THE TOWN OF YADKINVILLE

PLANNING BOARD
REGULAR MEETING AGENDA
Monday, November 16th, 2026
5:30 P.M.

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

*The meeting facility is accessible to people with disabilities. To request special accommodations please call 336-679-8732 or email planning@yadkinville.org

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1. **CALL MEETING TO ORDER**

2. **APPROVAL OF MINUTES –**
   - October 19th, 2026

3. **NEW BUSINESS-**
   - Introduction to text amendments for Development Ordinance- new state legislation

4. **OTHER BUSINESS-**
   - Staff reports

5. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is **December 21, 2026, at 5:30 pm**

THE TOWN OF
YADKINVILLE
North Carolina
Gateway to the Yadkin Valley
Est 1857

PLANNING BOARD
REGULAR MEETING
Monday, October 19, 2026, 5:30 P.M.
Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

PLANNING BOARD MEMBERS (PRESENT/ABSENT):

Anna Logan Howe, Chair – Present
Virgil Dodson - Present
R.J. Speaks - Absent
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Absent
Steve Brown – Absent
Walter Smith- Present

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director

AUDIENCE: Applicant: Vann Winslow
Other attendees: None

1. **CALL MEETING TO ORDER**
   Anna Logan Howe, Chair, called the meeting to order at 5:30 p.m. and determined that a quorum was present.

2. **SWEARING IN MEMBERS:** Mrs. Ellington was not present at the meeting therefore the board postponed her swearing in.

3. **APPROVAL OF MINUTES:** *September 28th, 2026*
   Mr. Smith moved to approve September 28th, 2026, minutes as presented to the board, Mr. Dodson seconded the motion. The motion passed by a vote of 4-0 unanimously.

4. **NEW BUSINESS:** ZMA-26-07: Request for rezoning Parcel No. 129114, 2164 Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI)
   Ms. Detsch presented the request to the board and referenced the board had heard a similar rezoning request on this street back in the summer. Mr. Winslow, the applicant has acquired two

more properties along the road and is wishing to make all properties Heavy Industrial as a unified approach. Parcel Number 129114, 2164 Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI) and there is a single-family home on that property. These properties are on the edge of the Town's ETJ (Extraterritorial Jurisdiction). The rezoning request in June for the adjacent property was for the creation of a transfer station. With this property being in our ETJ, there are not a lot of utilities available, and the road is a NCDOT maintained road. This property is not within the watershed and the property to the south is in the floodplain at the lower end so with this additional property it will give them more flexibility with development in the future by staying outside of the floodplain. Our Future Land Use Map shows this area as Employment Center which is industrial in nature. The current use next door is a recycling center, and the applicant could go into more detail if the board needed. With the Comprehensive Plan outlook on the Town, some of the goals the board and staff consider is to attract and retain businesses and industry for employment opportunities for our residents; work in conjunction with Yadkin County Economic Development Commission on projects; and focus new development in areas with existing infrastructure, in this case existing business and location close to the highway. Additionally, Ms. Detsch has included the statutory references followed for the rezoning request and the board's purview in regards to rezoning requests. Ms. Detsch is unsure of the residential house situation, but this would eventually be one large-scale property zoned Heavy Industrial. Ms. Detsch showed the board the updated site plan for the Major Special Use permit on the transfer station and noted with the acquisition of this property they are proposing to shift the driveway to the site being petitioned for rezoning due to better topography. Ms. Detsch showed the board the overview of the properties and proposing uses. Ms. Detsch asked the board if they have any questions about these changes. Ms. Detsch has also briefed the Board of Commissioners on the updated site changes with the driveway, and they gave staff authority to approve it. Mr. Dodson asked the applicant if they had purchased those properties and the house. Mr. Winslow concurred and told the board he has given the owners ninety days to move the house if they would like it, otherwise, they would be demolishing it. Mr. Coe asked about the road (Memorial Road) if there were any other houses along and near these properties and Mr. Winslow explained there no houses are until further down the road near Short Road, closer to Austin Enclosures and there is no other existing residential properties adjacent on Memorial Road. Mr. Dodson noted it was a reasonable request to make all properties Heavy Industrial given the uses there now. Mr. Dodson moved to recommend approval of ZMA-2026-07 the Planning Board adopts the consistency statement dated October 15th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 129114/2164 Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

<u>Comprehensive Plan Consistency Statement October 15th, 2026</u>
ZMA 26-07
Address: Memorial Road; Parcel No. 129114
Applicant: Vann Winslow
The Planning Board finds the proposed map amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it supports the Town's guiding principles and vision for the future of the community. The following goals and strategies support this amendment:
Goal- Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.
ED5. (Economic Development Goal) Work with Yadkin County Economic Development

DRAFT

Commission to maintain an up-to-date online inventory of available properties for large-scale employment, economic development, and adaptive reuse and work to ensure proper zoning designations in place to accommodate such uses.
LU2. (Land Use Goal) Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.
Mr. Coe seconded the motion and it passed unanimously 4-0.

Ms. Detsch presented the next item ZMA-26-08: Request for rezoning Parcel No. 129112, Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI). A very similar request but much larger property 4.47 acres. This request is very similar to the previous request as well as the transfer station request on the adjacent property heard this summer. Again Ms. Detsch mentioned with these properties being in our ETJ, there are not a lot of utilities available, and the road is an NCDOT maintained road. It is not within the watershed and the back half of the property is in the floodplain, the AE which is also known as the 100-year floodplain so any structures would have to be elevated if built in that area. To Ms. Detsch's knowledge they were not planning to build that far back on the property. Additionally, the Comprehensive Plan calls for this area to be Employment Center which is industrial in nature and the same goals are referenced as in the previous rezoning. Ms. Detsch mentioned these rezonings would go before the Board of Commissioners next month. The property ownerships have not transferred over so Ms. Detsch has reached out to Yadkin County GIS to correct that and has researched that these properties have transferred based on the deeds and plats recorded. Mr. Smith asked if the white line noted on the map was the ETJ line and Ms. Detsch concurred. Ms. Detsch showed the board the zoning of the properties in the near vicinity for reference on the Yadkin County GIS page. Mr. Dodson asked about the floodplain and Ms. Detsch concurred they were in it and showed the topography relief to the Deep Creek located at the edge of the property. Ms. Detsch showed the board the site plan for the transfer station again showing they were staying outside of the floodplain. Mr. Dodson asked Mr. Winslow what his long-term goal was for the properties. Mr. Winslow explained they didn't have any plans right now other than the transfer station and these properties gave them flexibility in the future and may store trucks on it. Discussion on additional development for more employment opportunities was discussed between the applicant and the board but nothing else at this time but the transfer station. Mr. Smith moved to approve the request ZMA-2026-08 the Planning Board adopts the consistency statement dated October 15th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 129112 Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).
<u>Comprehensive Plan Consistency Statement October 15th, 2026</u>
ZMA 26-08
Address: Memorial Road; Parcel No. 129112
Applicant: Vann Winslow
The Planning Board finds the proposed map amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it supports the Town's guiding principles and vision for the future of the community. The following goals and strategies support this amendment:
Goal- Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.
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LU2. (Land Use Goal) Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.
Mr. Coe seconded the motion and it passed unanimously 4-0.
Mr. Winslow told the board that NCDOT would not sell them the right of way in front, it's over an acre of land hence the relocation of the driveway to the adjacent property as it's already graded just would need to be made commercial. Mr. Winslow would be meeting with them next week for the encroachment permit for the driveway.

OTHER BUSINESS –Ms. Detsch went over the reports and asked the board if they had any questions on them. Goodwill will be locating in the old Family Dollar and explained the new layout with the truck and car donations. They are putting a loading dock on the left side of the building (if facing) and drop off items for vehicles would be on the right side. The bar at 237 E. Main Street is still moving forward and Ms. Detsch is unsure what the full scope would be. Other projects were discussed and the board asked about a social district and the Board of Commissioners would have to change that code as it's a town code pertaining to alcohol. Code Enforcement report was presented, and Ms. Detsch mentioned a draft of the Bicycle and Pedestrian Plan intersection renderings are forthcoming as well as additional public input outreach. Ms. Detsch went over the housing cases and has given the Washington Street case a hard deadline at the beginning of the year. The other housing case is the Holcomb Hauser House off North Van Buren as no work has been done in three years. Mr. Dodson asked about Mavis Tire's completion date and staff is unsure as they have not spoken to them. Discussion on the widening project at South State Street and vacant properties and things have slowed down some with the mass construction happening.

ADJOURNMENT - Next regularly scheduled Planning Board meeting is in November if they have any items. *Mr. Dodson moved to adjourn the meeting at 6:00 p.m. The motion was seconded by Mr. Smith, and the motion passed unanimously by a vote of 4-0.*

Respectfully submitted,

_____ _____
Meredith Detsch, CZO Date
Planning Director

_____ _____
Anna Logan Howe, *Chair* or Date
RJ Speaks, *Vice-Chair*

DRAFT

Location of changes for legislation requirements:

SESSION LAW 2026-39/HOUSE BILL 162

G.S. 160D-702 rewritten-the below must comply- needed instead of required, up to the tenant if it's enough for their occupants and users. Also changed all "shall" to "recommend" (best practice and not required)

2.2.3.5 Certificate of Compliance (B)

3.3.1.4 Standards Applied to Planned Development Districts (B) (4)

3.3.1.4 Standards Applied to Planned Development Districts (C) (11)

3.3.2.3 Standards Applied to All Tiny House Development Districts (B) (4)

3.3.2.3 Standards Applied to All Tiny House Development Districts (8) (a) (iv)/ (v)

3.3.2.3 Standards Applied to All Tiny House Development Districts (16)

3.5.2.7 Home Occupations (F)

3.5.2.9 Tourist Homes (B)

3.5.4.3 Bed and Breakfast Inns (B)

3.5.6.2 Campgrounds (E)

3.5.8 Other Uses 3.5.8.1 Nonresidential Accessory Structures (H) (1)

3.5.8.2 Business Kiosks, Freestanding (ATM, ice vending, etc.) (C)/ (F) /(H)

3.5.8.5 Temporary Uses

3.5.8.5.2 Residential sales offices. (C)/ (E)(3)

3.5.8.5.4 TEMPORARY RETAIL SALES (INCLUDING TEMPORARY PRODUCE STANDS, CHRISTMAS TREES SALES, PUMPKIN SALES, FOOD VENDORS (INCLUDING FOOD TRUCKS), AND SIMILAR USES, AND SPECIAL EVENTS (B) (3)

QUESTION- 4.4.5 Parking Lot Yards declares 10 spaces or more- this will cause all lots moving forward to be 9 spaces….thoughts? Also require 20 spaces to do curb and gutter (NCDOT) standards but hasn't been as much of an issued- TBD

4.5.3 Parking Lot Design-curb standards= NCDOT (other legislative changes)

4.5.5 Parking Surface (A)/ (C)

4.5.6 Number of Parking Spaces (A-E)- also not recommending any parking on street to be utilized for parking (outside the CB District) – safety concerns

Table 4.14 Minimum Number of Parking Spaces- removed

4.5.7 Parking Location, Sharing, and Connectivity (A) /(B)

4.5.8 Loading Area Requirements (D) remove required number- could be construed as parking requirements

7.4.1 Continuation of Nonconforming Structures (E)

7.4.4 Replacement of Manufactured Homes in Existing Manufactured Home Parks and Maintenance of Existing Manufactured Home Parks (I) removed- reorder

7.5.2 Nonconforming Parking and Access- remove as there will no longer be a non-conforming issue- renumber accordingly or reserved…..

APPENDIX A. GENERAL RULES FOR INTERPRETATION AND DEFINITIONS
A.4 ROUNDING OF FRACTIONS- remove (B)

143-214.7. Stormwater runoff rules and programs.

In definitions, cite for see G.S. 143-214.7D

Added development in regards to stormwater

Updated Redevelopment to include a stormwater provision for clarity, will reference in language on page 241

Other Legislation Changes

- SL 2025-94: waiting period on zoning map amendments- removed 2.2.10 MAP AMENDMENTS (REZONINGS) Step 6 Town Board of Commissioners Public Hearing and Decision (strike F, reorder)

Additional hearing may be held per NCGS **106-740-2.2.10 MAP AMENDMENTS (REZONINGS) Step 7 Additional Approvals (as required)**

1.4.3.4 Jurisdictional Boundaries- added Split jurisdiction options 160D-203

Pavement references are to NCDOT standards, just different ownership (town or state)

SESSION LAW 2026-51/HOUSE BILL 372/Home Based Businesses

Home based businesses- Home Occupation changes.

A.6 Definitions -Added and changed definitions

3.4.3 Permitted Uses Table -Table 3.1 Table of uses, updated language to include low impact home-based businesses

3.5 SPECIAL REQUIREMENTS FOR CERTAIN USES/3.5.2.7 Home Occupations
Updated the Special Requirements to comply with the new law.

SL 2026-59 Regulatory Relief for Citizens of NC

Definition of a Manufactured House to mirror the Federal Definition- As defined in 42 U.S.C. § 5402(6), as amended-need clarity on this one

Flying the American Flag and those regulations

Limit Glazing requirements on certain developments- partially complete now

Bona Fide Farm allowances- now includes composting

Vesting Plan Changes

Vested Rights and permit choice

Accessory Dwelling Unit- ensure ours is compliant and do we want to continue as a minor SUP?

Fee Transparency

Building Code references- County's responsibility

Upcoming edits we will review in December include conformance with:

- SL 2026-59 (see above complete list)
- NC Budget Bill- 2026-41 S 257 sec. 39.5
- Vested Rights 160D -108.1 updated with dates
- Non-conforming signs
- Fire Apparatus access roads
- Fee in Lieu options for developers- Auditor's recommendations
- Fee Transparency Act- combo review (information only for Planning Board)
- Additional information pending School of Government legislation bulletin release late November

1.4.3.4 Jurisdictional Boundaries

Boundaries indicated as approximately following Town limits or extraterritorial boundary lines shall be construed as following the Town limits or extraterritorial boundary lines.

Pursuant to NC GS 160D-202(d), if the Town proposes to extend its extraterritorial jurisdiction, mailed first-class notice per county tax records must be provided to landowners at least 30 days prior to the date of public hearing and initial zoning amendment. The notice shall inform the landowners of the effect of the extension of extraterritorial jurisdiction, of the landowner's right to participate in a legislative hearing prior to adoption of any ordinance extending the area of extraterritorial jurisdiction, as provided in NC GS 160D-601. The person or persons mailing the notices shall certify to the Town Board of Commissioners that the notices were sent by first-class mail, and the certificate shall be deemed conclusive in the absence of fraud. (ZTA-2021-03 Amended May 3, 2021)

Split Jurisdiction may follow GS 160D-203 for determination of enforcement of development regulations.

1.4.3.5 Watercourses

Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.

1.4.3.6 Extensions

Boundaries indicated as parallel to or extensions of street or alley rights-of-way, utility easements, lot lines, Town limits, county lines, or extraterritorial boundaries shall be so construed.

1.4.3.7 Scaling

In a case where a district boundary does not coincide with any boundary lines as above and no distances are described by specific ordinance; the boundary shall be determined by the use of the scale appearing on the map.

1.8 VESTED RIGHTS AND DEVELOPMENT AGREEMENTS

1.8.1 Purpose and Authority

A. Pursuant to NC GS 160D-102(33) and 160D-108 and not withstanding any other provision of this Ordinance or amendment thereto, a vested right shall be deemed established with respect to any property upon the valid approval of a site-specific development plan or a phased development plan. Such vested right shall confer upon the landowner(s) the right to undertake and complete the development and use of said property under the terms and conditions of the site-specific development plan or the phase development plan including any amendments thereto. (ZTA-2021-03 Amended May 3, 2021)

B. Upon application, the Town Board of Commissioners may approve extended zoning vested rights up to five (5) years for a site-specific development plan or a phased development plan upon such terms and conditions as may reasonably be necessary to protect the public health, safety and welfare. Such approval shall result in an extended vested right, although failure to abide by such terms and conditions will result in a forfeiture of vested rights. The Town Board of Commissioners shall not require a landowner to waive his vested rights as a condition of developmental approval. A site-specific development plan or a phase development plan shall be deemed approved upon the effective date of the Board's action.

