



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
PLANNING AND ZONING BOARD MEETING**

**January 21, 2025
6:00 PM**

AGENDA

1. CALL TO ORDER

A. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE

Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person. The public has the option to watch the meeting virtually via the YouTube platform using the link below or attend in person.

All persons wishing to address the Board for public comment or speak to a specific agenda item must be present in person.

<https://www.youtube.com/@HarrisburgNC/streams>

B. AGENDA ADOPTION

C. SPECIAL PRESENTATIONS

D. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

A. Consideration of Approval of minutes from December 17, 2024 meeting

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2024-03-TA Text Amendment of Various Chapter of the Unified Development Ordinance

B. H-2024-02-S Tramore II Preliminary Plat

5. STAFF UPDATES/INFORMATION

6. ADJOURNMENT

Vision Statement

Harrisburg will be a distinctive, family-focused community where memories are made.

Mission Statement

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of minutes from December 17, 2024 meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of December 17, 2024 as presented.

Description/Background:

Attached are the minutes from December 17, 2024 Planning Board Meeting.

Recommendation:

Approve as presented.

Fiscal Impact:

None.

Attachments:

1. PZ MINS DEC 17 2024

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, DECEMBER 17, 2024
6:00 PM**

MINUTES

PRESENT: Chair, Monica Long, Vice-Chairman, Bill Leake, Suzi Schoonmaker, Jessica Fava, Jeremiah Norberg, Steven Larson, Faith Silva, Kez Hubler

STAFF: Zac Gordon, Planning Director, Shelley DeHart, Assistant Planning Director, Carly Bedgood, Planning Technician

1. CALL TO ORDER

A. AGENDA ADOPTION

Jessica Fava made a motion to adopt the agenda as presented. Faith Silva seconded the motion. **The motion passed 7-0.**

B. SPECIAL PRESENTATIONS

Planning Director, Zac Gordon, went over the Town's Vision, Mission Statement, Goals and Values. Harrisburg's Vision will be a distinctive, family-focused community where memories are made. Our Mission together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice. They have multiple goals and values being honesty and trust, commitment, compassion, community and relationships, and collaboration accountability.

C. PUBLIC COMMENT

Devin Rockel, 4490 Woody Glen Court, Harrisburg

The resident mentioned how much the community has grown since he and his family have moved to Harrisburg. He is questioning what traffic studies have been done since 2018 to show the number of cars traveling along Tom Quarry, they would likely be cutting into the Bridge Pointe development. He is concerned with the amount of traffic cutting through his neighborhood and the speed that occurs daily.

2. CONSENT AGENDA

A. Consider adoption of minutes from November 19, 2024, Planning and Zoning Board meeting.

MOTION: Jessica Fava made a motion to approve the minutes, second by Bill Leake.
The motion passed 7-0.

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2024-02-TA Text Amendments of Various Chapters of the Unified Development Ordinance.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
DECEMBER 17, 2024**

Shelley DeHart presented the following text amendments of various chapters of the UDO that are minor editorial corrections within the chapters along with codifying requirements typically placed on conditional zoning petitions. Staff are recommending the Planning Board to recommend approval to the Town Council. The focus will be on two chapters, Chapter 141.04- Landscaping and Buffers along with Chapter 141.06- Lighting.

Chapter 141-04- Landscaping and Buffers

Corrections and edits:

- Section 141.04.02 B (6) – correct the category number within the paragraph to be consistent with the number of categories listed.
- Section 141.04.02 D (5) – correct the number of “classes” listed in the paragraph to match the number of classes listed within this subsection.
- Section 141.04.03 – Correct Figure 141.04.03-1 figure notes to reflect the required width of 12-feet consistent with Table 141.04.03-2 within this section.
- Section 141.04.03 (E) – adjust subsection correcting “E” to “F” and subsequent subsection headings to the end of this section.

Chapter 141.06- Lighting

Corrections and edits:

- Section 141.06.01 B (4) – add language related to the possibility of requiring a specific light fixture style and/or type based on location or development type. This will ensure that lighting will be required to be consistent with an approved planned development and/or blend styles with existing lighting within the community.
- Section 141.06.02 C – added a maximum footcandle (illumination intensity) on development sites when located adjacent to residential use.
- Section 141.06.03 – Added subsection A & B to clarify that the street lighting policy applies to existing or proposed streets, whether public, private, or NCDOT roadway. It further clarifies the fixture types for streetlights are to be cobra head style and pedestrian scale decorative lights – Hagerstown style.

Board Member Long asked where the Town stands on proposing solar lighting and if the Town would like to see this as a requirement going forward with technology changing day to day. Mrs. DeHart answered that she would research this, talk to the power companies, and see what they have planned to go forward for the future, we can add this to the list for our consultant who will be looking over our UDO changes. Fava asked if a citizen could bring a change of the UDO to the Planning Board? Mr. Gordon responded with yes, we do have a form that a citizen or developer could fill out and turn into staff. The process is the same as if staff were to propose a change in the UDO and bring it to the Board. Mrs. DeHart mentioned that normally if a resident wants a certain section of the UDO changed, they typically will go to the Town Council first and speak during public comments to gauge the interest of the decision makers of any ordinance change.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
DECEMBER 17, 2024**

MOTION:

Jessica Fava made a motion to approve H-2024-02-TA to the Town Council as presented finding it consistent with the requirements of the UDO and the goals of the HALUP with a second from Faith Silva. **The motion passed 7-0.**

5. STAFF UPDATES/INFORMATION

6. ADJOURNMENT

MOTION: There being no further business, Bill Leake made a motion to adjourn, with a second from Jessica Fava. **The motion passed 7-0.**

Adopted on the 21st of January 2025

Monica Long, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2024-03-TA Text Amendment of Various Chapter of the Unified Development Ordinance

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion to:

- Recommend approval of H-2024-03-TA to the Town Council; and
- Find the proposed text amendments are consistent with the applicable criteria of Section 144.01.02 of the UDO and consistent with the goals of the HALUP in the areas Land Use & Development Design.

Description/Background:

Staff is proposing the amendment of various chapters of the UDO. This amendment includes corrections and minor edits and modification to the use non-residential use table.

Recommendation:

Town staff recommends the Planning and Zoning Board recommends to the Town Council to approve the amendment as presented.

Fiscal Impact:

N/A

Attachments:

1. H-2024-03-TA Various Chapters Staff Report
2. Attachment A_Draft Section 140.01.02pdf
3. Attachment B_Draft 140.02.01
4. Attachment C_Draft 140.02.02
5. Attachment D_Draft 140.04.04.D

Planning and Zoning Department

**Staff Report – Planning and Zoning Board
H-2024-03-TA: Various Chapters**

DATE: January 21, 2025

SUBJECT: **H-2024-03-TA:** Various Chapters of the Unified Development Ordinance (UDO). Request to amend various Chapters of the UDO for the purpose of correction, clarification, or adding regulations.

Applicant: Staff Text Amendment

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: N/A

APPLICATION SUMMARY:

- Staff is proposing the modification of various sections of the UDO. The intent behind this proposed action is to:
 - Corrections and minor edits that include:
 - Links within the newly adopted UDO.
 - Corrections related to the Planning & Zoning Board duties.
 - Addition of missing information.
 - Modification of the non-residential use table to allow for:
 - The expansion of uses allowed for Religious Institutions, pursuant to approval of a Special Use Permit within the Office – Institutional zoning district.
 - Require Special Use Permits for “Demolition Landfills” in most zoning districts except for the Employment Center (EC) zoning district.
- These proposed amendments are recommended by staff and found to be consistent with the criteria outlined in Section 145.01.07 (Common Decision Criteria) of the UDO and the goals of the Harrisburg Area Land Use Plan (HALUP).

STAFF ANALYSIS

This is the third in a series of proposed text amendments planned for the Town’s Unified Development Ordinance (UDO). These amendments will vary from minor edits to the full rewrite of Chapters. A number of these amendments are developed as the result of added “conditions of approval” placed on conditional zonings applications, staff identified issues that affect implementation of the codes, or changing conditions in land use or technology. This request is the third proposal of many that will be processed over the coming year as we undertake a comprehensive update of the UDO.

AMENDMENTS

Section 140.01.02 (K & L): The duties of the Board of Adjustment were carried out by the Planning and Zoning Board until September 2023. These boards were separated, along with their associated duties, through the adoption of a text amendment approved by the Town Council. The approved amendment did not include the following recommended adjustments:

K. Uncertain Boundaries. If the boundary remains uncertain, ~~the Planning and Zoning Board, acting as~~ the Board of Adjustment, shall interpret the Official Zoning Map to determine the location of the boundary in question

L. Appeals. Any aggrieved person may appeal such determination to ~~the Planning and Zoning Board, acting as~~ the Board of Adjustment, as set out in Sec. 145.01.11, *Appeals of Legislative, Quasi-Judicial, and Subdivision Decisions*.

Section 140.02.01 Residential Districts: Corrections are needed within this Section:

- Section 140.02.01 – The section title is being modified to remove ~~(4.3)~~. This refers to a section in the old UDO.
- Table 140.02.01-1 Residential Development Types: The paragraph above (140.02.01.B) identifies four development types in the residential districts and indicates they are described in the table. Only three (3) of the four types of developments were on the table. Staff added the missing development type “Countryside” to the table.
- Section 140.02.01 C – The links to table 140.02.01-2 connected to a table in the old UDO. Staff is proposing to correct the links to the correct table in this section.
- Section 140.02.01-2 – Require a special use permit for a Demolition Landfill use in Agricultural (AG) zoning district.

Section 140.02.02 Non Residential and Mixed-Use District

- Table 140.02.02-2 Permitted Uses by Nonresidential and Mixed-Use Zoning District is proposed to be modified to allow Religious Institutions, with more than 350 seats, to be allowed within the Office Institutional Zoning Classification with an approved Special Use Permit.

Staff Report to Planning & Zoning Board
(H-2024-03-TA) – Various Chapters
January 21, 2025

Public Assembly	Club, Private	P(L)	P(L)	--	--	P	P	P(L)	--	140.04.04.C
	Convention Center / Visitors Bureau	--	P	P	--	P	P	P	--	N/A
	Religious Institution (up to 350 seats)	P(L)	P(L)	P(L)	P(L)	P(L)	P	--	P	140.04.04.D
	Religious Institution (more than 350 seats)	--	--	--	P(L) S	P(L)	P	--	P	140.04.04.D 140.04.06
	All Public Assembly Uses	P(L)	P(L)	P	P(L)	P(L)	P	--	P	140.04.04.D
Social Service	All Social Service Uses	--	--	P	S	S	P	P	--	140.04.06.D

Staff also modified the use table to require all demolition landfills to be authorized by a Special Use Permit if located outside of the Employment Center (EC) Zoning District.

Waste Related Service	Demolition Landfill	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	140.04.04.S 140.04.06.D
	Salvage Yard	--	--	--	--	--	--	--	S	140.04.04.T
	All Other Waste Related Service	--	--	--	--	--	--	--	P	N/A

The Town could not prohibit the use within the various zoning districts because of Senate Bill (S.B) 382. This new law states any zoning change cannot 1) decrease the development density of the land,; 2) reduce the permitted uses of the land allowed under existing zoning, or 3) create any kind of non-residential nonconformity without the written consent of each and every affected property owner. The Town has identified two existing demolition landfill operators that are located within the EC zoning district.

Section 140.04.04.D Public Assembly: This section is proposed to be modified to support the proposed amendment to allow the opportunity to consider a Special Use Permit for Religious Institutional Use with more than 350 seats within the Office-Institutional zoning district.

140.04.04.D Public Assembly

1. **Capacity.** Seating capacity or building occupancy shall not exceed 350 seats or persons unless approved by Special Use Permit for Religious Institution in the O-I zone.
2. **Gross Floor Area.** Institutions shall not exceed 3,000 square feet in gross floor area unless approved by Special Use Permit for Religious Institution in the O-I zone.
3. **Outdoor Storage.** No outdoor storage is allowed.
4. **On-Street Parking.** Outside of the MU district, no on-street parking shall be allowed.
5. **Street Classification.** The property shall front a street classified as a collector or a thoroughfare.

