
Scrap Metal Yard														S	P					
Slaughter House														S	S					
Warehouse												P	P	P	P					
Welding Shop												S	S	P	P					
Wholesale Establishment												P	P	P	P					
Wholesale Produce Terminal or Truck Freight Terminal													S	P	P					
All other wholesale, warehousing, and industrial uses not specified herein.												S	S	S	S					