1.8.2 Duration of a Vested Right

A. Pursuant to NC GS 160D-108 and160D-403(c), unless a different period is specified by state statute or other specific applicable law or a different period is provided by a quasi-judicial development approval, a development agreement, or a local ordinance, a site-specific development plan or a phased development plan issued pursuant to this Ordinance shall expire one year after the date of issuance if the work authorized by the development approval has not been substantially commenced. Extended vested rights may be approved as set forth in Section 1.8.4. The lack of substantial commencement shall be evidenced by a valid building permit not having been issued and a footing inspection for a building on the site having not been passed, and the applicant having not requested an extension in accordance with this section. The vesting point shall precede the issuance of a zoning permit or a building permit.

(ZTA-2021-03 Amended May 3, 2021)

1.8.3 Application and Consideration of Vested Rights for Site-Specific Vesting Plans

A. For the purposes of this section a site-specific vesting plan means a plan submitted to the Town of Yadkinville describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. The plan may in the form of, but not be limited to, any of the following plans or approvals: a subdivision plat, a site plan, a preliminary or general development plan, a special use permit, a conditional zoning, or any other development approval as may be used by a local government. Unless otherwise expressly provided by the Town of Yadkinville, the plan shall meet the requirements of Section 2.2.3.4 or 2.2.4.5, of this Ordinance.

B. An application for a zoning vested right shall be submitted to the Administrator. All information requested on the application form shall be accurately set forth and the date and time of receiving the application shall be noted on the application.

C. A nonrefundable processing fee in the amount set forth in the schedule of fees as adopted by the Town Board of Commissioners, shall be due and payable upon submission of the application. The landowner shall attach to his or her application a site-specific vesting plan.

D. A site-specific development plan meeting the requirements of Section 2.2.3.4 or 2.2.4.5 of this Ordinance, as applicable, shall be submitted. Each map, plat, site plan or other document evidencing a site-specific development plan shall contain the following notation: "Approval of this plan establishes a zoning vested right under NCGS 160D-102(dd) and 160D-108. Unless terminated at an earlier date, the zoning vested right shall be valid until _____."

E. Before acting on the application for an extended vested right, the Town Board of Commissioners shall hold a public hearing. Notice of the public hearing shall be posted on the property and shall be published in a newspaper having general circulation in the area of Yadkinville at least 10 days but not more than 25 days before the date fixed for the hearing.

(ZTA-2021-03 Amended May 3, 2021)

1.8.4 Approval and Consideration of Extended Vested Rights for Site-Specific Vesting Plans

A. Following a public hearing, an extended zoning vested right shall be deemed established upon approval by the Town Board of Commissioners of the site-specific vesting plan. The action taken by the Town Board of Commissioners to approve the plan shall be in the form of an order and the vested rights shall thereafter confer upon the landowner the right to undertake and complete the development and use of the property under the terms and conditions of the site specific vesting plan, including any amendments thereto; however, in approving the site specific development plan, the

Town Board of Commissioners may attach such terms and conditions to its approval as may be reasonably necessary to protect the public health, safety and welfare and to ensure further compliance with building codes and other development standards. Any plan approved pursuant to this section shall be deemed to be approved subject to the further requirements set forth below:

1. Approval of a site-specific development plan upon the condition that a variance be obtained, shall not confer a zoning vested right unless and until the necessary variance is obtained from the Board of Adjustment.
2. The establishment of a zoning vested right shall not preclude the application of an overlay district that imposes additional requirements but does not affect the allowable type or intensity of use, or ordinances or regulations that are general in nature and are applicable to all property subject to land use regulations by the Town including but not limited to, building, fire, plumbing, electrical and mechanical codes. Otherwise, applicable new or amended regulations shall become effective with respect to property that is subject to a site-specific development plan upon the expiration or termination of the vested right in accordance with this Section.
3. A zoning vested right is not a personal right but shall attach to and run with the applicable property. After approval of a site-specific development plan, all successors in title to the original landowner shall be entitled to exercise such right during the applicable period.
4. The landowner shall submit a site-specific development plan for approval by the Town with respect to each phase or phases in order to obtain final approval to develop within the restrictions of the vested zoning classification or classifications.
5. Following approval or conditional approval of a site-specific development plan, nothing in this Section shall exempt such a plan from subsequent review and approvals to ensure compliance with the terms and conditions of the original approval provided that such reviews and approvals are not inconsistent with the original approval.
6. Nothing in this Section shall prohibit the renovation of the original approval or other remedies for failure to comply with applicable terms and conditions of the approval or the Ordinance.
7. Duration – A vested right for an extended site-specific vesting plan that has been vested as provided in this Section shall remain vested for a period of two (2) years, where warranted in light of all the relevant circumstances, including, but not limited to, the size of the development, the level of the investment, the need for or desirability of the development, economic cycles and market conditions. This vesting shall not be extended by any amendments or modifications to a site-specific vesting plan unless expressly provided by the Town Board of Commissioners. The Town Board of Commissioners may provide that rights regarding a site-specific vesting plan shall be vested for a period exceeding two (2) five (5) years, but not exceeding five (5) eight (8) years, if warranted by the size and phasing of

development, the level of investment, the need for the development, economic cycles, and market conditions or other considerations. This determination shall be in the discretion of the Town Board of Commissioners and shall be made following the process specified for the particular form of an extended site-specific vesting plan. These determinations shall be made in the discretion of the Town Board of Commissioners at the time the site-specific development plan is originally approved.

8. Vesting of Multi-phase Developments – In accordance with NC GS 160D-108(d)(4) a multi-phased development shall be vested for the entire development with the zoning regulations, subdivision regulations, and unified development ordinances in place at the time a site plan approval is granted for the initial phase of the multi-phased development. This right shall remain vested for a period of seven (7) years from the time a site plan approval is granted for the initial phase of the multi-phased development. For purposes of this subsection, "multi-phased development" means a development containing 100 acres or more that (i) is submitted for site plan approval for construction to occur in more than one phase and (ii) is subject to a master development plan with committed elements, including a requirement to offer land for public use as a condition of its master development plan approval.

9. Upon issuance of a building permit the expiration provisions of NCGS 140A-418 and the renovation provisions of NCGS 160D-403(f) shall apply, except that a building permit shall not expire or be revoked because of the running time while a zoning vested right under this section exists. A vested right shall terminate at the end of the applicable vesting period with respect to buildings and uses for which no valid building permit applications have been filed.

B. The Town Board of Commissioners shall approve the plan with or without conditions, if the use anticipated is a permitted use, classification and if the plan substantially complies with all other land use regulations and development criteria in effect on the date of the approval. If the plan does not comply with applicable regulations but can be brought into compliance with minor changes, then the Town Board of Commissioners shall conditionally approve the plan. Any conditional approval shall note all required changes in the plan to bring it into compliance or otherwise assure compliance during the development process. The action taken by the Town Board of Commissioners to approve a plan shall clearly identify any additional conditions attached to such approval. Such conditions may require the landowner to obtain other necessary permits, both local, federal or state, require specific soil and erosion controls, traffic control plans, specific buffer or screening requirements, or other similar conditions designed to protect the value of adjacent property and to promote or improve the general health, safety and welfare of the public.

C. The Town Board of Commissioners shall deny any approval of a site-specific development plan if the plan anticipates uses which are not permitted in the particular zoning classification or if the plan does not substantially comply with other applicable

land use regulations and development requirements and cannot reasonably be brought into compliance by amendments to the plan or if the plan poses a danger to the public health, safety and welfare. The plan shall include necessary findings of facts and conclusions to support the denial.

D. This Section shall not apply to development agreements approved in accordance with NCGS 160D-400.20-32, which may be approved by the Town Board of Commissioners.

(ZTA-2021-03 Amended May 3, 2021)

1.8.5 Subsequent Changes and Termination

A. A vested right, once established as provided in this chapter, precludes any zoning action by the Town which would change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property as set forth in an approved site-specific development plan except to the extent permitted in this chapter and consistent with NCGS 160D-108.

B. A zoning right that has been vested as provided in this chapter shall terminate:

1. At the end of one year or the applicable vesting period with respect to buildings and uses for which no valid building permit applications have been filed and substantially commenced, as evidenced by a building permit not having been issued and a footing inspection for a building on the site having not been passed;
2. With the written consent of the affected landowner;
3. Upon findings by the Town Board of Commissioners, by ordinance or order after notice and public hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety and welfare, if the project were to proceed as contemplated in the site specific plan;
4. Upon payment to the affected landowner of compensation for all costs, expenses or other losses incurred by the landowner, including but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal or other consultant fees incurred after approval by the Town, together with interest thereon at the legal rate until paid. Compensation shall not include any diminution in the value of the property which is caused by such action;
5. Upon findings by the Town Board of Commissioners, by ordinance after notice and hearing, that the owner or his representative intentionally supplied inaccurate information or made material misrepresentations which make a difference in the approval by the Town Board of Commissioners of the site-specific development plan; or
6. Upon enactment or promulgation of a state or federal law regulation that precludes development as contemplated in the site-specific development plan in which case the approval authority may modify the affected provisions, upon a finding that the change in law has a fundamental effect on the plan, by ordinance after notice and hearing.

(ZTA-2021-03 Amended May 3, 2021)

Step 4. Administrative Zoning Approval

If a Site Plan is found to meet all of the applicable regulations of this Ordinance, then the Zoning Administrator shall issue a Zoning *Permit.*

Step 5. Applicant Obtains Building Permit

Following Zoning Permit approval by the Administrator, the applicant may then obtain a Building Permit from Yadkin County Building Inspections.

Step 6. Final Inspections for Certificates of Compliance and Occupancy

Following construction and prior the issuance of a Certificate of Occupancy by the Yadkin County Building Inspector, the Administrator shall coordinate a final site development inspection to ensure that the approved plan has been followed and all required improvements have been installed to Town development standards. Upon satisfactory completion of all required improvements a Certificate of Compliance shall be issued by the Administrator, and the Certificate of Occupancy may be issued by the Building Inspector.

2.2.3.5 Certificate of Compliance

A. A Certificate of Compliance shall be issued by the Administrator following the completion of any work subject to the issuance of a Zoning Permit under Section 2.2.3, verifying that work was completed in accordance with the approved permit.

B. A Certificate of Compliance is also required prior to the occupancy of any existing building for which there has been a change of use or occupant. The Administrator shall first verify that the proposed use is permitted, and that ~~adequate~~ parking is provided for the proposed use ~~in accordance with the requirements of Section 4.5~~. A satisfactory inspection by the Fire Marshal shall also be obtained prior to occupancy. A record of said inspection shall be provided to the Administrator. Once the use, parking, and fire safety have been verified, the Administrator may issue a Certificate of Compliance to permit occupancy. Any interior upfit work done to the building may also require a Building Permit and associated Certificate of Occupancy from Yadkin County.

C. The Town shall conspicuously post a notice of public hearing at the site proposed for the zoning amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing, at least 10 but not more than 25 days prior to the date of the hearing. When multiple parcels are included within a proposed map amendment, a posting on each individual parcel is not required, but the Town shall post sufficient notices to provide reasonable notice to interested persons. The notice shall be removed only after the public hearing has been held.

Step 6. Town Board of Commissioners Public Hearing and Decision

A. The Town Board of Commissioners shall take action on map amendments after a public hearing has been held.

B. Prior to adopting or rejecting any zoning amendment, the Town Board shall adopt one of the following statements which shall not be subject to judicial review:

1. A statement approving the amendment and describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be is reasonable and in the public interest; or
2. A statement rejecting the amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest; or
3. A statement approving the zoning amendment and containing at least all of the following:
   - A declaration that the approval is also deemed an amendment to the Comprehensive Plan. The Town Board shall not require any additional request or application for amendment to the Comprehensive Plan.
   - An explanation of the change in conditions the Town Board took into account in amending the Zoning Map to meet the development needs of the community.
   - Why the action was reasonable and in the public interest.

C. A statement analyzing the reasonableness shall also be prepared and included in the Town Board's action for any proposed Conditional Zoning District or small-scale rezoning.

D. Specific conditions applicable to a Conditional Zoning District may be proposed by the applicant or the Town, but only those conditions mutually approved by the Town and the applicant may be incorporated into the approval. Conditions and site-specific standards imposed in a Conditional Zoning District shall be limited to those that address the conformance of the development and use of the site to the Development Ordinance and Comprehensive Plan and those that address the impacts reasonably expected to be generated by the development or use of the site.

E. Approval of a map amendment shall require a simple majority of the Town Board of Commissioners.

~~F. No application for the same zoning district applicable to the same property or any part thereof shall be filed until the expiration of one (1) year from the date of final determination by the Town Board.~~

~~G.~~ F. Fees submitted for withdrawn cases shall not be refundable once the proposal has been advertised.

Step 7. Additional Approvals (as required)

A. For properties participating in the Voluntary Agriculture District, an additional public hearing may be held per NCGS 106-740.

B. Following the approval of a map amendment by the Town Board, the applicant may need to obtain additional approvals which may include Zoning Permit and Building Permit approval before any work may begin.

C. If no Zoning Permit has been issued or Preliminary Plat has been approved within one year of the date of approval, or a Zoning Permit or Building Permit has expired for an approved Conditional Zoning District, then the Town Board may vote to rescind the Conditional Zoning District after having held a public hearing. The zoning district shall revert to the district in place prior to the approval of the Conditional Zoning District.

D. When requested by the landowner and applicant (where applicable), the Planning Director may administratively approve a Minor Modification to the conditions associated with an approved Conditional Zoning District. No proposal for a Minor Modification shall be considered within three (3) months of the date of the original approval or within three (3) months of hearing any previous proposal for a Minor Modification of the Conditional Zoning District. A Minor Modification includes modifications in conditional district standards or associated site plan that do not involve a change in uses permitted or the density of overall development permitted, which will result in equal or better performance and that do not alter the objectives and purposes of the Conditional Zoning District.

E. When requested by the landowner and applicant (where applicable), the Town Board of Commissioners may grant a Major Modification to the conditions associated with an approved Conditional Zoning District, after a public hearing and subject to the same consideration as provided for in the original approval. No proposal for a Major Modification shall be considered within three (3) months of the date of the original approval or within three (3) months of hearing any previous proposal for a Major Modification of the Conditional Zoning District. A Major Modification is a modification including changes to conditional district standards or the associated site plan of a Conditional Zoning District that involve a change in uses permitted or the density of overall development permitted, which will result in equal or better performance of the conditions and that do not alter the objectives and purpose of the Conditional Zoning District. In granting a Major Modification, the Town Board may require such conditions as will address these objectives of the requirements or conditions changed.

14. Provide information about any environmental features such as steep slopes, streams, FEMA flood zones, and any required stormwater devices, etc.;

B. Planned Development Statement of Intent and Development Standards Document – The statement of intent and development standards document shall incorporate by reference or include, but not be limited to:

1. A written statement of intent for the development, including a description of planning objectives and overall vision for the development at build-out;

2. A listing of all permitted and accessory uses;

3. Residential and non-residential dimensional standards which includes at a minimum, lot area, lot width, setbacks, building height, and setbacks from adjoining development or zoning districts;

4. Identify the proposed parking areas ~~standards~~ for all permitted and accessory uses, and loading areas if applicable;

5. For the entire planned development district and each development area and/or phase, the acreage, types, and mix of land uses (including common area or open space), number of residential units (by use type), non-residential acreage (by use type), residential development density, and non-residential intensity standards.