----- End of Section -----

PLANNING AND ZONING BOARD CONSIDERATION:

The Planning and Zoning Board review of text amendments is outlined in Section 145.03.01 of the UDO. The Board shall consider the **applicable** common decision criteria in 145.01.07, together with the following:

1. **Errors.** The amendment is necessary to correct an error or inconsistency in the UDO; or *This amendment is necessary to correct and clarify codes supporting implementation of the UDO.*
2. **Changing Conditions:** The amendment is necessary to meet the challenge of a changing condition that was not anticipated in the HALUP. *The text amendments further the goals of the HALUP under Land Use and Development Design.*

Applicable Common Decision Criteria:

1. The amendment promotes the purposes of the UDO as found in Section 144.01.02 as follows:
 - a. Comprehensive Plan (HALUP) – The amendment furthers the goals associated with Land Use & Development Design.
 - b. Public Health & Safety – The amendment clarifies performance standards and processes that allow for uses through a Special Use Permit, where potential impacts related to public health and safety may be considered.
 - c. Quality of Life – The amendment supports implementation of development regulations and land uses supporting quality of life in Harrisburg.
 - d. Economic Development – The amendment enhances the quality of life that promotes economic growth and vitality within a community.
2. The proposed text amendment includes clarification development regulations aimed at protecting public health and welfare by reducing future conflicts between land uses.
3. This text amendment application is following the required meeting and public hearing process as outlined in the UDO.
4. The proposed amendment furthers the implementation goals of the HALUP.

RECOMMENDED ACTIONS: Receive the report, public comment, and render a recommendation to approve, approve with modifications, or disapprove the text amendment to Town Council.

Attachment A – Section 141.01.02

Attachment B – Section 140.02.01 Residential Districts

Attachment C – Section 140.02.02 Non-Residential and Mixed-Use District

Attachment D – Section 140.04.04.D – Public Assembly

140.01.02 Official Zoning Map

- A. Incorporated by Reference.** The Official Zoning Map, together with all legends, references, symbols, boundaries, and other information, is part of, and has the same force of law as the text of this UDO. The Official Zoning Map is incorporated by reference in this UDO.
- B. Boundaries.** The boundaries of [zoning districts](#) established by this UDO shall be designated on a map or maps entitled Official Zoning Map(s) of the [Town](#) of Harrisburg.
- C. Location.** The Official Zoning Map shall be on file and available for inspection during regular business hours in the Office of the Director and a copy of the Official Zoning Map shall be kept on file with the Town Clerk. Any changes thereto shall be clearly shown on the Official Zoning Map.
- D. Official Record.** The Official Zoning Map shall be the official record of zoning status of areas within the Town. Land within zoning districts on the Official Zoning Map shall be classified with a zoning district designation, which shall supersede any contrary designation on the Former Official Zoning Map. Regardless of the existence of any purported copy of the Official Zoning Map, the zoning map located in the office of the Director shall be the final authority as to the current zoning status of land, wet areas, [buildings](#), and other [structures](#).
- E. Missing Designation.** If a zoning district is eliminated and there is no corresponding zoning district classification on the Official Zoning Map, the [property](#) shall remain subject to all restrictions, [regulations](#) and conditions imposed under the UDO in effect at the time that the Former Official Zoning Map was effective, unless and until the zoning classification of the property is amended pursuant to this UDO.
- F. PUD.** If a property is zoned "PUD" at the time of adoption of this UDO, it shall remain subject to all terms, conditions, and restrictions of approval under the UDO in effect when the PUD classification was approved, including any specific modifications of the then-existing PUD or general regulations, and any approved [final plans](#), unless and until the zoning classification of such property is amended pursuant to this UDO.
- G. Interpreting the Official Zoning Map.** Where the map appears to be unclear regarding the location of district boundaries, or where there is a dispute as to the boundary or location of property within a zoning district, the boundaries shall be interpreted by the Director who shall make a determination using the following criteria:
1. *Rights-of-Way or [Easements](#).* Where boundary lines appear to follow existing [streets](#), [alleys](#), railroad tracks, utility lines, or similar features, the zoning boundary shall be construed to follow the center line of the rights-of-way or easement. Where the location of these features on the ground differs from that shown on the Official Zoning Map, the features on the ground control.
 2. *Town or [County](#) Limits and Section Lines.* Where district boundaries are indicated as approximately following the Town or County limits or section lines, such Town or County limits or section lines shall be considered the district boundaries.
 3. *[Property Lines](#).* Where the boundaries are indicated as approximately following property lines, such lines shall be construed to be the boundaries.
 4. *[Watercourses](#).* Boundaries shown as following, or approximately following, the [centerline](#) of drainage ways, [streams](#), water [bodies](#), or other watercourses shall be construed as following the centerline. In the event of a natural change in the location of such streams or other watercourses, the zoning district boundary shall be construed as moving with the centerline.
 5. *Divided [Parcels](#).* If a parcel of land is divided by a zoning district boundary line at the time of enactment of this UDO or by subsequent [amendments](#) to this UDO, the appropriate standards and uses for each district shall apply on the portion of the parcel covered by that district.
- H. Measurement.** Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- I. Vacation or Abandonment.** Where a [public right-of-way](#) is officially vacated or abandoned, the regulations applicable to the abutting property apply equally to the vacated or abandoned street or alley.
- J. Annexed and Undesignated Lands.** For the purposes of ensuring that all land has a zoning designation, any land that is annexed into the Town shall be zoned in accordance with its associated future land uses as set forth in the Harrisburg Area Land [Use](#) Plan (HALUP).
- K. Uncertain Boundaries.** If the boundary remains uncertain, ~~the Planning and Zoning Board, acting as~~ the Board of Adjustment, shall interpret the Official Zoning Map to determine the location of the boundary in question
- L. Appeals.** Any [aggrieved person](#) may appeal such determination to ~~the Planning and Zoning Board, acting as~~ the Board of Adjustment, as set out in Sec. [145.01.11](#), *Appeals of Legislative, Quasi-Judicial, and Subdivision Decisions*.

140.02.01 Residential Districts (4.3)

- A. Applicability.** This Section establishes the provisions necessary for designing a residential development, which include development types, permitted uses, housing types and standards, and site development standards.
- B. Development Type.** Within the residential districts, there are four development types: countryside, conventional, conservation, and planned. The development types described in Table 140.02.01-1, *Residential Development Types*, are selectively permitted in each district as listed in the respective tables of this Section. The abbreviations defined in this table are used in subsequent tables in this Section

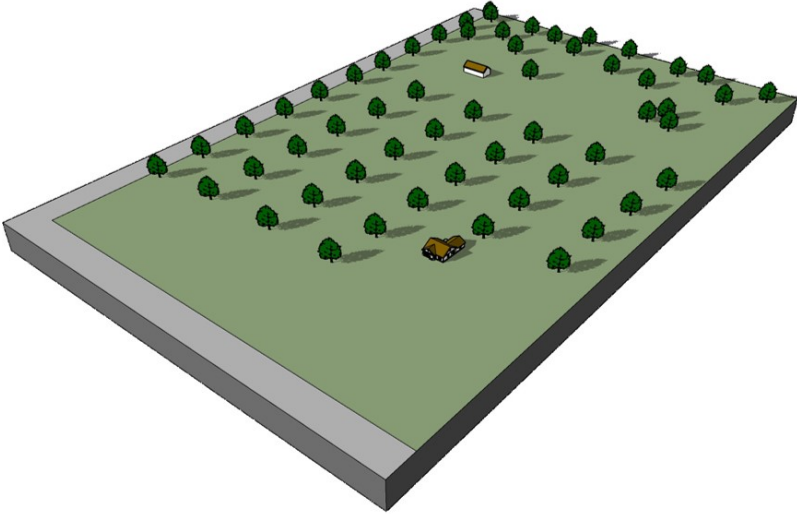
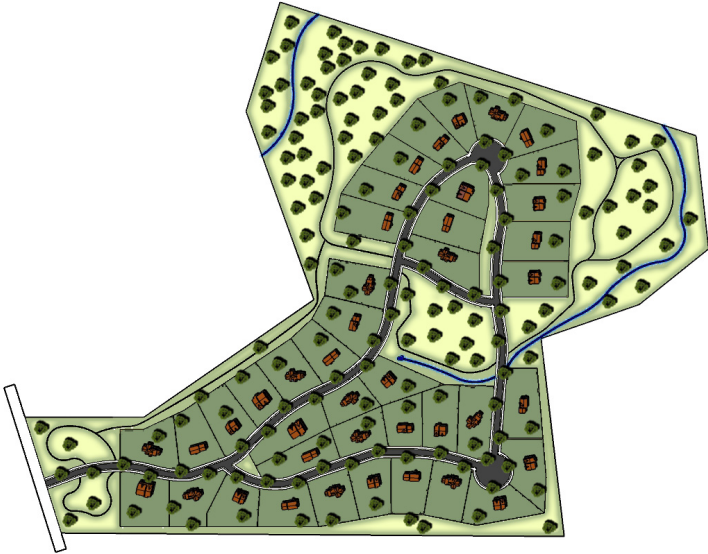
Table 140.02.01-1, Residential Development Types	
Symbol Name Description	Illustration
<u>C</u> Countryside Countryside developments preserves the agricultural use of land in the peripheral areas of the Town. Generally, it is not intended for suburban or urban development yet it may accommodate individual homesteads.	
CV Conventional Conventional development is the standard form whereby the maximum density is achieved by use of minimum lot sizes and common open space.	

Table 140.02.01-1, Residential Development Types

Symbol Name Description	Illustration
CS Conservation Conservation development preserves and accommodates topography and site resources by consolidating smaller lots and/or different housing types around the <u>natural resources</u> of the <u>property</u>. Conservation may produce the same or higher densities than that of a conventional development, often resulting in lower infrastructure costs per <u>dwelling</u>.	
PL Planned Planned development may include a mixture of different lot sizes, <u>retail</u> and <u>office</u> uses, and varying housing types clustered around civic spaces, <u>greenways</u>, and resource features in a <u>horizontal mixed-use</u> environment.	

C. Permitted Uses. Table [140.02.01-2 \(Fix Link to New UDO Table Listed Below\)](#), *Permitted Uses by Residential Zoning District and Development Type*, lists the land uses permitted in the various residential zoning districts by development type.

1. **Symbols.** Table [140.02.01-2 \(Fix Link to New UDO Table Listed Below\)](#) uses the following symbols:

- a. "P" means that the land use is Permitted by Right, subject to the standards that apply to all Permitted Uses. The use is approved by the Director.

- b. "P(L)" means that the land use is Permitted with Limitations, in the same manner as a Permitted Use, but is also subject to Section [140.04](#), *Land Use Standards (Administrative and Special)*.
 - c. "S" means that the use is allowed as a Special Use, which may be approved following a [public hearing](#) by the [Board](#) of Adjustment, subject to:
 - i. The standards in Section [140.04](#); and
 - ii. The procedures set forth in Subsection [145.04.03](#), *Special Use Permit*.
 - d. "--" means that the use is a Prohibited Use in the specified zoning district.
2. **Standards.** The "Standards" column provides a reference to associated standards for uses Permitted with Limitations and for Special Uses. Where "N/A" is in the column, the use is Permitted by Right in all districts.
 3. **Unlisted Use Categories and Uses.** A use category or specific use is prohibited if it is not listed in Table [140.02.01-2](#) and if the Director cannot interpret an unlisted specific use as functionally similar to a use that is allowed, based on the criteria in Section [140.04.02](#), *New and Unlisted Uses*.

Table 140.02.01-2

Permitted Uses by Residential Zoning District and Development Type¹

Key

CV - Conventional	P – Permitted by Right	-- – Prohibited Use
CS - Conservation	S – Permitted as Special	P(L) – Permitted with Limitations
PL - Planned	Use	

Use Category	Specific Use	Zoning Districts and Development Types									Standards
		AG ---	RE ---		RL ---		RM ---		RH ---		
			CV	CS	CV	CS	CV	CS	CV	PL	
Agricultural and Residential											
Agricultural and Animal-Related	Animal Production & Support (excl. Swine & Feed Lots)	P	P(L)	P(L)	P(L)	--	P(L)	--	P(L)	--	140.04.03.A
	Animal Boarding or Shelter	P(L)	--	--	--	--	--	--	--	P(L)	140.04.03.B
	Auction Sales - Livestock only	P	--	--	--	--	--	--	--	--	N/A
	Crop Production	P	P	P	P	P	P	P	P	P	N/A
	Crop Production Support Activity	P	S	S	--	--	--	--	--	--	140.04.06.D
	Farmer's Market or Fruit / Vegetable Stand	P(L)	--	--	--	--	--	P(L)	--	P(L)	140.04.03.C
	Feed Lot	S	--	--	--	--	--	--	--	--	140.04.06.D
	Forestry and Logging	S	--	--	--	--	--	--	--	--	140.04.06.D
	Hunting, Fishing and Game Preserve (Commercial)	S	--	--	--	--	--	--	--	--	140.04.06.D
	Pet Care Service (without outdoor kennels)	P	--	--	--	--	--	--	--	--	N/A
	Swine farm	S	--	--	--	--	--	--	--	--	140.04.06.D
	Veterinarian Office or Hospital , Large Animal	P(L)	--	--	--	--	--	--	--	--	140.04.03.B
	Veterinarian Office or Hospital , Small Animal	P	--	--	--	--	--	--	--	P(L)	140.04.03.B

Table 140.02.01-2

Permitted Uses by Residential Zoning District and Development Type¹

Key CV - Conventional P – Permitted by Right -- – Prohibited Use
 CS - Conservation S – Permitted as Special P(L) – Permitted
 PL - Planned Use with Limitations

Use Category	Specific Use	Zoning Districts and Development Types									Standards
		AG	RE		RL		RM		RH		
			CV	CS	CV	CS	CV	CS	CV	PL	
Household Living	Accessory Dwelling Unit	S	S	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	140.04.06.D 140.04.07.B
	Duplex or Single-Family Attached Dwelling	--	--	--	--	--	P(L)	P	P	P	140.04.03.D
	Multi-family Dwelling	--	--	--	--	--	--	--	S	P(L)	140.04.06.D 140.04.03.E
	Single-Family Detached Dwelling	P(L)	P	P	P	P	P	P	P	P	140.04.03.F
	Single-family Manufactured Home Park	--	--	--	--	--	P(L)	--	--	--	140.04.03.G
	Single-family Manufactured Home Subdivision	P(L)	--	--	--	--	S	--	--	--	140.04.03.G 140.04.06.D
	Single-Family Modular Home	P(L)	P	P	P	P	P	P	P	P	140.04.03.F
	Townhouse	--	--	--	--	--	--	P	P	P	N/A
	Group Living	Family Care Home	P	P	P	P	P	P	P	P	P
Residential Care Facility		P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	140.04.03.I
All Other Group Living Uses		--	--	--	--	--	P(L)	P(L)	P(L)	P(L)	140.04.03.I
Institutional and Civic											
Community Amenities	All Community Amenities	S	S	S	S	S	S	S	S	P(L)	140.04.06.D 140.04.04.A
Day Care	All Day Care Uses	P(L)	P(L)	S	P(L)	S	S	S	P(L)	P(L)	140.04.04.B 140.04.06.D
Educational Facilities	School, Public or Private, Elementary or Secondary	P	P	P	P	P	P	P	P	P	N/A
	University or College	S	--	--	--	--	--	--	--	--	140.04.06.D
	All Other Educational Facilities	--	--	--	--	-	--	--	--	--	N/A
Government Facilities	Correctional Institution	S	--	--	--	--	--	--	--	--	140.04.06.D
	All Other Government Facilities	S	S	S	S	S	S	S	S	S	140.04.06.D
Medical Facilities	Medical or Dental Office	--	--	--	--	--	--	--	--	S	140.04.06.D
	All Other Medical Facilities	--	--	--	--	--	--	--	--	--	N/A
Parks and Open Areas	Campground, Private	S	--	--	--	--	--	--	--	--	140.04.06.E
	Cemetery, Crematory, or Mausoleum	S	S	S	S	S	S	S	S	S	140.04.06.F
	Zoo	S	--	--	--	--	--	--	--	--	140.04.06.D
	All Other Parks and Open Areas	P	P	P	P	P	P	P	P	P	N/A

Table 140.02.01-2

Permitted Uses by Residential Zoning District and Development Type¹

Key CV - Conventional Use P – Permitted by Right
 CS - Conservation Use S – Permitted as Special
 PL - Planned Use -- – Prohibited Use
 P(L) – Permitted with Limitations

Use Category	Specific Use	Zoning Districts and Development Types									Standards
		AG ---	RE ---		RL ---		RM ---		RH ---		
			CV	CS	CV	CS	CV	CS	CV	PL	
Passenger Terminals	Airport	S	--	--	--	--	--	--	--	--	140.04.06.D
	Park and Ride Facility or Transit Terminals	S	--	--	--	--	--	--	--	S	140.04.06.D
	All Other Passenger Terminals	--	--	--	--	--	--	--	--	--	N/A
Public Assembly	All Public Assembly Uses	S	S	S	S	S	S	S	S	P(L)	140.04.06.D 140.04.04.D
Social Service	All Social Service Uses	--	--	--	--	--	--	--	--	--	N/A
Utilities	Solar Energy Facilities (Level 1)	P	P	P	P	P	P	P	P	P	N/A
	Solar Energy Facilities (Level 2)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	140.04.04.E
	Solar Energy Facilities (Level 3)	S	S	S	S	S	S	S	S	S	140.04.06.D 140.04.04.E
	Wireless Telecommunications Tower	S	S	S	S	S	S	S	S	S	140.04.06.D 140.04.04.F
	All Other Major Utilities	S	S	S	S	S	S	S	S	S	140.04.06.D
	All Other Minor Utilities	P	P	P	P	P	P	P	P	P	N/A
Commercial											
Entertainment, Outdoor	Amusement park	S	--	--	--	--	--	--	--	--	140.04.06.D
	Sports and Recreation Instruction/Camps	P	--	--	--	--	--	--	--	--	N/A
	All Other Outdoor Entertainment	--	--	--	--	--	--	--	--	--	N/A
Offices	Bank or Credit Union	--	--	--	--	--	--	--	--	--	N/A
	All Other Office Uses	--	--	--	--	--	--	--	--	P(L)	140.04.04.I
Retail Repair, Sales, and Service Uses	All Retail Repair, Sales, and Service Uses	--	--	--	--	--	--	--	--	S	140.04.06.D
Vehicle Sales and Service Uses	Automobile Repair, Major	S	--	--	--	--	--	--	--	--	140.04.06.D
	Automobile Repair, Minor	S	--	--	--	--	--	--	--	--	140.04.06.D
	All Other Vehicle Sales and Service Uses	--	--	--	--	--	--	--	--	--	N/A
Industrial											
Resource Extraction	Mining / Extraction Industries	S	--	--	--	--	--	--	--	--	140.04.06.H
	All Other Resource Extraction	--	--	--	--	--	--	--	--	--	N/A
Waste Related Service	Demolition Landfill	P(L)/S	--	--	--	--	--	--	--	--	140.04.04.S 140.04.06.D
	All Other Waste Related Service	--	--	--	--	--	--	--	--	--	N/A

Table 140.02.01-2

Permitted Uses by Residential Zoning District and Development Type¹

Key CV - Conventional P – Permitted by Right -- – Prohibited Use
 CS - Conservation S – Permitted as Special P(L) – Permitted
 PL - Planned Use with Limitations

Use Category	Specific Use	Zoning Districts and Development Types									Standards
		AG ---	RE ---		RL ---		RM ---		RH ---		
			CV	CS	CV	CS	CV	CS	CV	PL	
Wholesale Trade	Farm Supply Product Sales (with outdoor storage)	S	--	--	--	--	--	--	--	--	140.04.06.D
	Farm Supply Product Sales (without outdoor storage)	P	--	--	--	--	--	--	--	--	N/A
	Florist and Nursery Supply (with outdoor storage)	S	--	--	--	--	--	--	--	--	140.04.06.D
	Florist and Nursery Supply (without outdoor storage)	S	--	--	--	--	--	--	--	--	140.04.06.D
	All Other Wholesale Trade	--	--	--	--	--	--	--	--	--	N/A

TABLE NOTES:

1. All uses that are permitted, limited, or special in the underlying zoning district are respectively permitted, limited, or special in the overlay district. However, if a use is expressly permitted, limited, or special in the overlay district, it is respectively permitted, limited, or special in the base zoning district, superseding the base zoning district.

D. Dimensional Standards.

1. Generally. Tables 140.02.01-1, AG Dimensional Standards, through Table 140.02.01-5, RH Dimensional Standards, establishes the dimensional standards for the various housing and development types in the residential zoning districts.
2. Garage Setbacks. Garages shall be set back a minimum of 20 feet from the front property line or street side property line that associated driveways take access from, in order to maintain an adequately sized parking space in the portion of the driveway in front of the garage and avoid encroachment into public sidewalks, despite lower minimum setback standards in Tables 140.02.01-1 through 140.02.01-5.

Table 140.02.01-1, AG Dimensional Standards

Development Type	Density, maximum	Common Open Space, minimum ¹	Lot Dimensions, minimums		Bulk Standards					
			Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	(acres)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	% of Lot
Single-Family Detached Dwelling, Modular Home, or Single-Family Manufactured Home Subdivision										
Countryside	.30	N/A	3	200	35	50	20	40	30	N/A
Nonresidential										
N/A	N/A	N/A	3	200	35	50	20	40	30	30

Table 140.02.01-1, AG Dimensional Standards

Development Type	Density, maximum	Common Open Space, minimum ¹	Lot Dimensions, minimums		Bulk Standards					
			Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	(acres)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	% of Lot

Table Notes:

1. Refer to [142.02.11.F](#), *Public Open Space Dedication*.

Table 140.02.01-2, RE Dimensional Standards

Development Type	Gross Density	Common Open Space, minimum ¹		Lot Dimensions, minimums		Bulk Standards					
				Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	% in- accessible ²	(sq. ft.)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	(%)

Single-Family Detached Dwelling or Modular Home

Conventional	.80 to 2.0	15	10	43,560	150	35	50	20	40	30	N/A
Conservation		35	10	14,750	125	35	25	10	20	25	30

Nonresidential

N/A	N/A	N/A	N/A	87,120	200	35	50	20	40	30	30
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Table Notes:

1. Refer to [142.02.11.F](#), *Public Open Space Dedication*.

2. Measured as a percentage of required open space.

Table 140.02.01-3, RL Dimensional Standards

Development Type	Gross Density	Common Open Space, minimum ¹		Lot Dimensions, minimums		Bulk Standards					
				Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	% In-accessible ²	(sq. ft.)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	(%)
Single-Family Detached Dwelling or Modular Home											
Conventional	1.0 to 2.0	20	10	25,000	125	35	35	15	25	30	N/A
Conservation		30	10	14,500	75	35	25	10	20	25	35
Nonresidential											
N/A	N/A	N/A	N/A	43,560	200	35	50	2	40	30	30
Table Notes:											
1. Refer to 142.02.11.F , <i>Public Open Space Dedication</i> .											
2. Measured as a percentage of required open space.											

Table 140.02.01-4, RM Dimensional Standards

Development Type	Gross Density	Common Open Space, minimum ¹		Lot Dimensions, minimums		Bulk Standards					
				Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	% in-accessible ²	(sq. ft.)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	(%)
Single-Family Detached Dwelling or Modular Home											
Conventional	2.0 to 3.0	12	10	15,000	75	35	25	10	20	25	N/A
Conservation		30	10	9,500	55	35	20	10	20	25	45
Duplex or Single-Family Attached Dwelling											
Conventional	2.0 to 3.0	12	10	9,500 ³	60	35	25	10 ⁵	20	25	N/A
Conservation		30	10	4,750 ⁴	50	35	20	10 ⁵	15	20	35
Townhouse											
Conservation	3.0	35	10	8,500	30	35	20	0 / 10 ⁵	15	20	40
Nonresidential											
N/A	N/A	N/A	N/A	15,000	75	35	25	0 / 25 ⁶	20	0 / 25 ⁴	40

Notes:

1. Refer to [142.02.11.F](#), *Public Open Space Dedication*.
2. Measured as a percentage of required open space.
3. 19,000 total square feet and 60 feet in width for both units on the lot (for a Duplex) or 9,500 square feet and 30 feet in width per lot (for Single-Family Attached).
4. 9,500 total square feet for both units on the lot (for a Duplex) or 4,750 square feet and 25 feet in width per lot (for Single-Family Attached).
5. Refer to [140.04.03.D](#), *Duplex or Single-Family Attached Dwelling*, or [140.04.03.H](#), *Townhouse*.
6. 0 feet if adjacent to nonresidential / 25 feet if adjacent to residential.