6. Identification of all areas where a modification from the otherwise required development standards is proposed, description of the proposed modification, and explanation of why it is needed;

7. Specific development standards related to the planned development district's approval, including any standards and conditions offered related to the form and design of the development shown on the master plan map;

8. Provisions addressing how transportation, potable water, sanitary sewer, stormwater management and other infrastructure will be provided to accommodate the proposed development;

9. Provisions related to environmental protection and monitoring, as applicable;

10. A phasing narrative, including how residential and non-residential development will be timed, how infrastructure, transportation improvements, and common area or open space will be timed, and how the development will be coordinated with any planned Town capital improvements;

11. An overview of the Owners Association and its responsibilities, and

and at least three (3) of the following principal use types from the following use classifications if the development is greater than ten (10) acres:

i. Single family residential;
ii. Two-family residential;
iii. Townhomes;
iv. Multifamily residential; and
v. One religious institution

b. Unless exempted by the Board of Commissioners, a PD-M District shall include at least two (2) of the following principal use types from the following use classifications if the development is between five (5) acres and ten (10) acres; and at least three (3) of the following principal use types from the following use classifications if the development is greater than ten (10) acres:

i. Multifamily and/or townhome residential;
ii. Institutional uses that are permitted in the OI District;
iii. Office uses that are permitted in the OI District; and
iv. Commercial uses that are permitted in the NB Districts.

c. Proposed uses shall be consistent with the purpose of the particular type of PD district, and are subject to any additional requirements for the particular type of PD district.

d. Uses are subject to all applicable use standards for the use type in Section 3.4 Special Requirements for Certain Uses, unless modified by the approved Statement of Intent and Standards document.

8. Permitted Accessory Uses and Structures – Accessory Uses and Structures shall be permitted in accordance with the Development Ordinance, unless modified by the approved Statement of Intent and Standards document.

9. Subdivision Standards – A PD District shall comply with, and not modify the subdivision standards in Section 2.2.4 of the Development Ordinance.

10. Infrastructure Standards – A PD District shall comply with the infrastructure standards of Section 4.6 of the Development Ordinance, which shall not be modified as part of the approval of a PD District.

11. Parking – Parking in a PD District shall meet the requirements of Section 4.5 of the Development Ordinance, unless modified by the approved Statement of Intent and Standards document.

3.3.2.3 Standards Applied to All Tiny House Development Districts

Before approving a tiny house development district, the Board of Commissioners shall determine that the application, as well as the master plan map, the statement of intent and development standards document, and a common signage plan if included as part of the application, comply with the following standards, unless expressly stated otherwise:

A. Tiny House Development Master Plan Map – A master plan map shall be included with the application and shall be a part of the tiny house development district application and approval. It shall:

1. Identify the general location, configuration, and acreage of individual development area(s) by land use(s) and development density or intensity, and the general sequence or phases in which the development of the THD district is proposed to occur;

2. Provide information in note form about the definition of a tiny house;

3. Provide information about tiny house development standards;

4. Identify landscaping buffers and other planting areas or screening devices such as fencing, screening for on-site dumpsters, and provide information about minimum planting standards;

5. Identify the general location, amount, and type (active or passive) of open space or common area;

6. Identify and provide information about development signage;

7. Identify the general location of on-site pedestrian facilities (sidewalks, trails, greenways, etc.)

8. Identify the general location of the on-site transportation network, driveways and/or street intersections, parking, and how they will connect with existing and planned (if any) transportation network(s);

9. Provide information about the site's environmental features such as topography, grading, impervious surfaces and stormwater runoff and management facilities.

10. Identify the location of on-site public potable water, public sanitary sewer, hydrants, and how they will connect to Town systems;

11. Provide information about topography, grading and stormwater runoff;

12. Provide information about any environmental features such as steep slopes, streams, FEMA flood zones, required stormwater devices, etc.;

13. Provide information about the location of on-site solid waste container(s), and any other on-site private or public solid waste facilities serving the development;
14. Provide information about the location of exterior lighting and lighting standards;

15. Provide information about fire protection standards including the location of hydrants, the size of water mains, proposed fire systems, the fire flow information required by the Yadkin County Fire Marshal, and any other relevant information requested by the Fire Marshal or by the Town Planning Director.

B. Tiny House Development Statement of Intent and Development Standards Document – The statement of intent and development standards document shall incorporate by reference or include, but not be limited to:

1. A written statement of intent for the development, including a description of planning objectives and overall vision for the development at build-out;

2. A listing of all permitted and accessory uses;

3. Tiny house residential and accessory use dimensional standards which includes at a minimum, lot area, lot width, setbacks, building height, and setbacks from adjoining residential development or residential zoning districts;

4. Identify the proposed parking areas ~~standards~~ for all permitted and accessory uses;

5. For the entire tiny house development and each development area and/or phase, the acreage, types and mix of land uses (for example, tiny houses, common area or open space), number of tiny house residential units, and residential development density.

6. Identification of all areas where a modification from the otherwise required development standards is proposed, description of the proposed modification, and explanation of why it is needed;

7. Specific development standards related to the tiny house development district's approval, including any standards and conditions offered related to the form and design of the development shown on the master plan map;

8. A phasing narrative, including how development will be timed, how infrastructure, transportation improvements and common area or open space will be provided

and timed to accommodate the proposed development, and how the development will be coordinated with any planned Town capital improvements;

9. Provisions related to environmental protection and monitoring, as applicable.

10. An overview of the Homeowners Association and its responsibilities; and

11. Any other provisions the Board of Commissioners determines are relevant and necessary to the development of the tiny house development in accordance with applicable standards and regulations.

C. Development Standards Applied to All Tiny Houses Development (THD) Districts

1. Location Within Town Limits –THD Districts shall be located within the Town limits.

2. Development Size - A tiny house development shall be a minimum of two (2) acres and shall be a maximum of five (5) acres and may be developed as one phase or have multiple phases or sections. This development size requirement is subject to modification of no more than 10 percent more, but not less, than the maximum as part of unless modified by the approved Statement of Intent and Standards document.

3. Maximum Allowable Density – Tiny house dwelling units with a THD District may be concentrated or evenly distributed throughout the development, provided the maximum density of 5 units per acre for the development as a whole is not exceeded. This density restriction is subject to modification only if modified by the approved Statement of Intent and Standards document.

4. Dimensional Standards - The minimum dimensional standards for an approved tiny house development district are as follows:

Minimum Lot Size (square feet)	Maximum Lot Size (square feet)	Minimum Lot Width (feet)	Front & Corner Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Structure Height (feet)
3,000	4,000	50	15	10	10	20

5. Permitted Principal Use - Single family dwellings within a tiny house development shall be restricted to tiny houses as defined in Appendix A.6 DEFINITIONS, and as regulated by Section 3.3.2 of the Development Ordinance.

6. Prohibited Uses - Tiny houses within an approved THD district may not be used as tourist homes for rent or otherwise provide overnight lodging facilities to the general public for compensation.

7. Permitted Accessory Uses and Structures – The following incidental and subordinate accessory uses are permitted in a Tiny Home District:

- Accessory structures in accordance with Section 3.4.2.2 of the Development Ordinance, except that no residential lot shall have more than one (1) accessory structure other than a deck and excluding swimming pools, which shall be restricted to no more than eighty (80) square feet, shall be located in the rear yard only. Decks shall also be in accordance with Section 3.4.2.2 of the Development Ordinance, may be located in the side and rear yards, but may not be located within required setback areas, and the deck flooring may not be located more than one (1) foot off the ground.

- Home occupations as regulated by Section 3.5.2.7 of the Development Ordinance, are further restricted to home offices within the primary dwelling unit with no other persons other than those residing in the dwelling, and no signage.

- A building for the purposes of common storage or recreation, and other common area functions and improvements for residents of the tiny home development is permitted in accordance with Section 3.3.2.3 C. 8. below.

8. Common Elements

a. A tiny house development shall include the following common elements, which are not subject to modification:

i. A development perimeter landscape and screening yard as described below in this subsection that incorporates landscaping materials, fencing, existing vegetation or other features to buffer the tiny house development from adjacent development, which shall be installed in its entirety with the initial phase of multi-phase developments, as set forth below.

- The tiny house development district shall be subject to the landscaping and screening requirements of Section 4.4 of the Development Ordinance and the more restrictive standards listed in this subsection.

- Fences and walls shall comply with Section 4.4.9 and be the same as for residential districts.

- Along any street or right-of-way, a setback of at least 50 feet from the edge of the street right-of-way shall be maintained and a Type 2 50-foot buffer shall be in place, in accordance with Section 4.4.3 Table 4.5.

- Adjacent to all non-street or non-right-of-way property lines, a setback of at least 30 feet shall be maintained and a Type 1 50-foot buffer shall be in place, as well as a six-foot fence or wall screening in accordance with Sections 4.4.3, Table 4.4, 4.4.9.1, 4.4.9.2, 4.4.9.3., 4.4.9.10, 4.4.9.11, and 4.4.9.12.

- Common landscaped buffer areas and utility easements, where both are required along roadways, shall be in a shared easement area. The landscaping buffers materials shall be adapted with regard to size and type so as to not conflict with the proposed utility.

- The common landscaped buffer areas shall not be included within individual lot areas of residential use.

ii. Environmental and open space land pursuant to the standards of Section 4.3 of the Development Ordinance, but may include all common elements listed in this Subsection 3.3.2.3 C. 8, and shall not be modified as part of the approval of a Tiny House District.

iii. Improved pedestrian walkways or sidewalks that access each dwelling which may be installed incrementally with multi-phase developments.

iv. A shared parking area for guest parking, is recommended to ~~which shall~~ be installed in its entirety with the initial phase of multi-phase developments.

v. A community building with related common parking ~~shall~~ is recommended to be provided to provide amenities such as laundry facilities, rentable storage areas, a community bulletin board, a group meeting room, a group events space with a kitchen, rest rooms, and shall not contain or be used as a dwelling unit. The common building shall be at least 1,500 square feet and shall be of sufficient square footage to serve the number of tiny houses approved for the development.

vi. Solid waste collection for a tiny house development shall be provided by at least one (1) dumpster for every twelve (12) dwellings, and is subject to the Rounding of Fractions rules of Appendix 4 of the Development ordinance. The dumpsters shall be:

- Located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way;

- Shall be located in common area(s);

- Screened in accordance with Section 4.4.7 of the Development Ordinance; and

- Indicated on each Master Plan and following plan(s) for development approval.

vii. All development signage in a Tiny House District shall meet the requirements of Article 6 Sign Standards, except as otherwise provided by this subsection, and unless modified by the approved Statement of Intent and Standards document.

- Permanent signage standards for a Tiny House District, such as development entrance signage, and common area signage shall be no less strictive than those in Section 6.4 of the Development, for residential districts;

- Directional signs pointing the way to specific named sections of a tiny house development may be permitted along interior streets, provided: 1) signs shall be not more than 12 square feet in area and 6 feet in height; 2) the number of signs and their location shall be shown and approved with the master plan; and 3) sign illumination shall be by indirect methods only and shall be concealed from view and oriented away from adjacent properties and roadways.

- Exterior lighting for a tiny house development shall comply with the standards in Section 4.6.5 of the Development Ordinance.

b. A tiny house development <u>may</u> also include the following common elements:

i. A dog park;
ii. picnic area;
iii. A community garden area; or
iv. Other common amenity as approved by the Board of Commissioners.

8. 9. <u>Homeowner's Association</u> – A tiny house development shall have a homeowner's association that maintains control of all common area elements and is responsible for the maintenance of such elements within the development. Common areas shall be indicated on the Master Plan, and on a preliminary and/or final subdivision plat. Association documents shall be reviewed by the Town prior to approval of the development and recorded with the development, and be in accordance with Section 4.3.4.7 of the Development Ordinance.

9. 10. <u>Infrastructure Standards</u> – The Tiny House District shall comply with the infrastructure standards in Section 4.6 of the Development Ordinance except as

otherwise provided by this subsection, which shall not be modified as part of the approval of a Tiny House District.

10. 11. Public Street Access - The tiny house development shall have internal access to public streets and shall provide ingress and egress from the subdivision to an existing NCDOT public street system complying with the current standards being required by the infrastructure regulations in Article 4. The development shall have at least 50 feet of frontage along the existing NCDOT public street system.

11. 12. Dwelling Orientation – A tiny house dwelling unit shall face a street or interior common area. No dwelling shall face a perimeter landscape or buffer yard.

12. 13. Compliance with NC State Residential Code - The tiny house unit and foundation must both comply with the North Carolina State Residential Code, 2018 Edition –Section 101.3.2.10 NC Administrative Code.

13. 14. Modular Construction Option - If the tiny home is constructed through the NC Modular Construction Program, the unit must also meet the roof pitch, eave projection, exterior wall, siding and roofing materials, and foundations minimum construction and design standards for modular homes – NC General Statute GS Section143-139.1.

14. 15. Utility Metering - Each tiny house unit shall be individually metered for all utilities.

15. 16. Parking Standards – All on-site parking ~~shall not be in a common area~~ in a Tiny House development ~~and~~ shall meet the applicable requirements of Section 4.5 of the Development Ordinance.

(ZTA-2021-04, Ordinance 2021-07 Amended February 7, 2022)

Table 3.1 Permitted Uses

Agricultural Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Bona fide farms (excluding swine production, see Section 1.5.2 for ETJ exemption)	P										
Equestrian uses	P										3.5.1.1
Livestock keeping, accessory to residential use	P										3.5.1.1
Fowl keeping, accessory to residential use	P	P									3.5.1.1
Livestock sales										P	
Greenhouse or horticultural nursery (no retail sales)	P										
Produce Stands (permanent)	P										3.5.1.2
Residential Uses	**RR**	**RM**	**RH**	**RMH**	**OI**	**CB**	**NB**	**HB**	**LI**	**HI**	**SR**
Accessory dwellings	P	s	s	s	s		s				3.5.2.1
Accessory structures (residential)	P	P	P	P	P		P				3.5.2.2
Accessory, temporary family health care structures	P	P	P	P	P		P				3.5.2.3
Caretaker's residence-**removed 9.9.24**											
Dormitory					S	S	S	S	S	S	
Dwellings, single-family	P	P	P	P	P		P				
Dwellings, multifamily and Developments, multifamily			S				S				3.5.2.4
Dwellings, two-family		s	P	P	P		P				3.5.2.5
Dwellings, townhome			P				P				
Dwellings, upper floor (in mixed use building)						P	P				
Family Care Homes	P	P	P	P	P		P				3.5.2.6
Home Occupations/No-impact home based business	P	P	P	P	P		P				3.5.2.7
Manufactured Homes (on individual lots)				P							3.5.2.8
Tourist homes	s	s	P		P	P	P	P			3.5.2.9

3.5.2.5 Dwellings, Two-family

Two-family dwellings shall meet the following special requirements in the RM District:

A. The Minimum Lot Size (square feet) shall be 20,000 square feet;
B. The Minimum Lot Width (feet) shall be 100 feet;
C. The Front Setback (feet) shall be 40 feet;
D. The Side Setback (feet) shall be 20 feet;
E. The Rear Setback (feet) shall be 40 feet;
F. The Side Setback (feet) for a corner lot shall be 40 feet; and
G. The Maximum Height (feet) shall be 35 feet.

3.5.2.6 Family Care Homes

In accordance with NC General Statute Chapters 122C, 131D and 168, these uses are deemed residential uses and are permitted in all residential districts subject to the following conditions:

A. No more than six (6) residents other than the operator and operator's immediate family are permitted to live in a Family Care Home.
B. A Family Care Home must be licensed with the NC Department of Health and Human Services Division of Facility Services before operating.
C. No Family Care Home may be located within a one-half (½) mile radius of any other family care home.
D. No exterior signage is permitted.
E. No lockdown, violent, or dangerous residents.
F. Only incidental and occasional medical care may be provided.

3.5.2.7 Home Occupations/including No-Impact home based-businesses

A. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. No permits are required for this use but standards will continue to govern the use. ~~, and not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the home occupation. Accessory structures equaling no more than 25% of the size of the dwelling unit may be used as part of a home occupation.~~

B. Home occupations shall ~~be limited to~~ prohibit the following and similar uses:

- ~~Animal services, no outdoor kennels.~~
- ~~Artists, craftsmen.~~
- ~~Catering.~~
- ~~Childcare.~~
- ~~Financial services.~~
- ~~Personal service uses.~~
- ~~Professional offices.~~

-selling illegal drugs,
-liquor, operating or maintaining a structured sober living home,
-pornography, obscenity, or nude or topless dancing or other adult-oriented businesses

C. Home Occupations are permitted for the sale of lawful goods and services, including merchandise, equipment, products, supplies, or materials. Along with any business owned and operated by the owner or occupant of the residential dwelling that manufactures, provides, or sells goods or services.

C. ~~Home occupations shall not include any automotive services, body art establishments, outdoor storage, or any use which uses equipment or processes that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any telecommunications receivers off the premises or which causes fluctuations in line voltage off the premises.~~

D. A family day care home with five (5) or fewer pre-school aged children and/or three (3) or fewer school aged children may be operated as a home occupation, provided that any outdoor play areas shall be screened from adjacent residentially-used property by a Type 1 buffer in accordance with Section 4.4.3 or an opaque fence that meets the requirements of Section 4.4.9.

E. ~~Only one (1) person other than those residing in the home shall be engaged in the occupation.~~ The total number of on site employees and clients do not exceed a residential property occupancy limit set by the North Carolina Residential Building Code.

F. Sufficient off-street parking ~~shall be provided~~ is recommended to ensure that all vehicles will be parked ~~off of the public right of way within a driveway or other on site designated parking area.~~ in a manner that public safety is maintained and access is not restricted within the neighborhood streets.

G. Traffic generated by a home occupation shall not exceed volumes normally expected in a residential neighborhood.

H. ~~Clients shall only visit the home occupation between the hours of 7:00 a.m. and 9:00 p.m.except~~ one (1) on-premises non-illuminated sign not exceeding four (4) square feet

I. There shall be no significant changes in the outside appearance of the building or premises, including no storage of merchandise, equipment, products, supplies, or materials outside of the premises. All business activities occur inside or in the yard not visible from the street. ~~or other visible evidence of the conduct of such home occupation~~

3.Manufactured Houses on Individual Lots

A. The minimum size lot on which an individual manufactured home is located shall have an area no less than that required for a single-family residential use for the district in which the manufactured home is located.

B. The minimum lot width on which an individual manufactured home is located shall have a width no less than that required for a single-family residential use for the district in which the manufactured home is located.

C. The setbacks for a manufactured home on an individual lot shall be that as required for a single-family for the district in which the manufactured home is located.

D. The manufactured home shall meet or exceed the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction.

E. The manufactured home shall have a length not exceeding four (4) times its width.

F. Manufactured homes on individual lots shall be multi-sectional. Single-wide manufactured homes shall not be permitted on individual lots.

G. The pitch of the home's roof shall have a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run, and the roof shall be finished with a type of shingle or other building material that is commonly used in standard residential construction.

H. The exterior siding shall consist of wood, hardboard, aluminum, or vinyl comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

I. The tongue, axles, transporting lights, and removable towing apparatus shall be removed after placement on the lot and before a Certificate of Occupancy is issued.

J. All manufactured homes permitted under this section shall be placed on a foundation with piers and masonry curtain walls with anchorage.

K. A permanent front porch of at least 32 square feet in area shall be constructed within 12 inches of the floor elevation and all secondary entrances and exits to the Manufactured Home shall also have concrete steps or similar approved steps.

L. The front of the manufactured home shall be parallel to the front property line, except on corner lots.

(ZTA-2021-03 Amended May 3, 2021)

3.5.2.9 Tourist Homes

A. All tourist homes shall have obtained a Zoning Permit and shall be registered with the Town of Yadkinville. The Zoning Permit shall be renewed annually upon determining compliance with the requirements of this section.

A. All properties shall have conspicuously posted two (2) local contact persons who will be responsible for handling any problems that arise with the property. These contact persons shall also be listed on the registry with the Town of Yadkinville.

B. ~~A minimum of~~ It's recommended that one (1) parking space for every bedroom is available ~~shall be provided~~.

C. There shall be no sound amplification devices located outside. More than three (3) visits by the Yadkinville Police Department or Yadkin County Sheriff's Department for noise or disturbances within one (1) year may result in revocation of the Zoning Permit.

D. Garbage and recycling receptacles shall be provided and emptied at a minimum of once a week. Garbage and recycling receptacles shall be stored in a screened area to the side or rear of the house except on collection day. No garbage or refuse shall be located outside of the garbage receptacle.

E. In the RR, RM, and RH districts, tourist homes shall be located a minimum of 500 feet from any other tourist home.

F. Tourist homes shall not be occupied at a rate of not more than two (2) persons per bedroom.

3.5.4.3 Bed and Breakfast Inns

A. The maximum number of guest rooms or houses shall be 10. Guest rooms shall not be equipped with kitchen or cooking facilities. There shall be no less than one (1) bathroom, consisting of a bath or shower, water closet, and lavatory for every two (2) guest rooms.

B. Parking is recommended ~~to shall not be allowed in any front yard unless facility utilizes guest houses. There must be~~ at a rate of one (1) off-street parking space for every room to be rented plus residential requirements. Parking areas, solid waste receptacles, and outdoor storage must be screened from adjacent properties with a screening yard as set forth in Section 4.4.7. and not located in the front yard unless there is a guest house there.

C. Outdoor lighting shall be designed so as to minimize or prevent light from directly hitting adjacent property or any right-of-way.

D. No more than two (2) persons who are not residents on the property shall be employed at the facility, and the operator shall reside on the premises.

E. Banquet and event facilities may be permitted with bed and breakfast facilities in districts where such use is not otherwise permitted with the issuance of a Minor Special Use Permit by the Board of Adjustment.

3.5.4.4 Crematories

A. No crematory use may be established within 100 feet of any residential structure.

B. A crematory must comply and remain in compliance with all applicable public health and environmental laws and rules and must contain the equipment and meet all of the standards established by the North Carolina Crematory Act, as amended or superseded, and any additional rules and regulations issued by the North Carolina Board of Funeral Services.

(ZTA-2021-03 Amended May 3, 2021)

3.5.5 Retail and Wholesale Uses

3.5.5.1 Automotive, Boat, Recreational Vehicle, Manufactured Home, and Modular Home Sales or Rental

A. An office with restroom facilities in a structure built in accordance with NC Building Code and the design standards of Article 5 shall be located on the premises.

B. The lot shall front on a major or minor thoroughfare.

C. No outdoor sound system shall be permitted which can be heard beyond the boundaries of the property.

D. No automobile, vehicle, boat, manufactured home, modular home shall be stored or displayed within the right-of-way of any public street.

B. A Type 2 buffer, in accordance with Section 4.4.3 is required around the entire perimeter of any adult use, regardless of adjacent zoning district or existing land uses.

C. Signage shall be limited to one freestanding sign no greater than eight (8) feet in height and no larger than 16 square feet in area; and one (1) sign affixed to the principal structure, no larger than 16 square feet in area. Sign content shall not depict or suggest subject matter that is lewd, offensive, sexual or anatomical in nature.

D. If applicable, all viewing booths shall be open and be visible to manager(s) of the establishment, and there shall be a minimum separation of six (6) feet between patrons and performers. Masseuses and servers of food and beverage shall at all times wear a shirt and pants. No nude or semi-nude service or entertainment of any kind shall be allowed outside the principal structure.

E. In addition to the site plan requirements of this Ordinance, the additional following information shall be provided:

1. Location of existing structures on property within (one thousand) (1,000) feet of exterior wall(s) of the regulated use.
2. Zoning of properties within 750 feet of each property line of the regulated use.
3. Other information that may be necessary to judge the probable effect of the proposed activity on neighboring properties, and to carry out the intent of this Section.

3.5.6.2 Campgrounds

A. Properties used for campgrounds shall be a minimum of two (2) acres. The density shall not exceed 10 camping spaces per acre of gross area.

B. Along any public street or public right-of-way, a setback of at least 50 feet from the edge of the public right-of-way shall be maintained and a Type 2 buffer shall be in place, in accordance with Section 4.4.3.

C. A distance of at least 10 feet shall be maintained between any part of the trailers, structures, or tent pads.

D. A recreational area of not less than 10% of the gross site area or 2,500 square feet, whichever is greater, shall be maintained in a central and convenient location to all camping spaces.

E. Adequate off-street parking and maneuvering space ~~shall be~~ is recommended to be provided on site. The use of any public street, sidewalk or right-of-way or any other private grounds for the parking or maneuvering of vehicles is prohibited.

F. All internal roadways shall be stabilized and of adequate width to accommodate the volume and type of anticipated traffic, and in any event, shall comply with the following minimum requirements:

1. Internal one-way roadway and roadways on which parking is prohibited shall not extend for more than 500 feet in total length; service less than 25 trailer spaces; and be at least 11 feet in width.

(ZTA-2021-04, Ordinance 2021-07, Amended February 7, 2022)

2. In zoning districts other than LI and HI, a portable storage container may only be used as a temporary accessory structure for up to 30 days in duration, except when the container is used in association with construction on the same site, in which case the container may remain for the duration of the construction project and shall be removed upon completion. No more than two (2) portable storage containers may be located on a lot. A portable storage container is not subject to the location and setback requirements of Section 3.4.2.2; however, it must be located on the lot and outside any street right-of-way.

H. Drive-up Accessory Structures – Drive-up accessory structures, such as automated teller machines, ice vending, coffee stands, and similar accessory structures that provide drive-up or walk-up service and which are located within a surface parking area shall meet the following standards:

1. The accessory structure shall not be placed in any ~~required~~ needed parking spaces.

2. The location shall be designed so that any access or stacking lanes do not extend into a primary drive aisle.

3. The surface parking area shall be configured and restriped to maintain access and circulation to the principal uses(s).

I. Fencing and Walls – See Section 4.4.9 Fencing and Walls for the applicable standards.

J. Exterior Lighting – See Section 4.6.5 Lighting Standards for the applicable standards.

3.5.8.2 Business Kiosks, Freestanding (ATM, ice vending, etc.)

A. Stand-alone business kiosks are permitted as accessory uses within the parking area for any shopping center provided that the following conditions are met. For purposes of these conditions, a business kiosk is defined as a freestanding structure of no greater than 200 square feet located within the parking lots of established shopping centers.

B. A business kiosk may only be occupied for a retail use permitted in the NB or HB zoning districts and may only take its access from a major or minor thoroughfare.

C. The erection or installation of a kiosk on the property of a shopping center shall not eliminate or reduce the number of parking spaces needed ~~required~~ for the businesses within the particular shopping center.

D. A business kiosk shall maintain the same setbacks as required for all other non-residential accessory structures located within the particular zoning district.

E. Freestanding signs identifying the kiosk and/or its services shall not be allowed, however a panel on an existing multi-tenant sign is permitted. Wall signage only shall be permitted provided the wall signs comply with Article 6 of this Ordinance.

F. Space for stacking at least four (4) vehicles for each service window shall be provided; however, such space shall not eliminate or reduce the minimum number of parking spaces ~~required~~ needed for the shopping center nor require the stacking of vehicles in such a manner that travel within the driving lanes and internal passageways are impeded.

G. All utility connections shall be underground.

H. Any landscaping or landscaping islands or areas eliminated or reduced in order to accommodate a business kiosk ~~shall~~ is recommended to be replaced elsewhere within the shopping center parking lot at a location approved by the Administrator.

I. The location of the kiosk and travel lanes for vehicles to and from the kiosk shall not obstruct or interfere with existing traffic flow patterns within the shopping center. Any alteration of existing traffic flow patterns shall require the approval of the Administrator.

J. Kiosks shall meet the design standards for accessory structures for the district in which they are located in accordance with Section 5.4.13.

3.5.8.3 Drive-through, Drive-in Uses

A. Drive-through lanes shall not be located on the front façade or facing the primary street.

B. Vehicle storage for drive-throughs shall be located outside of and physically separated from the right-of-way of any street. This area shall not interfere with the efficient internal circulation of traffic on the site, adjacent property, or adjacent street right-of-way. There shall be adequate vehicular stacking area so that vehicles waiting for the drive-through do not back up into the street.

3.5.8.4 Outdoor Storage (associated with a permitted use, excluding outdoor sales display)

A. All outdoor storage shall be located in the rear yard only.

B. No outdoor storage shall be located within 50 feet of the street right-of-way, adjacent residentially-zoned or used property, or adjacent CB zoning district.

C. All outdoor storage shall be screened from view of the street and adjacent properties in accordance with Section 4.4.7. No items shall project above the screening device within 100 feet of the property line or shall exceed at total height of 20 feet.

3.5.8.5 Temporary Uses

Temporary structures and uses, when in compliance with all applicable provisions of this Ordinance and all other ordinances of the Town of Yadkinville, shall be permitted. No portion of the temporary use may be located within the public street right-of-way. Temporary uses shall present proof of property owner approval prior to the issuance of a permit. It is recommended the site ~~shall~~ to have adequate parking for the temporary use in addition to parking

for any permanent use located on the property. The following temporary structures and uses shall be permitted subject to the issuance of a Zoning Permit for a temporary use. Temporary use permits shall expire six (6) months from the date of issuance, or the specific term listed in this section, whichever is less.

(ZTA-2021-03 Amended May 3, 2021)

3.5.8.5.1 Construction Trailers

A. Construction trailers shall be permitted in conjunction with construction projects. Such construction trailers may be located at a building site where there is a valid building permit for the construction project, or, in the case of a residential development, a valid building permit for at least one (1) of the residential units being constructed.

B. All construction trailers shall be located at least 10 feet off any street right-of-way and not be placed in any required rear or side yard setback.

C. In addition to construction trailers, security guard houses may be installed. Use of such structures may include overnight stay provided adequate sanitary facilities are provided and the same conditions for construction trailers are met.

3.5.8.5.2 Residential sales offices.

A. Structures, whether temporary or permanent, located in a development containing 20 or more lots and used as sales offices for the development are permitted.

B. Any temporary structure used as a sales office shall be located on a lot which is in compliance with the regulations of this Ordinance and shall meet all yard requirements for the applicable zoning district.

C. ~~At least four (4)~~ It's recommended to have off-street parking spaces ~~shall be~~ provided on the lot to accommodate persons using the sales office.

D. If a permanent residential structure is used as the sales office, future use of said structure shall be for residential purposes.

E. A trailer may be used as a temporary sales office, provided that the following conditions are met:

1. The trailer shall be provided with underpinning, from the bottom of the walls to the ground, made of masonry, vinyl, pre-painted aluminum material, or other similar material.

2. Landscaping shall be provided around the base of the trailer.

3. At the completion of the sales in a tract, or two (2) years from the date the temporary sales office began operation, whichever is sooner, said sales office shall cease operation unless the Administrator determines that substantial progress is being made in the selling and/or marketing of the lots and/or homes in the development. In such case, one (1) or more extensions (each not to exceed one (1) year in duration) may be so authorized by the Administrator. If a temporary structure is used as the sales office, it shall be removed after its use as a sales office is terminated. Immediately after the structure is removed, the lot shall be returned to a natural state. Any paved or graveled driveway and/or parking area associated with the sales office ~~shall also~~ is recommended to be removed. All bare soil areas on the lot shall be returned to a natural vegetative state (reseeded or sodded) immediately after removal of the sales office and driveway/parking area.

3.5.8.5.3 School manufactured units

A. Public or private elementary or secondary schools may install temporary manufactured classroom units with the issuance of a zoning permit for two (2)-year renewable periods up to a maximum of eight (8) years.