Table 140.02.01-5, RH Dimensional Standards

Development Type	Gross Density	Common Open Space, minimum ¹		Lot Dimensions, minimums		Bulk Standards					
				Lot Area (per D.U.)	Lot Width	Height, max.	Yard, (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	% In-accessible ²	(sq. ft.)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	(%)
Single-Family Detached Dwelling or Modular Home											
Conventional	3.0 to 5.0	15	10	9,500	55	35	25	10	20	25	N/A
Planned ⁶		20	10	6,000	50	45	15	5	10	5	45
Duplex or Single-Family Attached Dwelling											
Conventional	3.0 to 7.0	12	10	6,000 ³	60	35	25	10 ⁸	20	25	N/A
Planned ⁶		15	10	2,100 ⁴	50	45	15	5 ⁸	10	5	45
Townhouse											
Conventional	10.0 Max.	15	10	4,000	40	45	25 ⁵	0 / 10 ⁸	15	25	N/A
Planned ⁶		25	10	2,800	20	45	15	0 / 10 ⁸	10	15	40
Multi-Family Dwelling											
Conventional	10.0 Max.	15	10	3,500	60	45	15	15	15	15	N/A
Planned ⁶		35	10	2,800	60	45	5	15	5	15	40
Nonresidential											
N/A	N/A	N/A	N/A	7,500	75	35	25	0 / 25 ⁷	20	0 / 25 ⁷	40

Notes:

1. Refer to [142.02.11.F](#), *Public Open Space Dedication*.
2. Measured as a percentage of required open space.
3. 12,000 total square feet in area and 60 feet in width for both units on the lot (for a Duplex) or 6,000 square feet and 30 feet in width per lot (for Single-Family Attached).
4. 4,200 total square feet and 50 feet in width for both units on the lot (for a Duplex) or 2,100 square feet and 25 feet in width per lot (for Single-Family Attached).
5. Front-loaded access and parking in front of the building is prohibited except that the Director may allow under circumstances related to lot shape, topography, or other factors.
6. Front-loaded access and parking in front of the building is prohibited in accordance with Subsection [142.03.05](#), *Planned*.
7. 0 feet if adjacent to nonresidential / 25 feet if adjacent to residential.
8. Refer to [140.04.03.D](#), *Duplex or Single-Family Attached Dwelling*, or [140.04.03.H](#), *Townhouse*.

140.02.02 Nonresidential and Mixed-Use Districts

- A. Applicability.** This Section establishes the factors necessary for designing a [residential development](#), which include development types, permitted uses, housing types and standards, and site development standards.
- B. Development Type.** Within the nonresidential and mixed-use districts, there are two specialized sub-districts: traditional neighborhood development and transit-oriented development. The sub-districts described in Table 140.02.02-1, *TND and TOD Descriptions*, are selectively permitted in each district as listed in the respective tables of this Section. The abbreviations defined in this table are used in subsequent tables in this Section

Table 140.02.02-1, TND and TOD Descriptions	
Name Description	Illustration
TND Traditional Neighborhood Development Development that consists of a variety of residential lot sizes and housing types, along with neighborhood supportive commercial development, in a vertical mixed-use setting.	
TOD Transit-Oriented Development A higher density, mixed-use development within walking distance (approximately a 1/2 mile) of a transit station.	

- C. Permitted Uses.** Table 140.02.02-1, *Permitted Uses by Nonresidential and Mixed-Use Zoning District and Development Type*, lists the land uses permitted in the various nonresidential and mixed-use zoning districts.
- Symbols.** Table 140.02.02-2 uses the following symbols:
 - "P" means that the land [use](#) is Permitted by Right, subject to the standards that apply to all Permitted Uses. The use is approved by the Director.
 - "L" means that the land use is Permitted with Limitations, in the same manner as a Permitted Use, but is also subject to Section 140.04, *Land Use Standards (Administrative and Special)*.
 - "S" means that the use is allowed as a [Special Use](#), which may be approved following a [public hearing](#) by the [Board](#) of Adjustment, subject to:
 - The standards in Section 140.04; and
 - The procedures set forth in Subsection 145.04.03, *Special Use Permit*.
 - "--" means that the use is a Prohibited Use in the specified zoning district.
 - Standards.** The "Standards" column provides a reference to associated standards for uses Permitted with Limitations and for Special Uses. Where "N/A" is in the column, the use is Permitted by Right in all districts.

3. *Unlisted Use Categories and Uses.* A use category or specific use is prohibited if it is not listed in Table 140.02.02-2 and if the Director cannot interpret an unlisted specific use as functionally similar to a use that is allowed, based on the criteria in Section 140.04.02, *New and Unlisted Uses*.

Table 140.02.02-2, Permitted Uses by Nonresidential and Mixed-Use Zoning District										
Key	TND - Traditional Neighborhood Development TOD - Transit-Oriented Development	P – Permitted by Right S – Permitted as Special Use	-- – Prohibited Use P(L) – Permitted with Limitations							
			Zoning Districts and Development Types							Standards
			MU		CC	O-I	NC	GC	CD	
Use Category	Specific Use	TND	TOD							
Agricultural and Residential										
Agricultural and Animal-Related	Animal Boarding or Shelter	--	--	--	--	--	S	--	P	140.04.06.D
	Farmer's Market or Fruit / Vegetable Stand	--	--	P(L)	--	--	P	--	--	140.04.03.C
	Pet Care Service (without outdoor kennels)	--	--	P	--	--	P	--	P	N/A
	Pet Care Service (with outdoor kennels)	--	--	--	--	--	P	--	P	N/A
	Veterinarian Office or Hospital , Large Animal	--	--	P(L)	--	--	--	--	--	140.04.03.B
	Veterinarian Office or Hospital , Small Animal	--	--	P	--	P	P	P	--	140.04.03.B
	All Other Agricultural and Animal-Related Uses	--	--	--	--	--	--	--	--	N/A
Household Living	Accessory Dwelling Unit	P(L)	P(L)	--	--	--	--	--	--	140.04.07.B
	Duplex or Single-Family Attached Dwelling	P(L)	P(L)	P(L)	P(L)	P(L)	--	--	--	140.04.03.D
	Multi-family Dwelling	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	--	--	140.04.03.E
	Single-Family Detached Dwelling	--	--	--	S	--	--	--	--	140.04.06.D
	Single-family Manufactured Home Park	--	--	--	--	--	--	--	--	140.04.03.G
	Single-family Manufactured Home Subdivision	--	--	--	--	--	--	--	--	140.04.03.G
	Single-Family Modular Home	--	--	--	S	--	--	--	--	140.04.06.D
	Townhouse	P(L)	P(L)	--	P(L)	P(L)	--	--	--	140.04.03.H
Group Living	Family Care Home	--	--	P(L)	S	--	--	--	--	140.04.07.B 140.04.06.D
	Residential Care Facility	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	--	--	140.04.07.B 140.04.03.I
	All Other Group Living Uses	--	--	P	--	--	P	--	--	140.04.03.I
Institutional and Civic										
Community Amenities	All Community Amenities	P(L)	P(L)	P	S	P(L)	P	--	--	140.04.04.A
Day Care	All Day Care Uses	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	--	140.04.04.B
Educational Facilities	School, Technical or Trade	--	--	--	S	--	P	P	P	140.04.06.D
	University or College	--	P	P	S	--	P	P	--	140.04.06.D
	All Other Educational Facilities	P	P	P	P	P	P	P	--	--

Table 140.02.02-2, Permitted Uses by Nonresidential and Mixed-Use Zoning District

Key	TND - Traditional Neighborhood Development		P – Permitted by Right		S – Permitted as Special Use		-- -- Prohibited Use		P(L) – Permitted with Limitations	
	Use Category	Specific Use	Zoning Districts and Development Types							Standards
			MU		CC	O-I	NC	GC	CD	
TND	TOD									
Government Facilities	Correctional Institution	--	--	S	--	--	--	--	S	140.04.06.D
	All Other Government Facilities	P	P	P	P	P	P	P	P	N/A
Medical Facilities	Medical and Dental Office	P	P	P	P	P(L)	P	P	P	140.04.04.I
	All Other Medical Facilities	--	P	P	P	--	P	P	--	N/A
Parks and Open Areas	Campground, Private	--	--	--	--	--	--	--	S	140.04.06.E
	Cemeteries, Crematories, & Mausoleums	--	--	S	S	S	P	P	P	140.04.06.F
	Country Club	--	--	--	--	--	--	P	P	N/A
	Zoo	--	--	--	--	--	S	S	S	140.04.06.D
	All Other Parks and Open Areas	P	P	P	P	P	P	P	P	N/A
Passenger Terminals	Airport	--	--	--	--	--	--	--	S	140.04.06.D
	Park-and-Ride Facility/Transit Terminals	P	P	--	--	--	--	--	--	N/A
	All Other Passenger Terminals	P	P	--	P	S	P	P	P	N/A
Public Assembly	Club, Private	P(L)	P(L)	--	--	P	P	P(L)	--	140.04.04.C
	Convention Center / Visitors Bureau	--	P	P	--	P	P	P	--	N/A
	Religious Institution (up to 350 seats)	P(L)	P(L)	P(L)	P(L)	P(L)	P	--	P	140.04.04.D
	Religious Institution (more than 350 seats)	--	--	--	P(L)/S	P(L)	P	--	P	140.04.04.D 140.04.06
	All Public Assembly Uses	P(L)	P(L)	P	P(L)	P(L)	P	--	P	140.04.04.D
Social Service	All Social Service Uses	--	--	P	S	S	P	P	--	140.04.06.D
Utilities	Solar Energy Facilities (Level 1)	P	P	P	P	P	P	P	P	N/A
	Solar Energy Facilities (Level 2)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	140.04.04.E
	Solar Energy Facilities (Level 3)	S	S	S	S	S	S	S	S	140.04.06.D 140.04.04.E
	Wireless Telecommunications Tower	S	S	S	S	S	S	S	S	140.04.06.D 140.04.04.F
	All Other Major Utilities	S	S	S	S	S	S	S	S	140.04.06.D
	All Minor Utilities	P	P	P	P	P	P	P	P	N/A
Commercial										

Table 140.02.02-2, Permitted Uses by Nonresidential and Mixed-Use Zoning District

Key	TND - Traditional Neighborhood Development TOD - Transit-Oriented Development P – Permitted by Right S – Permitted as Special Use -- -- Prohibited Use P(L) – Permitted with Limitations									
	Use Category	Specific Use	Zoning Districts and Development Types							Standards
			MU		CC	O-I	NC	GC	CD	
TND	TOD									
Entertainment, Indoor	Amusement Arcade	P	P	--	--	--	P	--	--	N/A
	Brewpub / Microbrewery, Microwinery, Microdistillery, Microcidery	P(L)	P(L)	P(L)	--	--	P(L)	P(L)	P(L)	140.04.04.G
	Electronic Gaming Establishment	--	--	--	--	--	S	--	--	140.04.04.H
	Fortune Telling / Palm Reading	--	--	--	--	--	S	--	--	140.04.06.D
	Reception Facility	--	--	--	--	--	S	--	--	140.04.06.G
	Tattoo Parlor, Body Piercing	--	--	--	--	--	S	--	--	140.04.06.D
	All Other Indoor Entertainment	P	P	P	--	--	P	--	P	N/A
Entertainment, Outdoor	All Outdoor Entertainment	--	--	--	--	--	S	--	S	140.04.06.D
Offices	Bank or Credit Union	P(L)	P(L)	S	P	P	P	P	--	140.04.04.I
	All Other Office Uses	P(L)	P(L)	P	P	P	P	P	--	140.04.04.I
Overnight Accommodations	Bed & Breakfast Inn or Short-Term Rental	P(L)	P(L)	P(L)	--	P(L)	P(L)	--	--	140.04.04.J
	All Other Overnight Accommodations	P	P	P	--	--	P	P	--	N/A
Parking, Commercial	Truck, Tractor Trailer, or Bus Storage	--	--	--	--	--	--	S	P	140.04.06.D
	All Other Commercial Parking Uses	S	S	S	P	S	P	P	P	140.04.06.D
Retail Repair, Sales, and Service Uses	Auction House (General Merchandise)	--	--	--	--	--	P	--	--	N/A
	Cemetery Monument Sales	--	--	--	--	--	P	--	--	N/A
	Funeral Home	--	--	S	P	--	P	P	--	N/A
	Lawn and Garden Supply (without outdoor display or storage)	--	--	P	--	--	P	P	P	N/A
	Lawn and Garden Supply (with outdoor display or storage)	--	--	--	--	--	S	S	S	140.04.06.D
	Liquor Sales (ABC Store)	S	S	--	--	--	P	P	--	140.04.06.D
	Shopping Center	P(L)	P(L)	--	--	P(L)	P(L)	P(L)	--	140.04.04.K
	Pawnshop	--	--	S	--	--	P	--	--	140.04.06.D
	Tobacco Store or Vapor Shop	--	--	--	--	--	S	--	--	140.04.04.U
	CBD and Hemp Based Products	--	--	--	--	--	S	--	--	140.04.04.V
	All Other Retail Sales and Service	--	--	P	--	P	P	--	--	N/A