B. If manufactured classroom units have not been used for classroom or auxiliary instruction within a 12-month period, then they shall be removed.

3.5.8.5.4 TEMPORARY RETAIL SALES (INCLUDING TEMPORARY PRODUCE STANDS, CHRISTMAS TREES SALES, PUMPKIN SALES, FOOD VENDORS (INCLUDING FOOD TRUCKS), AND SIMILAR USES, AND SPECIAL EVENTS

A. General Regulations

1. Permit Required - In addition to these standards and the issuance of a Temporary Use Permit a minimum of ten (10) days before the temporary use event, registration is required in accordance with the Peddling and Solicitation standards in Title 6, Article B of the Town of Yadkinville Code of Ordinances.

2. Application - Application for a Temporary Use Permit shall be filed with the Planning Director or his/her designee on a form provided by the Town. The application shall include a site plan showing all information necessary to demonstrate that the proposed temporary retail sales use will comply with all applicable Town codes, ordinances and regulations. The application shall furnish the Town and other relevant agencies with any additional information that may be considered necessary to adequately review and make a decision, including estimated attendance for the event, peak times an estimated number of employees, vendors or staff on-site at peak times, noise levels, lighting, primary access routes to the property and available parking for the crowds anticipated, and other conditions that may impact surrounding properties or the town in general.

outdoor activities with live or amplified music or any temporary structures, or other types of unrelated activities are required to obtain a Temporary Use Permit.

B. Temporary retail sales on private property, except for Christmas tree and pumpkin sales lots, shall be permitted in the CB, NB and HB zoning districts subject to the following additional restrictions:

1. Such temporary retail sales events are permitted only on developed sites with a permanent permitted nonresidential use, and only on improved areas of the site.

2. All activities, including product display, parking and loading operations, must occur entirely on private property and may not occur in the public right-of-way.

3. Vendors shall not obstruct access doors to buildings, drive aisles required for access, or parking spaces ~~required~~ needed for other businesses on the property. A site layout plan must be submitted with the application, indicating access doors to buildings, drive aisles required for access, available parking onsite, parking reserved for other businesses on the property, and parking available on adjacent property subject to written permission from those adjacent property owners.

4. Temporary retail sales events are not intended to continue for such a length of time that it in effect constitutes a permanent use and shall not be more than three (3) consecutive days within any 7-day period, except for food truck vendors.

5. This use shall not include flea markets or yard sales, which are regulated separately.

6. Upon cessation, expiration, or revocation of the permit, the premises will promptly be cleaned up and restored to substantially the same condition as existed prior to commencement of such use as permitted.

C. Christmas Tree and Pumpkin Sales Lots on private property shall be permitted in the CB, NB and HB zoning districts, and in other zoning districts on properties with an established church or school, subject to the following restrictions:

1. Christmas tree sales lots shall be allowed from the period between Thanksgiving and New Year's Day. Pumpkin sales lots shall be allowed only during the month of September, October and November.

2. All activities, including product display, parking and loading operations, must occur entirely on private property and may not occur in the public right-of-way.

3. A site map must be submitted with the application for a seasonal Christmas tree sales lot showing the layout for tree display areas, pedestrian circulation aisles, sales, transaction area, temporary structures, temporary fencing and customer

4.3.4.8 Alternatives to Dedication

A. As an alternative to providing required open space on a development site, the developer has the option of:

   1. Requesting that the Town permit the purchase of land lying within a planned public park or open space system within or immediately adjacent to the Town's zoning jurisdiction and its dedication to the appropriate public authority; or

   2. Requesting that the Town accept fees in lieu of land dedication for the purpose of providing public open space.

B. Any request for alternative open space locations shall be accompanied by the following information:

   1. The exact location (either a tax identification number or a metes and bounds description), size, and current assessed and appraised value of land proposed for purchase and public dedication.

   2. The intended recipient of the dedication of land and evidence that the recipient (if other than the Town) approves of the dedication.

   3. The proposed timing of the purchase and dedication.

C. If fees in lieu are proposed, the amount of fees offered shall be commensurate with the cost of land used for the development and the amount of open space required. For example, if one acre of open space is required per this ordinance and the cost of usable land within the development site is $50,000 per acre, then the minimum fee in lieu of open space would be equal to $50,000. All fees in lieu of open space dedication shall be placed in a fund separate from the General Fund to be used exclusively for the purchase of open space or park land or for the improvement of open space or park land already owned by the Town.

update for fee
schedule and auditor

4.4.5 Parking Lot Yards

A. Parking lot landscaping is required within all non-residential parking lots of greater than 10 spaces except automobile or boat sales display areas. Instead, perimeter landscaping around motor vehicle or boat sales display areas shall be utilized at the same rate as required in Table 4.7, as applicable.

B. The parking lot yard requirement may be met by the street yard requirement, buffer yard requirement, or building yard requirement for parking that is immediately adjacent to a street yard, buffer yard, or building yard.

C. Trees shall be planted in a manner that provides shade for parking area at maturity within 10 feet of the pavement edge. Each planting area shall be a minimum of 50 square feet, with a minimum dimension of seven (7) feet. Planting areas shall be protected with concrete curbing or wheel stops.

D. Required shrubs may be located around the parking lot perimeter (within 10 feet of the pavement edge) or within planting islands.

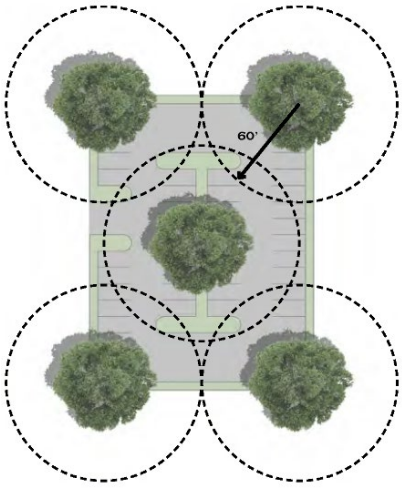
E. In addition to the requirements of this Section, parking lot yard landscaping shall meet the general standards set forth in Section 4.4.2.

F. In the presence of overhead utility lines, two (2) small trees shall replace one (1) large tree.

Table 4.7 Parking Lot Yard

Criteria	Standard
Landscaping area	50 square feet
Large Trees	1 within 60 feet of every parking space
Small Trees	Optional
Large Shrubs	Optional
Medium or Small Shrubs	Optional
Groundcover	Pine needles, mulch, or landscaping rock

Figure 4.14 Parking Lot Yard



4.5 PARKING STANDARDS

4.5.1 Purpose and Applicability

A. The purpose of this Section is to ensure that adequate and well-designed parking and site access is provided for developments in the Town of Yadkinville.

B. Unless otherwise specified, the requirements of this Section shall be initiated by any one (1) or more of the following activities on a property:

C. New construction or the initial use of the property.

D. A substantial change of use or change in zoning classification.

E. Any building or parking expansion of greater than 20%.

F. The requirements of this section do not apply to single-family or two-family residential development on existing lots of record.

4.5.2 General Provisions

A. All off-street parking areas shall be landscaped in accordance with the regulations in Section 4.4.5.

B. No off-street parking area shall be located over an on-site wastewater drain field.

C. Off-street parking areas shall be properly maintained in all respects. In particular, off-street parking area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

4.5.3 Parking Lot Design

A. Off-street parking areas shall be designed so that parked vehicles do not encroach upon, extend onto, or cause vehicles to back into public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure. Curbs standards to follow NCDOT standards or bumpers are required and shall be a minimum of six (6) inches high.



B. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency and other public service vehicles.

C. No surface parking or circulation driveway is permitted within any required or established buffer area, except that driveways providing access to the parking area may be installed across these areas.

D. No parking aisle serving the general public that contains more than 10 parking spaces shall dead end, except

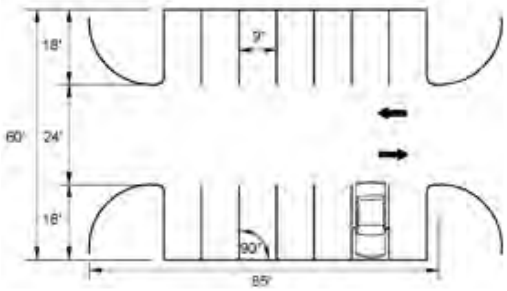
4.5.4 Parking Dimensions

All new parking spaces shall meet the following dimensional requirements:

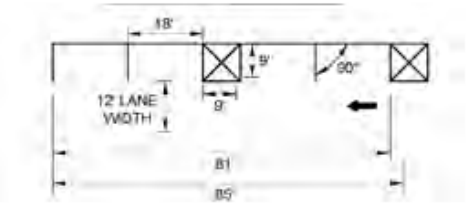
Table 4.13 Parking Dimensions

Angle (degrees)	Stall Width (feet)	Stall Depth (feet)	Aisle Width		Parking Bay Width		Bumper Overhang (front)
			One-way aisle (feet)	Two-way aisle (feet)	One-way aisle (feet)	Two-way aisle (feet)	
0	9	26	12	20	30	38	N/A
45	9	18	12	24	44	56	2
60	9	18	18	24	46	58	2
90	9	18	N/A	24	N/A	60	2

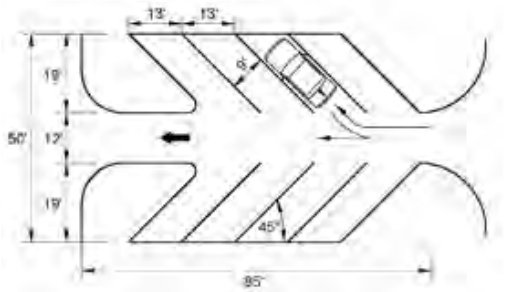
▼ FIGURE 4.19 PARKING DIMENSIONS



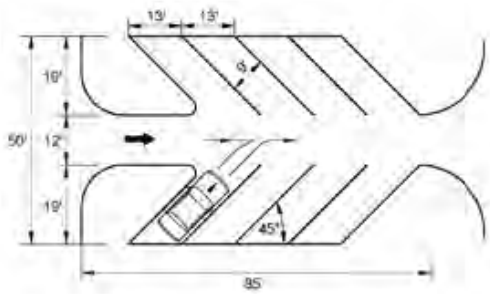
Two-way Aisle 90°



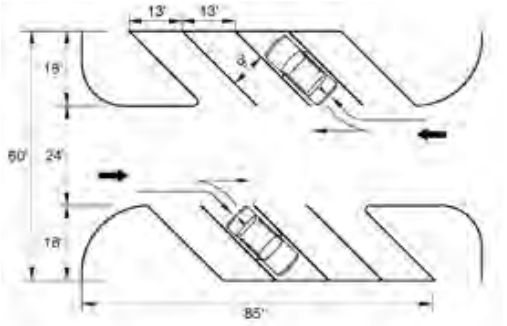
Typical 0° Parking



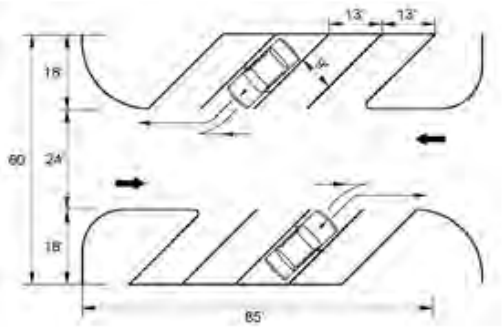
One-way Aisle 45° (Typical)



One-way Aisle 45° (Reverse Angle)

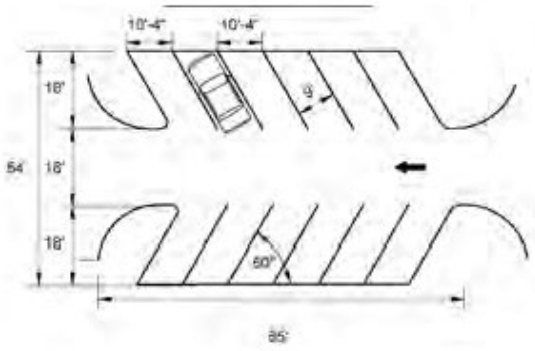


Two-way Aisle 45° (Typical)

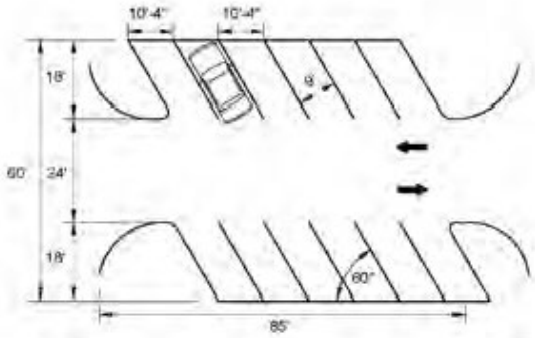


Two-way Aisle 45° (Reverse Angle)

Figure 4.19 Parking Dimensions (Continued)



One-way Aisle 60°



Two-way Aisle 60°

4.5.5 Parking Surface

A. The following areas shall be paved with asphalt, concrete, pavers or similar paving material and shall be landscaped in accordance with the requirements of Section 4.4.5. This shall not apply to single-family and two-family residential uses.

- The ~~minimum~~ number of spaces for each use ~~(as set forth in Section 4.5.6)~~.
- All front and side yard parking areas.
- Driveways.
- ADA parking spaces.

B. Any additional parking areas located in rear yards may be gravel.

C. All parking areas of greater than 20 spaces shall be constructed with NCDOT standard ~~or valley~~ curb and gutter or an alternative Low Impact Development method as shown in the pictures below.



Standard curb and gutter



Standard curb and gutter directed into landscaped areas



Recessed curb with sheet flow drainage to landscaped area

4.5.6 Number of Parking Spaces

A. All new developments in all zoning districts shall provide a sufficient number of off-street parking spaces to accommodate the number of vehicles that ordinarily are to be attracted to the development in question. Proof of sufficient parking shall be provided upon application for a Zoning Permit. No portion of any street right-of-way shall be considered as fulfilling or partially fulfilling ~~the minimum number of~~ off-street parking ~~required by this Section. Properties within the CB zoning district shall be exempt from the minimum number of parking spaces~~.

B. ~~The Town recognizes that the Parking Requirements Table set forth in this Section cannot and does not cover every possible situation that may arise. Therefore, in cases not specifically covered, the Administrator is authorized to determine the parking requirements using the Table as a guide.~~

C. ~~See the Parking Requirements Table on the following pages for minimum parking space requirements. The Administrator may reduce the minimum number of parking spaces required or increase the maximum number allowed by up to 10% if the applicant can demonstrate that the number of required parking spaces is excessive or inadequate due to use or property constraints.~~

D. ~~Except for single family residential uses, two family residential uses, and uses providing 20 or fewer on-site parking spaces, the maximum number of parking spaces provided shall be 125% of the required minimum shown in the Parking Requirements Table on the following pages. Any number of parking spaces above the maximum shall utilize permeable pavers or Low Impact Development design~~.

E. The minimum number of ADA accessible spaces shall be installed in accordance with the NC Building Code. ~~ADA spaces may be included in the total required minimum number of parking spaces~~.