Table 140.02.02-2, Permitted Uses by Nonresidential and Mixed-Use Zoning District

Key	TND - Traditional Neighborhood Development				P – Permitted by Right				-- -- Prohibited Use			
	TOD - Transit-Oriented Development				S – Permitted as Special Use				P(L) – Permitted with Limitations			
	Use Category	Specific Use	Zoning Districts and Development Types							Standards		
			MU		CC	O-I	NC	GC	CD		EC	
TND	TOD											
Restaurant	Restaurant, Limited-Service (delivery, carryout, drive-thru)	S	S	S	--	--	P	--	--	140.04.06.D		
	All Other Restaurants Uses	P	P	P	--	P	P	P	--	N/A		
Sexually-Oriented Business	All Sexually-Oriented Businesses	--	--	--	--	--	S	--	--	140.04.04.L		
Vehicle Sales and Service Uses	Automobile Repair, Major	--	--	--	--	--	S	P	P	140.04.06.D		
	Automobile Repair, Minor	--	--	--	--	--	P	P	--	N/A		
	Car Wash	--	--	--	--	--	P	--	--	N/A		
	Fuel Sales	--	--	S	--	S	P(L)	--	--	140.04.06.D 140.04.04.M		
	Manufactured / Modular Home and Storage Building Sales	--	--	--	--	--	S	--	--	140.04.04.N		
	Truck Stop, Travel Plaza	--	--	--	--	--	S	--	--	140.04.06.D		
	Vehicle Sales and Rental	--	--	--	--	--	P(L)	P(L)	P(L)	140.04.04.O		
	All Other Vehicle Sales and Service Uses	--	--	--	--	--	P	--	--	N/A		
Industrial												
Heavy Industrial	All Heavy Industrial Uses	--	--	--	--	--	--	--	S	140.04.06.D		
Light Industrial	Contractor's Office (with outdoor storage)	--	--	--	--	--	--	--	P	N/A		
	Contractor's Office (without outdoor storage)	--	--	--	P(L)	P(L)	P(L)	P	P	140.04.04.P		
	Micromanufacturing	P(L)	P(L)	P(L)	--	--	P(L)	P	P	140.04.04.Q		
	Publishing Industry	--	--	--	P	P	P	P	P	N/A		
	Scientific Research & Development Services	--	--	S	--	--	--	P	P	140.04.06.D		
	All Other Light Industrial Uses	--	--	--	--	--	--	P	P	N/A		
Resource Extraction	All Resource Extraction Uses	--	--	--	--	--	--	--	S	140.04.06.H		
Self-Service Storage	All Self-Service Storage Uses	--	--	--	--	--	S	P	P	140.04.06.I		
Warehousing and Storage	All Warehousing and Storage Uses	--	--	--	--	--	P	P	P	N/A		
Waste Related Service	Demolition Landfill	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	140.04.04.S 140.04.06.D		
	Salvage Yard	--	--	--	--	--	--	--	S	140.04.04.T		
	All Other Waste Related Service	--	--	--	--	--	--	--	P	N/A		

Table 140.02.02-2, Permitted Uses by Nonresidential and Mixed-Use Zoning District

Key	TND - Traditional Neighborhood Development TOD - Transit-Oriented Development	P – Permitted by Right S – Permitted as Special Use								-- – Prohibited Use P(L) – Permitted with Limitations	
		Use Category	Specific Use	Zoning Districts and Development Types							Standards
				MU		CC	O-I	NC	GC	CD	
TND	TOD										
Wholesale Trade	Building Material Supply (with outdoor storage)	--	--	--	--	--	S	--	P	140.04.06.D	
	Farm Supply Product Sales (with outdoor storage)	--	--	--	--	--	--	--	S	140.04.06.D	
	Farm Supply Product Sales (without outdoor storage)	--	--	--	--	--	--	--	S	140.04.06.D	
	Florist and Nursery Supply, (with outdoor storage)	--	--	--	--	--	S	--	P	140.04.06.D	
	Florist and Nursery Supply, (without outdoor storage)	--	--	--	--	--	S	--	P	140.04.06.D	
	All Other Wholesale Trade	--	--	P	--	--	P	P	P	N/A	

D. Dimensional Standards.

1. *Nonresidential Uses.* The standards in Table 140.02.02-3, *Dimensional Standards by Zoning District*, establish the minimum dimensional standards of nonresidential development in the nonresidential zoning districts.
2. *Residential Uses.* Permitted residential uses shall comply with the standards for conventional development in Table 140.02.01-5, *RH Dimensional Standards*, except that in the CC district there shall be no maximum density.

Table 140.02.02-3, Dimensional Standards by Zoning District

Development Standard		MU		CC	O-I	NC	GC	CD	EC
		TND	TOD						
Development Area (min. acres)		Refer to Subsec. 140.03.01	Refer to Subsec. 140.03.02	--	--	--	--	20 ¹	--
Lot Width (min. ft.)				--	--	50	50	100	50
Height (max. ft.)				72	35	50	48	72	72
Impervious Surface (max. %)				100	70	65	80	80	90
Building Setbacks (ft.)	front (min. / max.)			-- / 10	10 / --	10 / --	10 / --	20 / --	20 / --
	rear ²			--	8	8	8	8	15
	interior side ²			--	8	8	8	8	15
	street side			--	10	10	10	30	30
	adjacent to residential district			--	15	15	15	25	25

Notes:

1. **Parcels** which are less than 20 acres but are at least one acre shall require a Special Use Permit. Any such **property** less than 20 acres shall have been a lot of record at the time on or before [insert adoption date of previous UDO]. In reviewing such requests, the Planning and Zoning Board shall consider the project's relationship to adjacent CD- zoned properties, developed or undeveloped.
2. Required **buffer yards** in Subsection 141.04.03, *Buffer Yard Landscaping*, may require increased rear or interior **side setbacks**.
3. Applies to permitted multi-family and single-family attached dwellings.

140.04.04.D Public Assembly

1. **Capacity.** Seating capacity or building occupancy shall not exceed 350 seats or persons unless approved by Special Use Permit for Religious Institution in the O-I zone.
2. **Gross Floor Area.** Institutions shall not exceed 3,000 square feet in gross floor area unless approved by Special Use Permit for Religious Institution in the O-I zone.
3. **Outdoor Storage.** No outdoor storage is allowed.
4. **On-Street Parking.** Outside of the MU district, no on-street parking shall be allowed.
5. **Street Classification.** The property shall front a street classified as a collector or a thoroughfare.



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2024-02-S Tramore II Preliminary Plat

Presenting Personnel:

Emmilyn Potts, Planner

Suggested Motion or Action:

Motion that the Planning and Zoning Board hereby makes a recommendation to the Town Council for approval of the proposed preliminary plat for the Tramore II subdivision.

Description/Background:

A 23-lot conditional zoning map amendment was approved by Town Council on September 9th, 2024. The next step towards development is to obtain approval of the preliminary plat prior to submitting the construction documents. The preliminary plat is reviewed for compliance of the approved rezoning plan by the Town Council as conditioned.

Recommendation:

Staff recommends that the Planning and Zoning Board make a recommendation to the Town Council for approval of the proposed preliminary plat for the Tramore II subdivision.

Fiscal Impact:

N/A

Attachments:

1. StaffReport_WithAttachments

Staff Report – Planning and Zoning Board
H-2024-02-S: Tramore II Subdivision Preliminary Plat

DATE: January 21, 2025

SUBJECT: **H-2024-02-S: Tramore II Subdivision Preliminary Plat**
Request for approval of the preliminary plat associated with
H-2023-04-R: Tramore II Subdivision Conditional Zoning
approved by the Town Council on September 9th, 2024.

LOCATION 9664 Hickory Ridge Rd (PIN# 5516-41-5119)

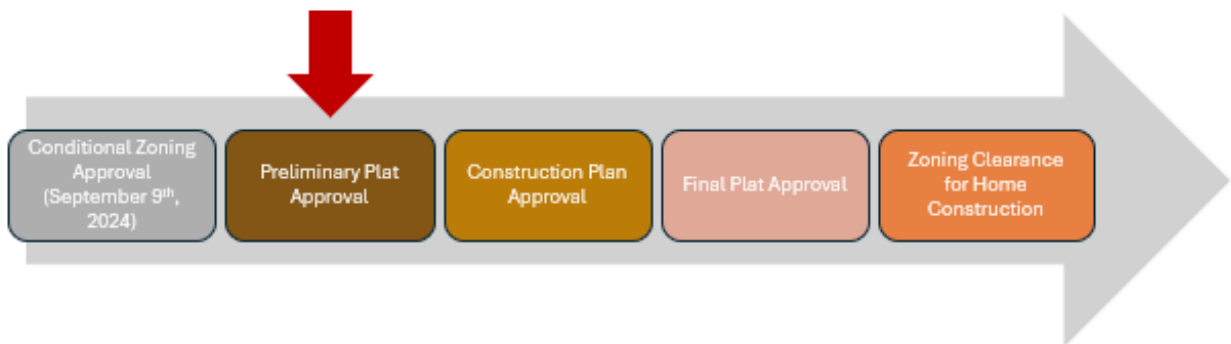
APPLICANT: Alan Kerley of Taylor Morrison Homes

PROPERTY OWNER: Hickory Ridge Holdings LLC

Staff Report Prepared by: Emmilyn Potts, Planner

APPLICATION SUMMARY:

- The applicant is requesting approval of the preliminary plat for the Tramore II Subdivision, authorized with the approval of H-2023-04-R Tramore II Map Amendment on September 9th, 2024. This approval authorized the development of a 25-acre site to accommodate a 23-lot, single-family residential community with conditions of approval (see Attachment B – Ordinance of Approval).
- The applicant is required to obtain approval of the preliminary plat prior to submitting construction plans.



- The preliminary plat application has been reviewed by the Development Review Committee (DRC) and found to be in compliance with the Unified Development Ordinance (UDO) and the associated conditional zoning approval (H-2023-04-R).

STAFF ANALYSIS

Town staff has received and found that pursuant to the UDO, the preliminary plat has met the requirements of the “Common Decision Criteria.”

Common Decision Criteria (Section 145.01.07):

1. The request complies with the applicable standards of this UDO and the Town Code, and the applicant to provide proof of compliance with any preceding and applicable county, state, or federal requirements.
 - This preliminary plat conforms to the standards and purpose of the UDO and Town codes and is conditioned to comply with all local, state, or federal requirements.
2. The project conforms to any associated prior approval for the development.
 - Yes, the project is consistent with the map amendment H-2023-04-R which was approved by the Town Council at its September 9, 2024, meeting.
3. The request promotes the purposes of the UDO criteria.
 - HALUP - The preliminary plat is consistent with the approved conditional zoning amendment, which has been deemed consistent with the HALUP in vision, density and land use. This submittal does not impair the implementation of the HALUP or other adopted plans such as the Harrisburg Transportation Plan.
 - Public Health & Safety – The preliminary plat is consistent with the approved conditional zoning plan that includes in its design, features that enhance public health, safety, and effective traffic design, and fire safety infrastructure.
 - Quality of Life – The preliminary plat is consistent with the approved conditional zoning plan site design and landscaping to promote walkability, provide connectivity between neighborhoods, and enhances the public transportation network because it includes a portion of the future road connector between Robinson Church Road and Hickory Ridge Road.
 - Economic Development – The preliminary plat is consistent with the approved conditional zoning plan, which encourages the expansion of public and private infrastructure, provides roadway capacity, and supports economic viability in the area.
4. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
 - The preliminary plat is associated with the approved map amendment H-2023-04-R that includes safety features for public health and general welfare.

Staff recommends that the Planning and Zoning Board make a recommendation to the Town Council for approval of the proposed preliminary plat for the Tramore II subdivision.

RECOMMENDED ACTIONS:

Receive the report, public comment, and render a recommendation to approve, approve with modifications, or disapprove the preliminary plat to Town Council.

Attachment A – Application and Preliminary Plat for Tramore II subdivision (H-2024-02-S)

Attachment B – H-2023-04-R Tramore II Subdivision Signed Ordinance of Approval

Attachment C – UDO Section 145.01.07: Common Decision Criteria

Subdivision Application

1. Application Type (select all that apply)

☐ Minor
 ☐ Major
 ☒ Preliminary Plat
 ☐ Final Plat

2. Project Information

- a. Project Name: Tramore II
- b. Project Location/Address: 9664 Hickory Ridge Rd, Harrisburg, NC 28075
- c. Tax Map and Parcel Number (PIN): 5516415119
- d. Zoning: Existing: RL-CZ Proposed: _____
- e. Land Use: Existing: Vacant Proposed: 23 lot single-family neighborhood
- f. Description of Request (attach separate sheet if needed):

Develop the site with a mixture of single-family lot sizes + dwellings that will offer diverse housing opportunities to this area of Harrisburg. Create residential collector street through site per adopted Land Use Plan. The proposed + future residential collector street will create multi-modal connectivity to the north of the site, that is currently under construction, and to the south. Tramore I has a proposed pathway that will extended into Tramore II. Site layout has been designed to preserve existing streams + environmental features.

3. Contact Information

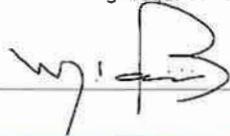
- a. Project Manager/Contact Person: Eddie Moore
- Company: McAdams
- Address: 2100 S Tryon St, Suite 400 City, State, Zip: Charlotte, NC 28203
- Phone Number: 704-724-3594 Email Address: emoore@mcadamscsco.com
- b. Applicant Name (if different than above): Alan Kerley
- Company: Taylor Morrison Homes
- Address: 11405 N Community House Rd, 150 City, State, Zip: Charlotte, NC 28277
- Phone Number: 704-941-8554 Email Address: AKerley@taylormorrison.com
- c. Owner Name: Hickory Ridge Holdings LLC
- Company: _____
- Address: 225 E Worthington Ave, 201 City, State, Zip: Charlotte, NC 28203
- Phone Number: _____ Email Address: _____

4. Owner's Consent

Mohammed Idlibi ("Owner") certifies that it is the owner of the property located at 9664 Hickory Ridge Rd ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, _____ as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: _____



Date: 10.4.24

5. Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)

Project Name: Tramore II Submittal Date: 10/7/24

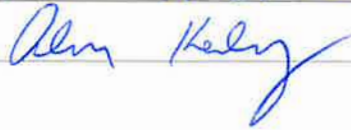
STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: Taylor Morrison of Carolinas, Inc., Alan Kerley

Applicant Signature: _____



6. Staff Use Only:

Record of Process

Date Received: _____

Application Number: _____

Is Application Complete?

☐

Yes

☐

No

Public Hearing Date(s): _____

Published Notice Date: _____

Mailed Notice Date: _____

Posted Notice Date: _____

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

Record of Decision

Reviewed By: _____

Recommendation:

☐

Approve

☐

Deny

Final Action:

☐

Approve

☐

Deny

7. Required Attachments

All development application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Attachments listed in under the pertinent application;
- Case numbers of other related development applications; and
- Any additional information or attachments required by the Town Attorney, Director or other Town staff, Historic Preservation Commission, Planning and Zoning Board, Board of Adjustment, or Town Council.

Consult staff during pre-application meeting for any required paper copies consult staff during pre-application meeting for any required paper copies.

Minor Subdivision

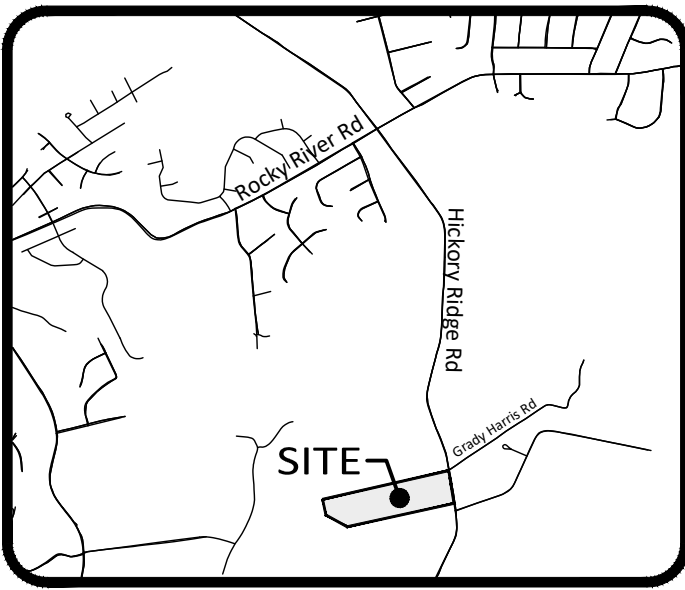
1. A digital (PDF) of minor plat (black and blue lines).
Plat must contain elements listed for "Preliminary Plat"

Major Subdivision (Preliminary Plat)

1. A digital (PDF) of preliminary plat (black and blue lines) that includes the following elements:
 - a. Title
 - b. Vicinity map
 - c. Legal description including township, county, and state
 - d. Date(s) of survey
 - e. Date of any revisions to the plat
 - f. North arrow and declaration
 - g. Scale in feet per inch and bar graph
 - h. Name and address of the owner(s)
 - i. Name, address, registration number and seal of engineer and/or surveyor
 - j. Tract boundaries shown by a heavy line including all bearings and distances
 - k. Intersecting boundaries of adjoining lands
 - l. Location, purpose, and dimensions of areas to be used for other than residential purposes
 - m. Boundaries of floodways and one hundred-year flood plains + RSOD with no build buffer (if applicable)
 - n. Flood Panel(s)
 - o. Total acreage
 - p. Total number of lots
 - q. Lots numbered consecutively throughout the subdivision
 - r. Names of owners of adjoining properties
 - s. Building setbacks in table format
2. Street Name Review and Conformation form
3. Required number of copies of the Transportation Impact Analysis (Number of copies to be submitted to be determined at pre-submittal meeting)
4. List of who will provide utilities (public and private)

Major Subdivision (Final Plat)

1. A digital (PDF) of final plat (black and blue lines) that includes elements listed for "Preliminary Plat"
2. Letter of credit/bond reviews for performance and maintenance bonds and associated fees (Forms can be found at <https://harrisburgnc.org/270/Forms-Applications>)
3. Street Name Review and Conformation form (if streets have not already been approved/placed on reserve)