(2026-39, H 162)

Table 4.14 Minimum Number of Parking Spaces

Use	Minimum Number of Spaces
Agricultural	
Agricultural uses (unless otherwise specified)	N/A
Equestrian uses (horseback riding, stables)	1 per horse stall
Greenhouse or horticultural nursery	1 per 800 square feet of gross sales floor area
Produce stand (permanent)	1 per 300 square feet of gross floor area
Residential	
Residential uses (unless otherwise specified)	2 per dwelling
Accessory dwellings	1 per dwelling
Bed & breakfast inns	2 +1 per guest room
Home occupations (includes daycare homes)	Residential use requirement + 1 space
Civic, Government, and Institutional Uses	
Civic, Government, and Institutional uses (unless otherwise specified)	1 per 300 square feet of gross floor area
Colleges, Universities, & associated facilities	1 per 4 students enrolled
Correctional facility	1 per 2 employees on peak shift
Emergency Services (fire, police, EMS, & similar)	1 per employee + 1 per 3 volunteer personnel on peak shift + 1 per 200 square feet of office space
Group Care Homes	1 space per 2 beds
Hospitals, public and private	1 per 400 square feet of gross floor area of administrative area + 1 per bed
Religious institutions & related uses	1 per 4 seats
Research facilities	1 per 2 employees on peak shift
Residential care facilities	1 space per 2 beds
Schools and associated facilities, elementary and middle (public and private)	1.5 per classroom
Schools and associated facilities, high (public and private)	10 per classroom
Schools (trade & vocational)	1 per 4 students enrolled

Office and Service	
Office and Service uses (unless otherwise specified)	1 per 300 square feet of gross floor area
Artists, craftsmen	1 per employee
Crematories	1 per employee at peak shift
Funeral homes and mortuaries	1 per 4 people of allowable occupancy
Hotels and motels	1 per room + 2 spaces per 3 employees at peak shift
Motion picture production	1 per employee at peak shift
Retail and Wholesale	
Retail uses (unless otherwise specified)	1 per 300 square feet of gross floor area
Farmer's markets	1 per every 4 persons of max. capacity
Microbreweries, microwineries, and microdistilleries	1 per 300 square feet of gross floor area or 1 per every 3 seats (if seating is provided)
Motor vehicle or boat sales or rental	3 spaces + 1 space per every 400 square feet of building gross floor area
Restaurants	5 spaces plus 1 per every 3 seats
Wholesale	1 per 400 square feet of gross office & sales floor area + 2 per each 3 employees at peak shift
Recreation and Entertainment	
Recreation and Entertainment Uses (unless otherwise specified)	1 per 150 square feet of gross floor area or 1 per every 4 persons of max. capacity (as applicable)
Campgrounds	1.25 per campsite at campground (1 at each campsite)
Industrial, Warehousing, Transportation, and Utility	
Industrial, Warehousing, Transportation, and Utility uses (unless otherwise specified)	Permitted use
Junkyards, salvage yards, recycling operations and similar uses	1 per employee on peak shift + 1 per 5,000 square feet devoted to material storage + 1 per company vehicle
Warehouse, mini	1 per 4,000 square feet of gross floor area
Wireless telecommunications towers	1 space
Other	
Drive-throughs (associated with permitted use)	Stacking for 5 vehicles at each bay (on-site)
Temporary Uses	Adequate for use

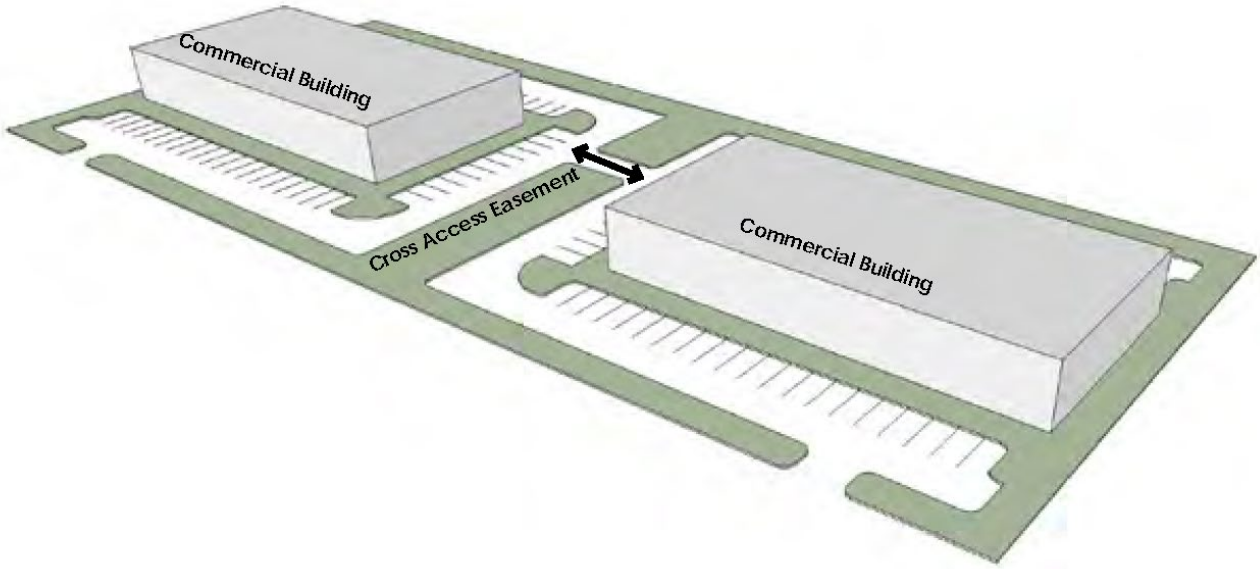
4.5.7 Parking Location, Sharing, and Connectivity

~~A. On all off-street parking lots, the required spaces shall be provided on the same lot of record with the use or on a lot separated therefrom by not more than 400 feet, except for residential uses, which must be provided on the same lot of record.~~

~~B.~~ A. The joint use of shared off-street parking between two (2) uses may be made by contract by two (2) or more adjacent property owners. A copy of the contract or agreement shall be provided to the Town prior to the issuance of a Zoning Permit for the use. Developments that operate at different times may jointly use or share the same parking spaces ~~with a maximum of one half (½) of the parking spaces credited to both uses.~~

~~C.~~ B. All newly constructed parking lots shall be designed to accommodate interconnection between the sites unless natural features prevent connection.

Figure 4.20 Parking Connectivity



4.5.8 Loading Area Requirements

A. Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided in accordance with this Section to accommodate the delivery or shipment operations in a safe and convenient manner.

B. Loading and unloading areas shall be so located and designed so that the vehicles intended to use them can:

- maneuver safely and conveniently to and from a public right-of-way; and
- complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

C. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking.

D. The following table shows the minimum number of loading spaces based on gross floor area of any nonresidential building. A loading space shall be a minimum of 12 feet by 55 feet with an overhead clearance of 14 feet.

Table 4.15 Loading Spaces

Gross Floor Area of Building (square feet)	Number of Spaces
1,000—10,000	1
10,000—60,000	2
60,000—120,000	3
120,000 +	add one space for each additional 60,000 sq. ft.

4.6 INFRASTRUCTURE STANDARDS

4.6.1 Purpose and Applicability

A. The purpose of this Section is to ensure that new developments provide adequate infrastructure that is compatible with adopted plans and Town standards.

B. Unless otherwise specified, the requirements of this Section shall be initiated by any one (1) or more of the following activities on a property:

1. New construction or the initial use of the property;
2. A substantial change of use or change in zoning classification;

   Any building or parking expansion of greater than 20%; or
3. New major subdivisions.

4.6.2 Conformance with Comprehensive Transportation Plan (CTP)

A. The location and design of streets shall be in conformance with the Yadkinville Comprehensive Transportation Plan (CTP). Pursuant to NCGS 136-66.2, for new developments with frontage along a state-maintained street, half of the minimum width of the cross section designated in the CTP shall be reserved along the frontage as "future right-of-way", and no structures or parking shall be constructed within this area.

B. In any case where any part of a development lies within the corridor of a thoroughfare shown on a roadway corridor map adopted pursuant to NCGS Chapter 136, Article 2E, no development approval shall be granted with respect to the property in the roadway corridor. Provided, however, no development plan approval shall be delayed by the provision of the roadway corridor map procedure for more than three (3) years from the date of its original submittal.

4.6.4 Sidewalks, Multi-use Paths, and Greenways

A. Sidewalks or multi-use paths shall be provided in the following locations:

1. Along any street front shown in the Town's adopted Comprehensive Transportation Plan or Pedestrian Master Plan to have a sidewalk or multi-use path for all new non-residential and multi-family residential development; and
2. At least on one (1) side of new streets for within major subdivisions. Sidewalks are not required in major subdivisions within the ETJ where the road length is 1500 feet or less and contain a cul-de-sac or permanent dead end.

B. Sidewalks shall be at least five (5) feet wide and shall be separated from the street by a minimum four (4) foot buffer. The minimum thickness of the concrete shall be four (4) inches. At vehicular traffic areas such as driveways the minimum thickness shall be six (6) inches. Also poured in place dummy joints shall be installed to match the width and expansion joints every 20 feet.

C. Where required or provided, greenways and multi-use paths shall be a minimum of 8-feet wide with a preferred width of 10 feet. Multi-use paths adjacent to roadways shall be paved with two-inches of asphalt. Greenway paths may be two-inches of asphalt or crushed stone.

D. In development, there may be challenges with topography, lack of connectivity to other sidewalks or multi-use paths, which would require the relocation of multiple public utility facilities or structures, and/or other unique site constraints that hinder the ability to install sidewalks or multi-use paths where a fee in lieu option may be permitted per the following regulations:

1. The TRC shall review the submitted site plan and provide comments that conclude the fee in lieu option is the best alternative given the warranted site constraints to the developer; and
2. Payment of fees shall be in an amount equal to 100 percent of the actual installation and construction cost of completing the infrastructure improvements, as estimated by a professional engineer licensed by the State of North Carolina; and
3. If a fee in lieu of constructing a sidewalk or multi-use path is approved, the developer must provide a recorded easement if necessary for the future development of the sidewalk or multi-use path. All fees shall be paid prior to the issuance of the zoning permit and shall not be transferred to future projects on the same property. The developer wherever practical shall grade for the future development of a sidewalk; and
4. The funds paid to the Town in lieu will be put into a sidewalk capital project fund and will be used, at the Town’s discretion, for construction or rehabilitation of sidewalks or other pedestrian improvement projects in Town.

update for fee schedule and auditor

4.6.7 Stormwater Management Standards

SL 2026-39 & 32

4.6.7.1 Stormwater System Requirements

A. The developer shall provide a street surface water drainage system constructed to the standards of the NCDOT, as reflected in the latest published edition of Guidelines for Drainage Studies and Hydraulic Design, subject to review by the Town's consulting engineer.

B. Stormwater design shall follow the most recent edition of NCDEQ Division of Water Quality Stormwater Best Management Practices.

C. For all developments of greater than one (1) acre, post-development run-off rate shall be the same as pre-development run-off rate. This may be achieved with on-site storm water detention, LID design (as described in the latest published edition of Low Impact Development: A Guidebook for North Carolina) or other methods approved the Town's consulting engineer. Detention facilities shall be designed to maintain the pre-development rate from the one-year, 10-year and 24-hour design storm events.

D. The design of storm drainage systems and plans, including calculations, shall clearly indicate the easements and dedicated areas required for the construction and maintenance of the drainage system.

E. It shall be the responsibility of the developer to provide a drainage system, which is designed to meet the following objectives:

1. No surface water shall be channeled or directed into a sanitary sewer.
2. May connect onto an existing storm drainage system, ~~where feasible.~~
3. ~~Where an existing storm drainage system cannot feasibly be extended to the subdivision, a drainage system shall be designed to protect the proposed development and adjacent properties from water damage~~. When development or redevelopment occurs at a site that has existing built-upon area,
   (i) the existing built-upon area shall not be included in the density calculations for additional stormwater control requirements, irrespective of whether the existing built-upon area is to be demolished, relocated, replaced, or remains in place during development activity,
   (ii)the existing built-upon area at the site is not subject to additional stormwater control requirements under this section, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during the development activity,
   (iii) for purposes of determining the size of the area for which stormwater control measures are required for a development or redevelopment, built-upon area that existed before the development or redevelopment shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area for which stormwater control measures are required, and
   (iv) stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law.

5.4.8 Windows and Glazing

A. The use of glazed (glass) surface areas on a building wall enhances the aesthetic character of the building by adding a transparent contrast to the other cladding materials used on the wall. Transparent surfaces also increase the "activity" of a building wall by making interior spaces visible to the outside, particularly in the vicinity of customer entrances and along building walls that are adjacent to pedestrian walkways. Methods of achieving transparency can include the use of glass doors, windows and curtain walls. Industrial and Utility/Service building walls and uses listed under the "Institutional and Civic" uses category in the Permitted Uses Table are exempt from the minimum glazing standards.

B. At least 25% of the primary building wall shall contain glazed area. For buildings located on a corner, the secondary street façade shall be at least 10% windows. ~~Glazing shall not comprise more than 75% of a primary secondary building wall.~~ Non-storefront uses may have up to 20% of the ground floor facade area shall be glazed.

C. Each upper story building wall shall contain a roughly proportional amount of glazed area as each other story above the ground floor. Windows shall be aligned vertically and horizontally between floors follow the same window rhythm.

D. Windows shall be inset from the surrounding wall cladding material by a minimum of two (2) inches with the bottom sill a minimum of 12 inches and maximum of 48 inches above grade.

E. Glazed areas shall not be separated by a distance of greater than 20 feet on any portion of a building wall on which glazing is required.

F. Glass that obscures interior visibility may not be used to satisfy the minimum glazing requirement, except false windows may only be used to satisfy the minimum glazing requirement if they mimic true windows, are lit during nighttime business hours, and are not covered with pictures, words or other advertising materials.

G. Windows shall be proportioned so that they emphasize the vertical rather than horizontal dimension of the opening. This may be achieved by either proportioning the window opening so that its height is greater than its width, or, when a horizontal window opening is used, using internal framing that divides the window into vertically proportioned elements. Transom and accent windows, occupying no more than 5% of the building wall on which they are located, may be horizontally oriented.

5.5.8 Storefront Design

A. The storefront is the public face of a building and the most prominent feature at the pedestrian scale. A storefront designed to be open and inviting will help to welcome patrons inside, while a storefront that is hardened presents the opposite message. Most storefronts have an abundance of glass, which is a contributing factor in good storefront design since the openness of the glass invites browsing and allows pedestrians to see interior activity. Good storefront design also allows for pedestrians to be able to view the interior of the building from the main portion of the sidewalk. Therefore, excessively recessed storefronts are discouraged since they require a passerby to leave the main sidewalk to see clearly into the storefront.

B. Buildings shall be designed so that the majority (greater than 50%) of the width of the storefront wall is located immediately adjacent to the public sidewalk. Storefronts shall run the length of the first-floor façade between the exterior building piers.

C. No more than 20% of the storefront wall may be recessed beyond eight (8) feet from the public sidewalk.

D. Storefront design shall be proportional to that of other buildings within the same block on the same side of the street without being an exact replication of those buildings.

E. Bulkheads should be neither too high, blocking the view of pedestrians, nor too low, so that a completely glass walled storefront is created. Bulkheads shall be constructed along all storefront areas, excluding customer entrances. Bulkheads shall be a minimum of 24 inches and maximum of 36 inches in height. Bulkheads may be constructed of brick, wood, or a combination of those two materials. Bulkheads shall include architectural detailing such as inlays, trim, changes in color or changes in material.

F. ~~A minimum of 70% and maximum of 90% of the surface area of the storefront shall consist of transparent glass between a height of two (2) feet and 10 feet above the grade of the adjacent sidewalk. Glass block does not count toward this requirement.~~

G. Reflective or opaque glass is prohibited.

H. Permanent bars, gates, shutters, fencing or other barrier materials are prohibited on the exterior of a primary façade. Security gates may be used after business hours.

A maximum of 35% of the ground floor area of the storefront shall be transparent glass between a height of two (2) feet and ten (10) feet above the grade of the adjacent sidewalk and non-storefront uses may have 20% of the ground floor facade area.

7.4 NONCONFORMING STRUCTURES

This category includes any structure not in conformance with the restrictions of this Ordinance after the effective date of adoption. Such nonconformities shall include, but not be limited to, height, bulk and setback.