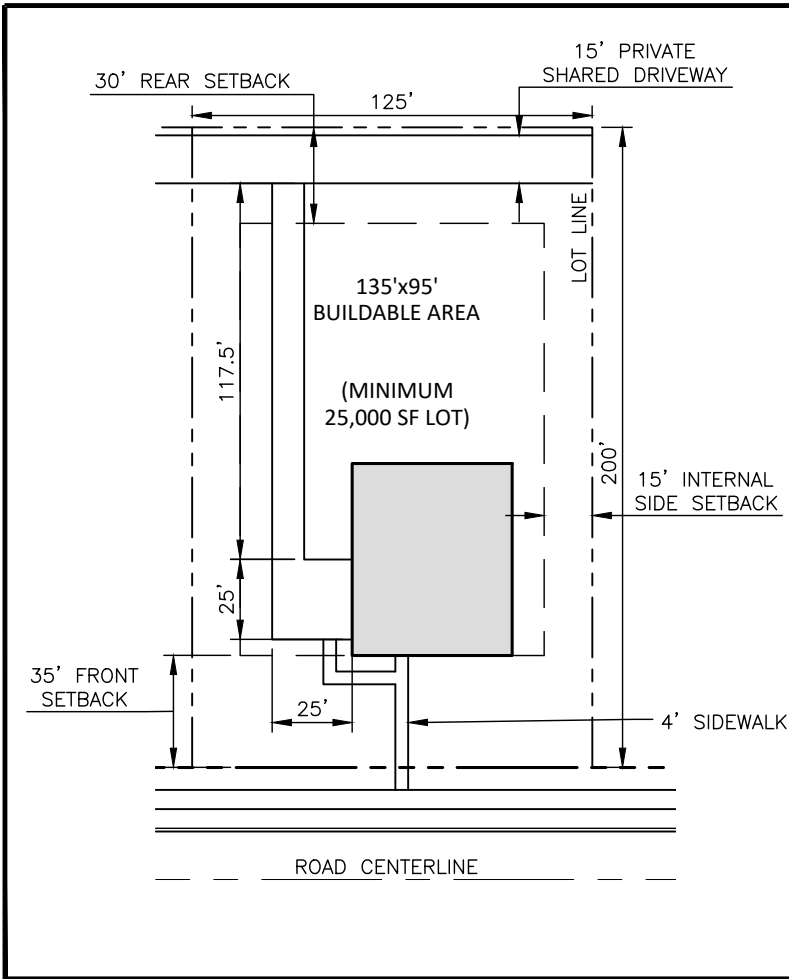
VICINITY MAP
NTS



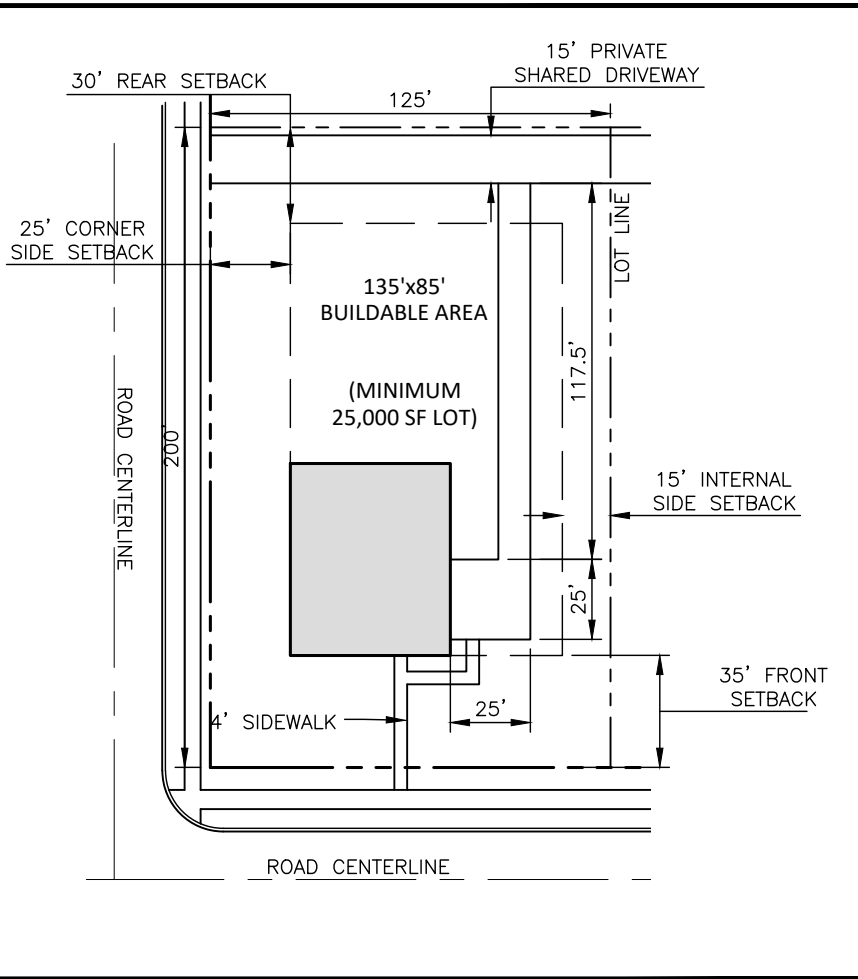
SITE DATA

PREPARED BY:	MCADAMS COMPANY (EDDIE MOORE) 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704-527-0800 EMOORE@MCADAMSCO.COM
PARCEL PIN: 5516-41-5119	
TOTAL SITE ACREAGE:	±25.20 AC
CURRENT ZONING:	CZ-RL CONVENTIONAL DESIGN - H2023-04-R
UNIT TYPE:	SINGLE-FAMILY
PROPOSED NUMBER OF LOTS:	23 LOTS
LOT SIZE RANGE:	25,081 SF - 37,110 SF
AVERAGE LOT SIZE:	27,435 SF
LOT SETBACKS:	FRONT YARD= 35' CORNER SIDE YARD= 25' SIDE YARD= 15' REAR YARD= 30'
MINIMUM LOT WIDTH:	125'
TOTAL DENSITY:	+/- 0.91 LOTS / AC
RIGHT-OF-WAY WIDTH:	50' - 65'
LINKS AND NODES (MIN. = 1.4):	2.5
TOTAL ACREAGE IN LOTS:	+/- 14.47 AC
TOTAL ACREAGE IN RIGHT-OF-WAY:	+/- 3.95 AC
TREE SAVE AREA PROVIDED:	11.5% OF SITE (±2.91 AC)
REQUIRED COMMON OPEN SPACE:	20% OF SITE (±5.24 AC)
PROPOSED ACTIVE OPEN SPACE:	6.4% OF SITE (±1.62 AC)
PROPOSED PASSIVE OPEN SPACE:	20.3% OF SITE (±5.12 AC)
PROPOSED OVERALL OPEN SPACE:	26.7% OF SITE (±6.74 AC)
PUBLIC OPEN SPACE DEDICATION:	PAYMENT IN LIEU (1/35 AC x 23 = 0.65 AC AVERAGE FAIR MARKET VALUE)
BLOCK LENGTHS:	
LOTS 1-5:	753 LF
LOTS 6-9:	521 LF
LOTS 10-11:	266 LF
LOTS 11-12:	318 LF
LOTS 13-16:	500 LF
LOTS 17-23:	1,156 LF

TYPICAL INTERNAL LOT SIZE

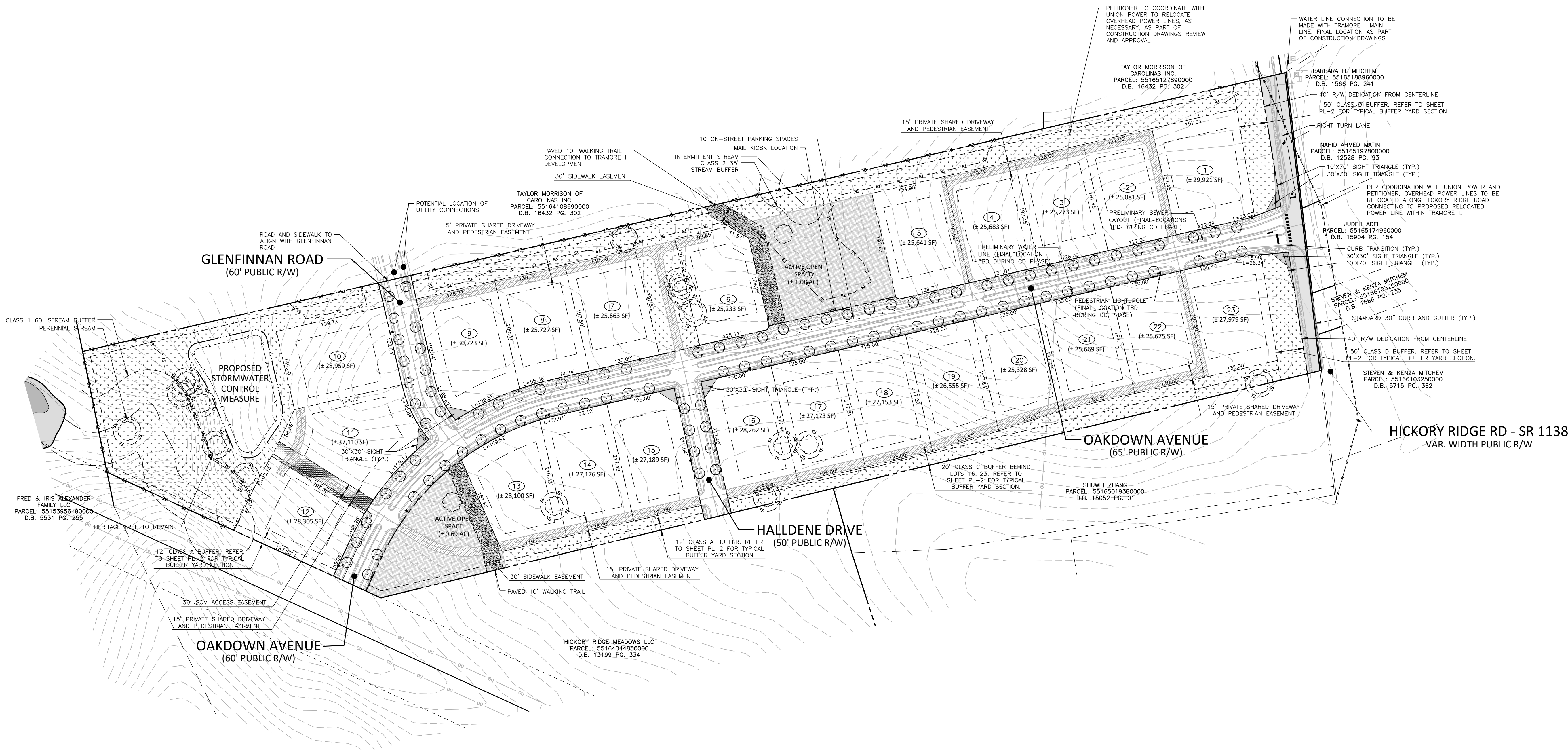


TYPICAL CORNER LOT SIZE



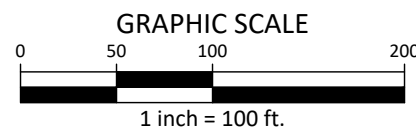
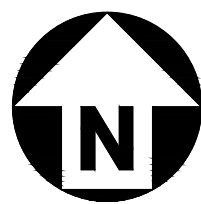
SITE LEGEND

SIGNAGE	PROPERTY LINE
YARD LIGHTS	RIGHT-OF-WAY LINE
LIGHT POLE	LOT LINE
POWER POLE	EASEMENT LINE
TRAFFIC DIRECTIONAL ARROW	CENTERLINE
ACCESSIBLE PARKING STALL	SCM FENCE
VAN ACCESSIBLE PARKING STALL	OVERHEAD UTILITY
PARKING SPACE COUNT	TREE SAVE AREA
ACCESSIBLE RAMPS	ACTIVE OPEN SPACE
ACCESSIBLE ROUTE	OPEN SPACE
	R/W DEDICATION ALONG HICKORY RIDGE ROAD
	15' PRIVATE SHARED DRIVEWAY & PEDESTRIAN EASEMENT
	30' SIDEWALK EASEMENT
	30' SCM ACCESS EASEMENT

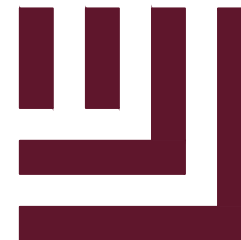


AS A PRELIMINARY PLAT, THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. DEVELOPMENT AGREEMENT, FOUND AT CABARRUS COUNTY, BOOK 17111, PAGE 0150-0177.
2. CZ-2023-04-R AND OTHERWISE NOTED HEREIN.
3. DEVELOPMENT SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM.
4. GARAGE AND DRIVEWAY WILL ACCOMMODATE THE REQUIRED 2 PARKING SPACES PER LOT.
5. SIDEWALK OR MUP WILL BE INSTALLED ON BOTH SIDES OF THE PROPOSED RESIDENTIAL STREETS.
6. IN THE EVENT ON-SITE WASTEWATER SYSTEM ASSOCIATED WITH ABANDONED HOMESTEADS ARE LOCATED, THEY WILL BE DE-COMMISSIONED ACCORDING TO PROCEDURES RECOMMENDED BY CABARRUS HEALTH ALLIANCE.
7. IF ILLEGAL SOLID WASTE IS FOUND ON SITE, IT WILL BE RECYCLED OR DISPOSED OF IN AN APPROVED LANDFILL.
8. NEW AND EXISTING UTILITY LINES SHALL BE LOCATED UNDERGROUND.
9. SURFACE COURSE ASPHALT SHALL BE PLACED WITHIN TWO WEEKS OF PLACEMENT OF THE INTERMEDIATE COURSE.
10. DOCUMENTATION REGARDING THE RELOCATION OF THE SEPTIC SYSTEM WILL BE PROVIDED AT TIME OF CONSTRUCTION DRAWING SUBMITTAL.
11. ANTICIPATED DATE OF FINAL PLATTING: APRIL 15, 2026.
12. AT THE TIME OF CONSTRUCTION DRAWING SUBMITTAL, A PROPOSED SCHEDULE WILL BE PROVIDED AS TO WHEN UTILITIES AND POWER LINES ARE GOING TO BE RELOCATED ACROSS HICKORY RIDGE ROAD AND/OR PLACED UNDERGROUND.



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704.357.6632



TRAMORE II SINGLE FAMILY
PRELIMINARY PLAT
HARRISBURG, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	12.04.2024	PER CITY COMMENTS
2	12.09.2024	PER CITY COMMENTS
3	01.07.2025	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-22018
FILENAME	TMH22018-F1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=100'
DATE	10.18.2024

SHEET

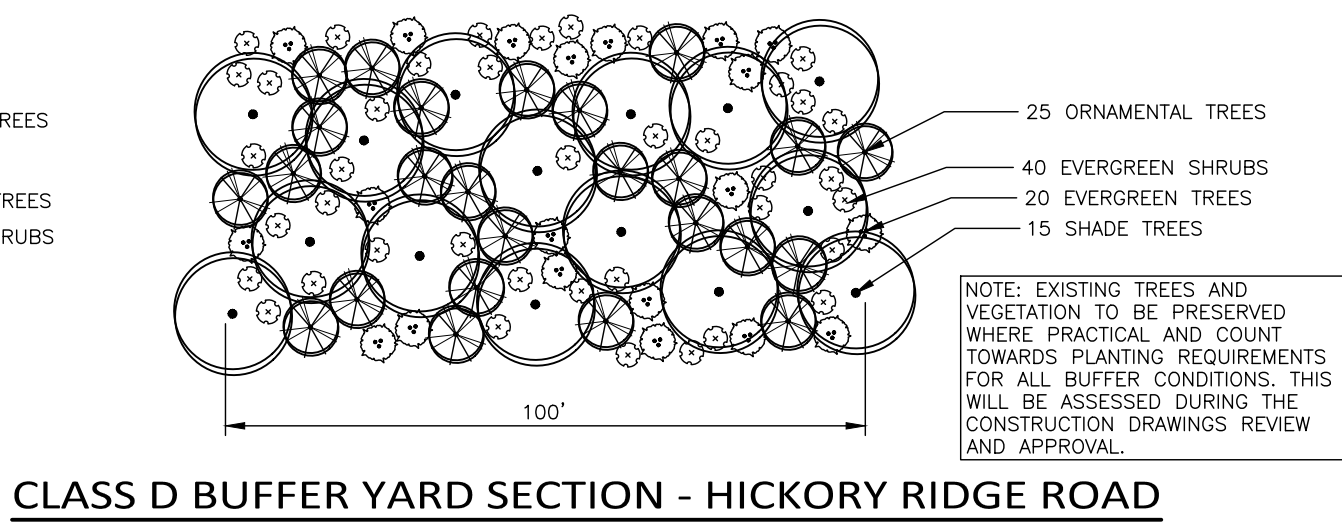
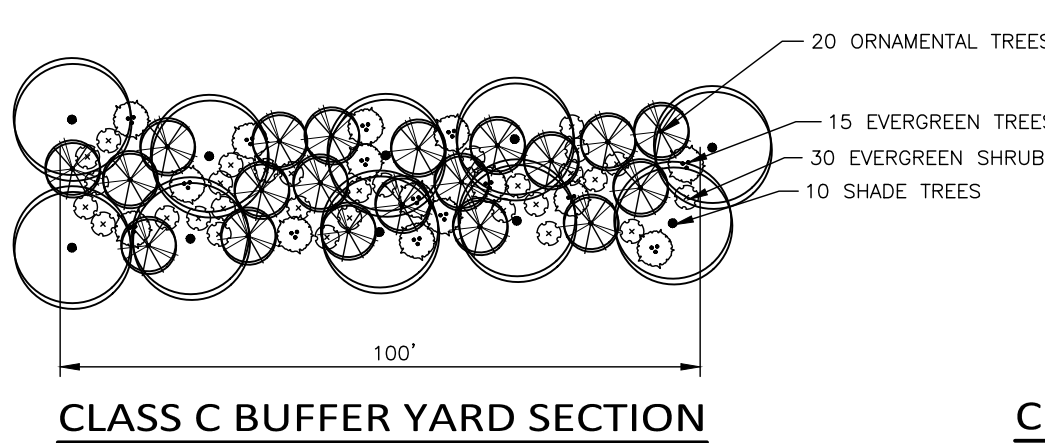
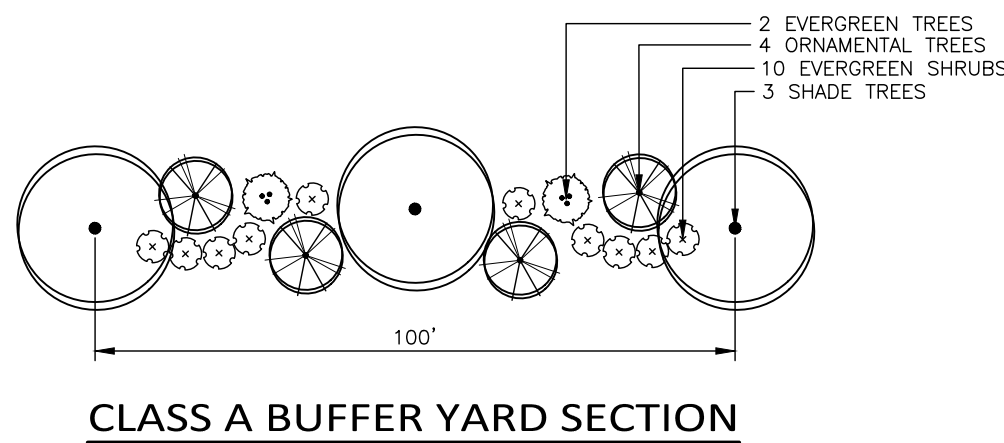
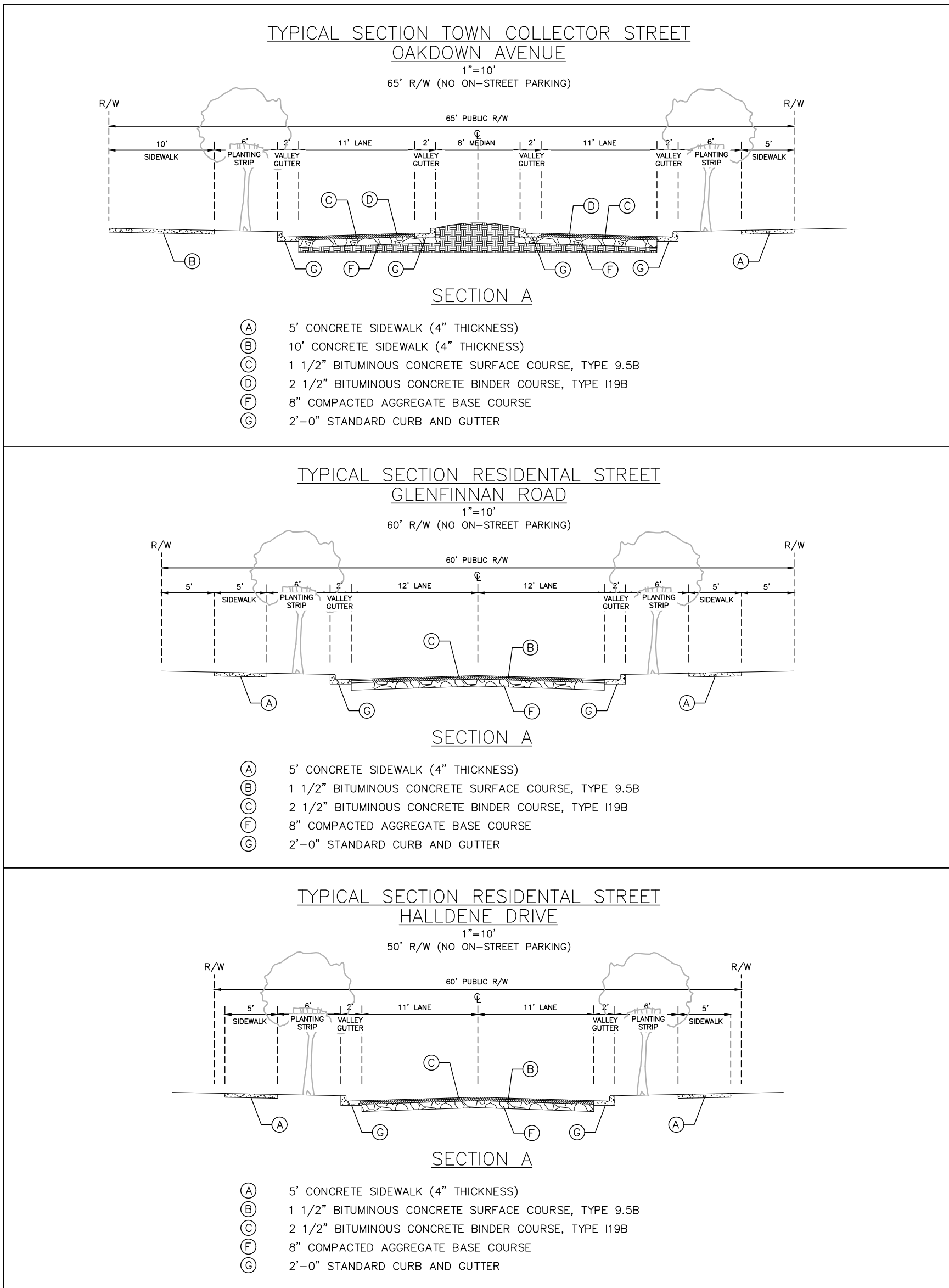
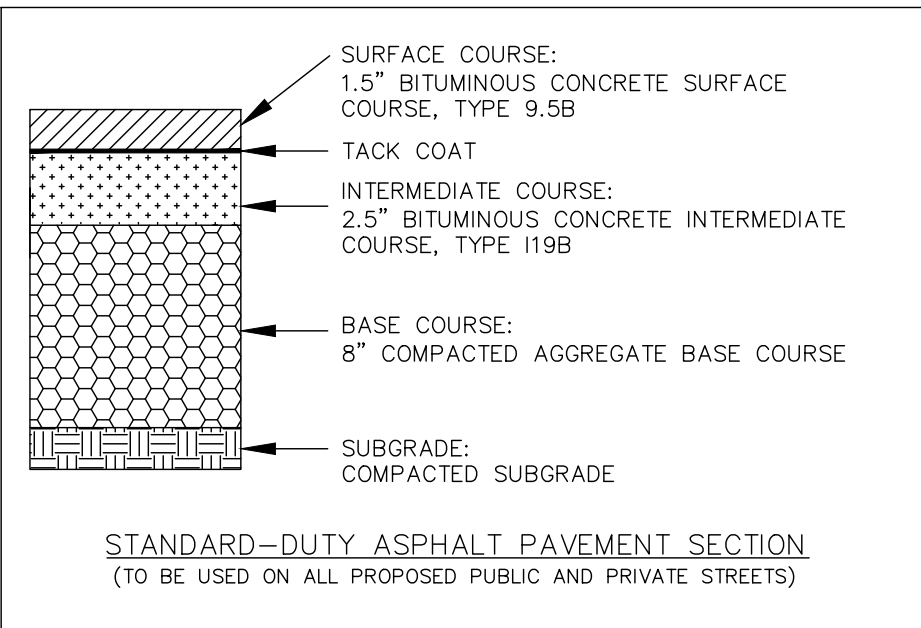
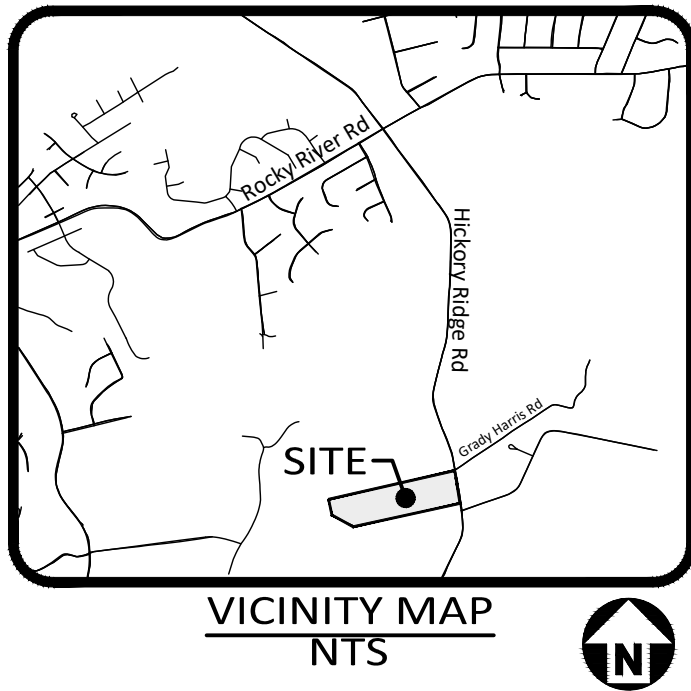
PRELIMINARY PLAT

PL-1



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

McADAMS
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Suite 400
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phone 704. 527. 0800
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license number: C-0293, C-187
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CLIENT
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TAYLOR MORRISON
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CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704.357.6632



TRAMORE II SINGLE FAMILY PRELIMINARY PLAT HARRISBURG, NORTH CAROLINA

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12. 04. 2024	PER CITY COMMENTS	
2	12. 09. 2024	PER CITY COMMENTS	
3	01. 07. 2025	PER CITY COMMENTS	

PLAN INFORMATION	
PROJECT NO.	TMH-22018
FILENAME	TMH22018-F1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	10. 18. 2024

PRELIMINARY PLAT

PL-2

145.01.07 Common Decision Criteria

- A. Generally.** In determining whether to approve, approve with conditions or modifications, or deny an application, the applicable development review bodies shall consider the basic review criteria denoted in Table 145.01.07-1, *Common Decision Criteria Applicability*. Additional review criteria may apply and are enumerated in the specific review procedures of this Section.

Table 145.01.07-1, Common Decision Criteria Applicability			
Common Decision Criteria	All Applications ¹	Legislative Applications	Quasi-Judicial Applications ¹
The request complies with the applicable standards of this UDO and the Town Code, and the applicant has provided proof of compliance with any preceding and applicable county, state, or federal requirements.	♦		
The request substantially conforms to any associated prior approval for the development, including, but not limited to: Special Use Permit, Conditional Zoning, Site Development Plan, etc.	♦		
The request promotes the purposes of this UDO as established in 144.01.02, <i>Purposes</i> , and in other applicable purpose statements in this UDO.	♦		
The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare	♦		
The administrative body has considered the recommendation of Staff in the public meeting or hearing.		♦	♦
The request is consistent with applicable policies of the most recently adopted HALUP, any applicable utility plans, and adopted capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the HALUP, the request does not impair the implementation of the HALUP.		♦	♦
Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.		♦ ²	♦ ³
The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the essential character of the general vicinity of design, façade treatment, setbacks, building materials, and reasonably anticipated negative impacts.		♦ ²	♦
TABLE NOTES: ♦ = Basic review criteria applies ¹ Excluding Appeals of Administrative Decisions ² Excluding UDO Text Amendments ³ Excluding Variances			

- B. Procedures With Common Decision Criteria.** Section 145.01.14, *Development Review Summary*, denotes the development review procedures that have common decision criteria.
- C. Written Findings.** Required findings for a legislative or quasi-judicial decision, based on basic and specific review criteria for an application, shall be in writing and shall be recorded in the minutes and records of the Planning and Zoning Board, the Board of Adjustment, or the Town Council, as applicable.
- D. Burden of Proof or Persuasion.** In all cases, where there is doubt or question, the burden is on the applicant to show that an application complies with applicable decision criteria.

Effective on: 8/9/2021