7.4.1 Continuation of Nonconforming Structures

Nonconforming structures shall be allowed to remain with the following conditions:

A. A nonconforming structure may not be enlarged or altered in any dimension that increases the nonconformity except where maintenance and repair are necessary to keep the structure in sound condition.

B. When any nonconforming structure is removed, it may not be replaced with another nonconforming structure.

C. When any nonconforming structure is damaged, repair must follow the guidelines listed in Section 7.4.2.

D. Structural alterations as required by law or ordinance to secure the safety of the structure are permissible.

E. Conforming uses may be established or re-established in nonconforming buildings or structures provided that off street parking is provided as needed ~~required by this Ordinance~~ and provided no other provision of this Ordinance for the establishment of new uses is violated.

7.4.2 Reconstruction of Damaged Structures

Any nonconforming structure, or any structure containing a nonconforming use, which has been damaged by fire, wind, flood or other causes, shall not be rebuilt, altered or repaired after damage exceeding 60% of its tax value immediately prior to damage with the exception of single family homes or manufactured homes used for residential purposes which may be rebuilt or replaced provided the provisions of the Flood Damage Prevention Ordinance, other Town of Yadkinville ordinances and the conditions below are met:

A. Repairs are initiated within one (1) year and completed within two (2) years of such damage;

B. The total amount of space devoted to a nonconforming use may not be increased;

C. Reconstructed nonconforming structures may not be made more nonconforming by the repairs; and

D. Where possible, any nonconforming structure shall be repaired or reconstructed in such a manner so as to minimize the nonconformance(s).

E. The reconstructed structure may not be more nonconforming with respect to dimensional restrictions such as yard requirements, height limitations, or density requirements, and such dimensional nonconformities must be eliminated if that can

reasonably be accomplished without unduly burdening that reconstruction process or limiting the right to continue the nonconforming use of such building.

F. The reconstructed structure may not enclose areas that were previously unenclosed, even though those areas were used in connection with the nonconforming activity.

G. Nothing herein shall prevent the reconstruction of a nonconforming single-family dwelling that was destroyed by fire or natural disaster, provided such reconstruction does not expand the footprint in a dimension that is more nonconforming.

7.4.3 Replacement of Nonconforming Manufactured Homes on Individual Lots

A nonconforming manufactured home on an individual conforming lot outside of a manufactured home park and outside of the Residential Manufactured Home (RMH) zoning district may not be replaced except by a conforming dwelling. A nonconforming manufactured home may not be enlarged or altered externally in any way.

7.4.4 Replacement of Manufactured Homes in Existing Manufactured Home Parks and Maintenance of Existing Manufactured Home Parks

Nonconforming mobile home parks were amortized in the previous Zoning Ordinance and became unlawful after August 6, 2009. The establishment of any new mobile home park within the jurisdiction of Yadkinville is prohibited. Upon the adoption of this Ordinance all existing manufactured home parks that were previously brought into conformity shall be become nonconforming upon adoption of this Ordinance. No new manufactured home parks are permitted, and no existing park shall be expanded. Any new or replacement homes for existing spaces within an existing manufactured home park shall meet the following criteria:

A. The new or replacement manufactured home shall be constructed after July 13, 1994 and shall meet or exceed the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction.

B. The new or replacement manufactured home shall have a minimum of 550 square feet of enclosed and heated living area.

C. The manufactured home shall set up in accordance with the standards established by the North Carolina Department of Insurance and an unpierced, continuous skirting material generally accepted in the manufactured home industry for the purpose of completely obscuring the area underneath the home shall be installed under the perimeter of the manufactured home.

D. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the house shall be installed or constructed in accordance with the standards established by the North Carolina Department of Insurance, attached firmly to the primary structure and anchored securely to the ground.

E. The moving hitch, wheels and axles, and transporting lights shall be removed.

F. Each manufactured home in a manufactured home park shall occupy a designated space having at least four thousand (4,000) square feet, with a width of at least forty (40) feet, exclusive of common driveways.

G. Each manufactured home space shall abut a street within the park. Continuous paved width of streets shall not be less than twenty-four (24) feet. Streets and access roads shall be maintained to support the imposed loads of fire apparatus, and other vehicles typically traveling over them and shall be surfaced so as to provide all weather driving capabilities.

H. Each manufactured home shall be properly tied down in accordance with Federal Manufactured Home Construction and Safety Standards, administered by the Department of Housing and Urban Development.

I. ~~Two (2) off-driveway parking spaces with not less than four (4) inches of crushed stone or other suitable material on a well-compacted sub-base shall be provided for each manufactured home space. Required parking spaces may be included within the 4,000 square feet required for each manufactured home space.~~

~~J.~~ I. At least 200 square feet of recreation space for each manufactured home space shall be reserved within each manufactured home park as common recreation space for the residents of the park. Such areas shall, along with drive-ways and walkways, be adequately lighted for safety.

~~K.~~ J. No manufactured homes or other structures within a manufactured home park shall be closer to each other than twenty (20) feet, except that storage or other auxiliary structures for the exclusive use of the manufactured home may be closer to that manufactured home than twenty (20) feet.

~~L.~~ K. No manufactured home shall be located closer than thirty (30) feet to the exterior boundary of the park or a bounding street right-of-way. Buildings used for laundry or recreation purposes shall be located no closer than forty (40) feet to the exterior boundary or the right-of-way of a bounding street.

~~M.~~ L. A Type 1 buffer, meeting the requirements of Section 4.4.3, shall be maintained where manufactured home property abuts a residential district.

~~N.~~ M. Water supply and waste disposal facilities for the manufactured home park shall be approved in writing by the Yadkin County Health Department.

(ZTA-2021-03 Amended May 3, 2021)

7.5 NONCONFORMING DEVELOPMENT SITES

7.5.1 Nonconforming Landscaping and Screening

Any substantial change of use or change in zoning classification or expansion of 20% or greater of an existing use, structure, or parking area shall not occur without the requirements of Section 4.4 having been met to the greatest extent possible as determined by the Administrator. All solid waste containers shall be screened from view meeting the requirements of Section 4.4.7.

7.5.2 Nonconforming Parking and Access

Any substantial change of use or change in zoning classification or expansion of 20% or greater of an existing use, structure, or parking area, which is deficient in the minimum number of parking spaces, parking lot paving, or curb and gutter as set forth in Section 4.5, shall not occur without the requirements of Section 4.5 having been met. The Administrator may approve a new use within an existing structure if the number of off-street parking spaces required for the new use (per Section 4.5 of this Ordinance) is within 10% or 10 spaces, whichever is less, of the number of off-street parking spaces actually provided. Such relief may be granted on a one-time only basis per lot or planned development. The requirements of Section 4.5 shall be met to the greatest extent possible as determined by the Administrator.

7.5.3 Nonconforming Infrastructure

Any substantial change of use or change in zoning classification or expansion of 20% or greater of an existing use, structure, or parking area shall not occur without the requirements of Section 4.6 having been met. Sidewalks shall be installed along all new and existing streets for any such change or development as set forth in Section 4.6.4. The requirements of Section 4.6 shall be met to the greatest extent possible as determined by the Administrator.

7.5.4 Nonconforming Non-residential Building Design

If a nonconforming non-residential building is being expanded by greater than 20%, then the standards of Section 5.1.2(C) shall be met and all unscreened mechanical or utility equipment shall be screened per Section 5.4.12.

- NCGS or GS: North Carolina General Statute.
- NFIP: National Flood Insurance Program
- PB: Planning Board
- ROW: Right-of-way.
- RPO: Rural Planning Organization.
- SF or Sq. Ft. Square Ft.
- SR: Secondary Road in the North Carolina Secondary Road System.
- TIA: Traffic Impact Analysis
- TRC: Technical Review Committee.
- US: United States of America.
- USGS: United States Geological Survey.

(ZTA-2021-03 Amended May 3, 2021)

A.4 ROUNDING OF FRACTIONS

A. The following rules apply to fractional numbers unless otherwise expressly stated below:

1. Minimum Requirements – When a regulation is expressed in terms of a minimum requirement, any fractional result of 0.5 or more must be rounded up to the next consecutive whole number.
2. Maximum Limits – When a regulation is expressed in terms of maximum limits, any fractional result will be rounded down to the next lower whole number.

~~B.~~ Parking Space Computation – Rounding when computation of the number of parking spaces results in a fraction, the fraction shall be rounded up to the next whole number.

~~C.~~ B. Density Computation – Rounding when computation of density results in a fraction, the fraction shall be rounded down to the next lowest whole number.

(ZTA-2021-03 Amended May 3, 2021)

A.5 HEADINGS, TEXT AND ILLUSTRATIONS

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied upon a s complete and accurate description of all applicable regulations or requirements.

(ZTA-2021-03 Amended May 3, 2021)

A.6 DEFINITIONS

ABANDONED. A use shall be deemed to be abandoned when: a) the use is physically and objectively discontinued [other than in association with the settlement of an estate or for any use which is seasonal in nature]; or b) the premises are devoted to another use; or c) the characteristic equipment and furnishings of a nonconforming nonresidential use have been physically removed from the premises and have not been replaced by the same or similar equipment within thirty days. All of the above events are considered abandonment, regardless of the intent of the owner, lessee or occupant and regardless of any circumstances beyond the control of such parties that prevent continuation of the use.

ABUTTING. The condition of 2 parcels of land having a common property line or boundary, including cases where 2 or more parcels of land adjoin at a corner, but not including cases where parcels of land are separated by a street or alley.

ACCESS. The right or ability of pedestrians, vehicles, and boats to enter and leave property.

ACCESS EASEMENT. An easement which grants the right to cross land.

ACCESSORY BUILDING. A detached building, the use of which is customarily or typically subordinate to that of the principal building and which is located on the same lot as the principal building.

ACCESSORY STRUCTURE. A detached subordinate or incidental structure, the use of which is incidental to the principal structure and which is located on the same lot as the principal structure.

ACCESSORY COMMUNICATION ANTENNAE. An antennae configuration that is attached to a building water tower, or other existing structure where the communication facility is customarily incidental to the main or principal building or structure.

ACCESSORY DWELLING UNIT. A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot.

ACCESSORY STRUCTURE. A detached subordinate or incidental structure, the use of which is incidental to the principal structure and which is located on the same lot as the principal structure.

ACCESSORY USE. A use that is customarily or typically subordinate to the principal use of land or buildings and is located on the same lot as the principal use or building.

ADAPTIVE REUSE. The rehabilitation, reconstruction or renovation of existing buildings or structures for any use other than its current use.

ADDITION. An extension or increase in floor area or height of a building or structure.

BUILDING WALL. The entire surface area, including windows and doors, of an exterior wall of a building.

BUILT-UPON AREA. ~~Built-upon area shall include that portion of a development project and/or lots that are covered by impervious or partially impervious cover including buildings, pavement, gravel areas (e.g., roads, parking lots, paths), recreation facilities (e.g., tennis courts), etc. (NOTE: Wooden slatted decks and the water area of a swimming pool are considered pervious).~~ Means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. For complete definition and exceptions see G.S. 143-214.7D

BUSINESS KIOSK. A walk-up or drive-through self-service unit that provides convenience-type services including but not limited ice vending, movie rental, and household propane tanks.

BY RIGHT. Land uses that are permitted in a zoning district without requiring a special use review.

CALIPER. Measurement for determining the size of trees at time of planting. Caliper is the quantity in inches of the diameter of trees measured at 6 inches above the ground.

CAMPGROUND. Any lot or parcel of land used or intended to be used for the accommodation of two (2) or more recreational vehicles or non-vehicle campers for transient dwelling purposes or recreational camping.

CANOPY. A permanent structure other than an awning, made of cloth, metal or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure.

CANOPY TREE. A species of tree which normally grows to a mature height of thirty-five feet or more with a minimum mature crown width of thirty feet and meets the specifications of the American Standards for Nursery Stock published by the American Nurserymen Association.

CARPORT. An attached or detached roofed structure enclosed on not more than two (2) sides and used for the parking of motor vehicles.

CAR WASH. A motor vehicle services facility for the washing of motor vehicles.

CEMETERY. Land and facilities, including offices and chapels, used for the burial of the dead. Such a facility includes any burial ground, mausoleum, or columbarium operated by a cemetery company and meeting licensing requirements of the state.

CERTIFICATE OF COMPLIANCE. A certificate issued by the Administrator setting forth that a lot, building, structure, or use complies with this Ordinance and that the same may be used for the purposes stated therein.

DEED RESTRICTION. A restriction on the use of a lot or parcel of land that is set forth in the deed and recorded with the county register of deeds. Also known as a restrictive covenant.

DENSITY, RESIDENTIAL. The number of residential dwelling units per acre of land, determined by dividing the number of dwelling units by the total number of acres in the parcel to be developed.

DETENTION STRUCTURE. A permanent structure designed for the temporary storage of stormwater runoff in order to reduce the peak rate of discharge from a site.

DEVELOPER. A person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.

DEVELOPMENT. The carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the subdividing of land into two (2) or more parcels. For the purposes of these regulations, the following activities or uses shall be considered "development":

- The construction, reconstruction, alteration of the size, or material change in the external appearance of a structure on land or water;
- The initiation of substantial change in the use of land or the intensity of use of land;
- The subdivision of land as defined in NC GS 160D-802;
- Alteration of the shore or bank of a pond, lake, river, or other waterway;
- Commencement of drilling (except to obtain soil samples), mining, or excavation on a parcel of land;
- Grading, filling, paving, excavation, or other land disturbing activity; ~~or~~
- Any land-disturbing activity that increases the amount of built-upon area or that otherwise decreases the infiltration of precipitation into the subsoil regarding stormwater; or
- Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

"Development" includes all other activity customarily associated with it. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity when part of other operations or activities is not development. Reference to particular operations is not intended to limit the generality of this definition. For the purposes of these regulations the following operations or uses shall not be considered "development"; some may, however, require a zoning permit:

- Work involving the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the color or decoration of the exterior of the structure or interior alterations that do not change the use for which the structure was constructed;

process, including incineration or neutralization, the physical, chemical, or biological character of any hazardous material so as to neutralize such material or render it non-hazardous, safer for transport, amenable for recovery, amenable for storage or reduced in bulk. Such a use may also contain temporary storage facilities normally associated with these operations and of sufficient size to conduct a commercially feasible operation. However, under no circumstances is a hazardous materials treatment facility to be construed to be any of the following:

- A facility which manufactures hazardous materials from component non-hazardous materials;
- A facility or location for the long term or perpetual storage of hazardous materials; or
- A facility for the treatment of hazardous materials which is clearly subordinate, incidental and related to the principal structure, building or use of land and is located on the same lot as the principal structure, building or use.

HAZARDOUS SUBSTANCE. Any chemical defined as a physical hazard or a health hazard under standards of North Carolina Administrative Code 7C.0101(a)(105). Physical hazards include, but are not limited to, chemicals, which are combustible, explosive, flammable, and reactive. Health hazards include, but are not limited to, chemical, which are carcinogens, toxins, corrosives, or irritants.

HAZARDOUS WASTE MANAGEMENT FACILITY. Any commercial hazardous waste facility which accepts hazardous waste from the general public or from another person for a fee but does not include any facility owned or operated by a generator of hazardous waste solely for its own use. A hazardous waste facility means a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste. This definition includes hazardous materials treatment facilities as defined herein.

HEIGHT, BUILDING. The vertical distance measured from the average elevation of the finished grade of all sides of a building, measured at the midpoint of each side, to the topmost elevation of the roof or to the topmost projection of the building above any roof, including parapet walls. Enclosed penthouses or equipment rooms are considered a part of the building and included in the calculation of building height.

HOME OCCUPATION. A business, profession, occupation, or trade which is conducted within a residential dwelling for the economic gain or support of a resident of the dwelling, and which is incidental and secondary to the residential use of the building, and regulated by Section 3.4.2.6. of this Ordinance. This definition includes day care homes, This definition includes home occupations that provide the following services: "animal services (no outdoor kennels)", "artists, craftsmen", "personal service uses", "professional offices", and "services, other (no outdoor storage)" and does not include automotive service or "body art" (tattoo and piercing) operations.

"[a]ny business owned and operated by the owner or occupant of the residential dwelling that manufactures, provides, or sells goods or services."

HOME OCCUPATION NO-IMPACT HOME-BASED BUSINESSES. A home-based business that satisfies all of the following criteria:
-The total number of on-site employees and clients do not exceed occupancy limits for the residential property.
-The business activities are limited to the sale of lawful goods and services.
-Do not generate on-street parking or a substantial increase in traffic through the residential area.
-Occur inside or in the yard of the residential dwelling.
-Are not visible from the street.
-Do not store merchandise, equipment, products, supplies, or materials outside of the premises.

HOSPITAL. A facility providing medical, psychiatric, or surgical services for sick or injured persons, including emergency treatment, diagnostic services, training, research, and administration.

HOTEL. A building containing more than five (5) individual rooms for the purpose of providing overnight lodging facilities to the general public for compensation, with or without meals, and which has common facilities for reservations and cleaning services, combined utilities, and on-site management and reception services. Hotels may or may not provide onsite parking and access to hotel rooms is generally provided through interior hallways.

ILLUMMINATION, DIRECT. Illumination from a light source that is contained within a sign, where the light source is internal to the sign.

ILLUMINATION, INDIRECT. Illumination from a light source that is not contained within the sign, where the light source is external and projected onto the sign.

IMPERVIOUS SURFACE COVER. Any structure or material which significantly reduces or prevents natural absorption of stormwater into the soil. Impervious surface cover includes any built upon area including, but not limited to, buildings or other structures with roofs, sidewalks, driveways, parking lots, streets, and any concrete, stone, brick, asphalt, or gravel surface. For purposes of calculating impervious surface coverage requirements pursuant to the zoning ordinance, wooden slatted decks and the water area of a swimming pool are considered pervious. For exceptions see G.S. 143-214.7D

IMPROVEMENT. Any constructed feature not included under the definition of structure.

INDUSTRIAL USE. A land use where goods are produced either from raw materials or the assembly of goods manufactured from raw materials elsewhere. This use also includes the warehousing and distribution of manufactured goods and may include some wholesale of those goods. Retail sales may be conducted on a limited basis as an accessory to manufacturing (i.e. outlet store).

INFILL DEVELOPMENT. The construction of a building or buildings on a vacant parcel of than two (2) acres or less located in a predominately built-out area.

INSTALLED. The attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

LOT OF RECORD. A lot described by plat or by metes and bounds which has been recorded in the office of the Yadkin County Register of Deeds.

LOT WIDTH. The horizontal distance between the side lot lines at the building setback line as measured along a straight line parallel to the front lot line or parallel to the chord thereof.

LOT, ZONING. A parcel or contiguous parcels of land which is indicated by the owner at the time of application for a building or zoning permit as being that land which is proposed for development under a single development plan.

MAJOR SPECIAL USE PERMIT. An approval issued by the Board of Commissioners for a land use at a specific location subject to the requirements of NC GS 160D 705(c) and Section 2.2.5 of this Ordinance. Major Special Use Permit uses are those that are likely to have a greater size, impact, or relationship to the overall health, safety, and general welfare of the community than Minor Special Use Permit uses.

MINOR SPECIAL USE PERMIT. An approval issued by the Board of Adjustment for a land use at a specific location subject to the requirements of NC GS 160D-705(c), and Section 2.2.5 of this Ordinance. Minor Special Use Permit uses are those uses that are likely to have a more limited size, impact, or relationship to the overall health, safety, and general welfare of the community than Major Special Use Permit uses.

MAINTAINED EASEMENT. A recorded right-of-way made of crushed gravel, pavement, or graded and cleared of brush, so as to permit access by vehicles.

MANUFACTURED HOME. A dwelling unit that: a) is not constructed in accordance with the standards of the North Carolina State Building Code for one and two family dwellings; b) is composed of one (1) or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis; c) meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction. As defined in 42 U.S.C. § 5402(6), as amended

MANUFACTURED HOME PARK. A lot of record containing two (2) or more spaces leased or intended for occupancy by manufactured homes used as residential dwellings regardless of whether such homes are provided as part of the lease and including all uses accessory to the residential use. This definition shall not include manufactured home sales lots on which unoccupied manufactured homes are parked for the purpose of inspection and sale.

MANUFACTURED HOME SPACE. The land in a manufactured home park allotted to or designated for the accommodation of one manufactured home.

MANUFACTURING, TYPE A. A manufacturing establishment primarily engaged in the fabrication or assembly of products from pre-structured materials or components. Because of the nature of its operations and products, Manufacturing(A) produces little or

NATURAL GAS DISTRIBUTION LINES AND RELATED APPURTENANCES. Utility lines and related structures that direct natural gas to individual sites.

NATURAL OBSTRUCTION. Any rock, tree, gravel, or similar natural matter which is an obstruction and has been located within the floodway by a nonhuman cause.

NET ACREAGE. The remaining area after deleting all portions for proposed and existing streets within a development parcel or subdivision. For parcels including recreational facilities and outdoor display lots, the area devoted to the special use shall also be excluded from the net acreage.

NONCONFORMING LOT. A lot of record that was lawful at the date on which it was established, but does not conform to the current dimensional standards of the zoning district in which it is located.

NONCONFORMING STRUCTURE. A structure that was lawful at the date on which it was established, but does not conform to current dimensional standards, elevation, location, or other requirements of this Ordinance.

NONCONFORMING USE. A use which was lawful at the date on which it was established but is now not a permitted use of that parcel or structure under this Ordinance.

NONCONFORMITY. Any land use, development, structure, or site, including any lot of record, that was legally established, but that is not presently in full compliance with the provisions of this Ordinance.

NONRESIDENTIAL DEVELOPMENT. All development other than residential development, agriculture and silviculture.

NON-STOREFRONT USES: Religious assembly or sanctuary space, medical or dental examination, treatment, or healthcare services, educational instruction or counseling, civic or nonprofit services, funeral services, lodge or meeting hall use, storage or back-of-house operations, other institutional, assembly, or service uses not primarily operated as walk-in retail, restaurant, bar, entertainment, or commercial storefront uses. (Session Law 2026-59)

NURSING AND ASSISTED LIVING FACILITIES. A licensed facility which provides housing, part-time medical care, shared food preparation and dining areas, and recreational facilities to meet the needs of elderly, handicapped, or ill persons. This use shall not serve primarily as an alternative to incarceration, shall not include individuals who are dangerous to others, as defined in North Carolina General Statute 122C-3(11)b, and shall not include persons living together as a fraternal, sororal, social, honorary, or professional organization, "Family Care Homes", or "Group Care Facilities" (A or B).

OFF-STREET PARKING. Parking which occurs on a lot and not on a street or other public right-of-way.

OFFICE USE. A land use in which business or professional services are conducted or rendered within an enclosed structure.

OFFICIAL ZONING MAP. The Official Zoning Map upon which the boundaries of various zoning districts are drawn, and which is an integral part of this Ordinance.

PUBLIC STREET. A dedicated and accepted public right-of-way for vehicular traffic and street rights-of-way offered for dedication, but not yet accepted, in which the roadway design and construction have been approved under public standards for vehicular traffic.

PUBLIC WORKS FACILITY. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the N.C. Utilities Commission. This definition does not include pump stations, lift stations, water towers, utility substations or similar appurtenances.

QUALIFIED PROFESSIONAL. A professional licensed and/or registered in the State of North Carolina performing services only in their areas of competence. This term shall include only registered land surveyors, registered engineers, registered architects, and registered landscape architects.

QUASI-JUDICIAL DECISION. A decision involving the finding of facts regarding a specific application of development regulation and that requires the exercise of discretion when applying the standards of the regulation. Quasi-judicial decisions include but are not limited to decisions involving variance, special use permits, certificates of appropriateness, and appeals of administrative determinations. Decisions on the approval of subdivision plats and site plans are quasi-judicial in nature if the regulation authorizes a decision-making board to approve or deny the application based not only upon whether the application complies with the specific requirements set forth in the regulation, but also on whether the application complies with one or more generally stated standards requiring aa discretionary decision on the finding to be made by the decision-making board.

REDEVELOPMENT. The renovation and reuse or demolition and reconstruction of a building or a portion of a building. For stormwater purposes, any land-disturbing activity that does not result in a net increase in built-upon area and that provides greater or equal stormwater control to that of the previous development, see G.S. 143-214.7.

REAR LOT LINE. See "Lot Line, Rear."

REAR YARD. See "Yard, Rear."

RECREATIONAL FACILITY ASSOCIATED WITH A RESIDENTIAL DEVELOPMENT. An area or facility designed to meet the demand for active recreation, including play fields, ball diamonds, parks with picnic and playground equipment, golf courses, tennis courts, swimming pools, tot lots and similar uses, available to the residents of the development in which it is located.

RECREATION FACILITIES, INDOOR. Establishments engaged in providing indoor recreation services. Such may include public or private health or exercise clubs, gymnasiums, spectator sports facilities, tennis or other racquet courts, swimming pools, YMCA's, YWCA's, bowling alleys, skating rinks, or similar uses which are enclosed in buildings and are operated on a fee or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. Indoor recreation structures may include accessory uses,

Planning & Zoning Department Monthly Report

Oct. 2026

by: Meredith Detsch, Planning Director

Zoning Permits:	**New Residential:** 2630, 2700, 2770, 2840, 2980, 2910 Foxtail Lane **Other permits:** 131 McCleskey Dr.- porch replacement; 649 W. Lee Ave-detached garage, 217 E. Taylor St-privacy fence, 1404 Shacktown Rd.-fence, 317 Cleary Ln.-shed, 536 Virginia Dr.-shed, 3013 Ashton Ct.-detached garage, 1304 Lake Hills Dr.-shed **Commercial:** 633 W. Main St- Phase 1 Event Center **Sign Permits:** 300 N. Lee Ave.-freestanding sign
Board(s) Review:	**Upcoming hearings:** -Rezoning requests off Memorial Road, ZMA 26-07 & ZMA 26-08 Triad Metal Recyclers

Notable Events/ Projects:

-Friends of Downtown Yadkinville meeting
-Planning Board meeting
-Northwest Piedmont RPO TCC meeting
-Tour of Madison White Fiber Data Center
-Work on draft "Go Yadkinville" Bicycle/Pedestrian Plan
-Yadkin Valley Heritage Corridor Presentation- Jonesville TDA
-Trick or Treat-Downtown Yadkinville- Public outreach with "Go Yadkinville"

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMNT CASES

10/29/2026

	A	B	C	D
1	**Case/ Open**	**Violation Address**	**Owner or Occupant**	**Status or Conditions**
2	**HOUSING**			
3	MHC 25-02	303 & 304 Washington Street	Brenda Leak	Hold additional hearing with owner/family, notice sent & posted 9.10.26 for 9.23.26-signiture confirmed 9.12.26. No one showed for the 23rd meeting, working to send the finding of facts and record Lis Pedens recorded 10.23.26, mailed and posted with FFO. Deadline to repair or demo in Jan. 2027
4	MHC 25-03	107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	Pending directive to issue minimum housing case - no changes witnessed; starting case call for inspection -notifying owners
5	**NUISANCES**			
6	PN- 25-09	304 Washington Street	Brenda Leak	Some cleaning done, opening minimum housing case-see MHC 25-02; abatement of property will need to include this with house case- previous tenant had house cleaned out per court order 9.29.26; inlcuded to abate all nusiance items with Min. Housing Case FFO
7	PN 26-12	712/716 Tennesse Street	Eva & Kenneth Carter	Tall grass and trash in yard, items unsecured, letter sent 8/11/26 deadline 28th - spoke with grandson and has hired Kevin Long to start maintaining property, will continue to coordinate; grass mowed and trash abated 9.9.26; need to secure properties-alerted grandson and would make arrangements, no changes 10.15.26 follow up-out of state so will need additional coordination
8	PN 26-14	409 Poplar Circle	Kathy Snow	Carport full of items again verify nusiance; letter sent 8.11.26 with a deadline 8.28.26- not in compliance, second notice 10.21.26- deadline 11.6.26
9	PN 26-15	425 E. Main Street	Barbara Brumfield	overgrown and trash outside letter sent 8.11.26 with a deadline 8.28.26/ spoke with daughter, mother passed away late July, gave 30 day extension and asked to work on making progress, connected with her on September 28 and set up bulk pick up 10.7.26; complete-monitor
10	PN 26-16	309 Locust St	Melinda Williams & Carol Hawkins	complaint on tall vegetation and property not being managed- letters bounced back, will resend to different address & post property new deadline 9.15.26; property mowed, CLOSED
11	PN 26-18	217 E. Taylor St.	Richard Norcott	Stacking debris up around house - sent notice 9.14.26, deadline 10.2.26-resend notice; fence permit issued 10/13/26; sent notice and chipping policy-11/6/26 deadline
12	PN 26-19	321 Virginia Dr.	Mackenie Miller	tall grass -send notice sent notice 9.14.26 deadline 10.2.26-mowed 10.2.26 CLOSED
13	PN 26-20	200 Harrison Ave	Gladys Vestal	tall grass -send notice notice sent with 10.2.26 deadline-mowed 10.2.26 CLOSED
14	PN 26-21	516 W Main St.	LC Vestal	tall grass -send notice notice sent with 10.2.26 deadline-mowed 10.2.26 CLOSED
15	PN 26-22	605 Spring Street	Maiya & Lawrence Phillips	Carport full of items-notice sent on 10.21.26 with deadline of 11.6.26
16	PN 26-23	312 W Cherry Street	Aldon Johnston	Complaint of vehicles and trash everywhere notice sent 10.22.26 deadline 11/10/26
17	**ABANDONED-JUNKED-NUISANCE VEHICLES**			
18				

TOWN OF YADKINVILLE CODE ENFORCEMNT CASES

10/29/2026

	A	B	C	D
1	**Case/ Open**	**Violation Address**	**Owner or Occupant**	**Status or Conditions**
19			**ZONING**	
20	ZV 26-05	119 Jackson Street	James Caudle	Sign painted on wall, need sign permit -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.26- no communication, resend letter 2nd NOV
21	ZV 26-10	1821 Fred Hinshaw Road	Thomas and Peggy Cranfill	complaint of camper being lived out of on the property- notice sent 10.1.26 with deadline of Oct. 15th - medical request for 12 weeks - allowed a 60 day extension with new deadline Dec. 7th - mailed 10.19.26
22	ZV 26-11	1145 Hoots Road	Daniel & Jennifer Harker	complaint of camper being lived out of on the property-notice sent 10.1.26 with deadline of Oct. 15th -giving 60 day extension resend letter 10.19.26 deadline 12.7.26.
23	ZV 26-12	1000 S. State St	Charles B Bush & Kimberly Bush	Lights added to structure and pointing in roadway -send notice 10.1.26 with deadline of Oct. 15th; spoke with owner 10.19.26 and will coordinate with tenant, following up
24	ZV 26-13	536 Virginia Drive	David William Sams & Donna Kay Sams	Shed and fence built without permits and in front yard -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.26; met with owners at office and site and determined location to move shed to, permit submitted, waiting moving schedule, shed moved and permit issued 10.19.26- CASE CLOSED
25	ZV 26-14	3013 Ashton Ct	Rafael Sanato Hernandez & Zonia Muller	Shed and fence built without permits -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.27; dropped off permit 10.7.26, zoning permit issued 10/20/26, CASE CLOSED
26	ZV 26-15	1404 Shacktown Road	Emily Elizabeth Atwood	Need zoning permit for fence -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.27; permit submitted 10/9/26; CASE CLOSED with permit issued 10/13/26