

# Article 9. General Development Standards

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## 30-9-1 Principal Buildings per Lot

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Every building must be located on a zone lot. No more than one principal building is permitted on a zone lot, except as expressly provided in this section.

### 30-9-1.1 Nonresidential Group Development

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Two or more principal nonresidential buildings are permitted on a zone lot pursuant to a site plan approved by the Technical Review Committee, provided that an access driveway is maintained to each building in usable condition for service and emergency vehicles.

### 30-9-1.2 Residential Group Development

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Two or more principal multi-family residential buildings are permitted on a zone lot pursuant to a site plan approved by the Technical Review Committee, provided that an access driveway is maintained to each building in usable condition for service and emergency vehicles.

### 30-9-1.3 Planned Unit Development

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Two or more single-family detached dwellings within a PUD district are permitted on a zone lot pursuant to site plan approval by the Technical Review Committee; provided that a private street or private drive is provided and maintained, for service and emergency vehicles, to a driveway for each dwelling. This provision shall only be allowed for planned unit developments with a minimum of 5 contiguous acres.

(Amended by Ord. 14-14 on 1/21/14)

## 30-9-2 Integrated Multiple Use Developments

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### 30-9-2.1 Purpose

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The Integrated Multiple Use Development (IMUD) standards of this section are intended to give property owners the option of organizing a development that contains multiple buildings as a subdivision (with separate lots, parcels or outparcels) or as a condominium (with separate ownership), with the overall goal of accommodating multiple building developments with a unified design and function.

### 30-9-2.2 Applicability

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Property owners may elect to use the integrated multiple use development standards of this section for any development that meets both of the following criteria:

- A. contains 2 or more nonresidential establishments organized and managed to function as a unified whole; and
- B. features all of the following:
  - 1. common driveways;
  - 2. common parking,
  - 3. common sign plan, and

4. common landscape plan.

### **30-9-2.3 Common Features**

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A development qualifying as an integrated multiple use development will be treated as a single zone lot for purposes of providing required off-street parking, required planting yards, required street access, dimensional requirements, tree conservation, and signs, even if separate parcels are included within the development.

- A. Compliance with off-street parking requirements and tree conservation requirements will be evaluated by considering the development as a whole; compliance will not be evaluated on a parcel-by-parcel-basis.
- B. If required planting yards are provided along the development perimeter, including street frontages, and parking lot landscaping requirements are met, planting yards are not required along property lines and lease lines between parcels within the integrated multiple use development.

### **30-9-2.4 Plat and Notice Requirements**

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If the owner of a development elects to organize the development as an integrated multiple use development, a plat must be recorded displaying a prominent note identifying it as such and explaining that the property must be developed with common driveways and off-street parking and be subject to a master/common sign plan, common landscaping plan and a tree conservation plan. The note must further state that should the property cease to conform to the definition of an integrated multiple use development, the property will then be in violation of this ordinance and must be retrofitted with conventional parking and landscaping, even if doing so requires the removal of previously installed improvements.

### **30-9-3 Street Access**

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#### **30-9-3.1 Vehicular Access to Public Street Required**

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Every zone lot must abut and have direct vehicular access to a publicly maintained street, except as provided in this section. No building or structure may be constructed, erected, or placed on a zone lot that does not abut and have direct access to a publicly maintained street, except as provided in this section.

#### **30-9-3.2 Dead-End Streets**

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For purposes of this section, the terminus of a dead-end street does not provide the required access to a publicly maintained street unless that terminus is a circular turnaround or other turnaround approved and constructed in conformance with [Article 13](#).

#### **30-9-3.3 Single-Family Detached Cluster and Other Developments**

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Private streets may be used to meet access requirements for lots in single-family detached cluster developments and for single-family or twin home lots in planned unit developments, provided the development as a whole abuts and has direct access to a publicly maintained street.

#### **30-9-3.4 Townhouse Developments**

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Individual parcels shall have rights of access through common elements containing private streets, private drives and/or private driveways at least 24 feet in width leading to a publicly maintained street. Individual parcels may have direct access to a publicly maintained street with Technical Review Committee approval.

### **30-9-3.5 Integrated Multiple Use Developments**

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Individual parcels in integrated multiple use developments, whether leased or sold, must have shared rights of access along private streets, private drives, and/or private driveways at least 24 feet in width leading to a publicly maintained street.

### **30-9-3.6 Shared Driveways Required by the Technical Review Committee**

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The Technical Review Committee is authorized to require shared driveways in lieu of direct driveway access to each parcel when deemed necessary by the Technical Review Committee for reasons of safety, preservation of street capacity, or watershed protection. When shared driveways are required, access to parcels without direct driveway access must be from private driveways covered by private access easements. Driveway maintenance must be provided by a single dominant owner, an owners' association or all owners acting collectively pursuant to a maintenance agreement.

### **30-9-3.7 Alleys**

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Paved alleys maintained by the owners' association or by the city may be used to meet access requirements.

### **30-9-3.8 Exceptions**

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Special-purpose lots are exempt from the street access regulations of this section. Special-purpose lots may be accessed by easements with a minimum width of 10 feet.

### **30-9-3.9 Access through Residential Districts Prohibited**

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Vehicular access to nonresidential zoning districts may not be taken through residential zoning districts unless approved through the Type 1 Modification procedures of [30-4-11](#).

### **30-9-3.10 Cross-access**

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#### **A. Description and Intent**

1. Cross-access is an easement or service drive providing vehicular access between 2 or more contiguous sites/land-uses so that motorists and/or pedestrians do not need to reenter the public street system to gain access to an adjacent site/land-use.
2. Cross-access between adjacent properties reduces vehicular conflicts between motorists on the main street and motorists entering and leaving driveways. Reduced traffic conflicts result in fewer accidents and improved traffic flow on the main street. The intent of this section is to provide for cross-access between compatible land-uses that front major/minor thoroughfares so that patrons leaving one business may access adjoining businesses without having to reenter a busy public street system.
3. It is not the intent of this section to reduce the number of driveways beyond what is already allowed in other sections of the [Driveway Manual](#).

#### **B. Cross-access is required in the following circumstances:**

All new commercial, industrial, and office, developments, or additions to existing developments of over 3,000 square feet of gross floor area; all uses of land without buildings involving more than 40,000 square feet; and all nonresidential subdivisions, including group developments and integrated multiple use developments that front thoroughfares and collectors must be designed to provide cross-access to above mentioned developments.

#### **C. Cross-access Not Required**

Cross-access is not required when the subject adjacent properties have one or more of the following conditions or barriers:

1. the properties do not have common frontage along the same street;
2. significant topography differences in existing or proposed conditions;
3. significant natural features;
4. vehicular safety factors;
5. existing cross-access provisions;
6. other safety and security factors;
7. incompatible land uses; or
8. existing infrastructure obstructions.

**D. Easement Recordation**

A cross-access easement must be recorded on the final plat for property involving a subdivision, or recorded by separate instrument when no plat is proposed.

**E. No Obstruction of Access**

All cross access must be built to the property line (or lease line). An accessway may not be blocked off, parked in, or otherwise "obstructed" unless approved by the Transportation Director .

**F. Parking Requirement Relief**

Where a required cross-accessway eliminates otherwise required parking spaces, parking space requirements may be reduced by the number of spaces lost to the provision of the cross-accessway.

**G. Perimeter Landscaping Requirement Relief**

Where a required cross-accessway eliminates otherwise required perimeter landscape planting area, perimeter tree and shrub requirements may be reduced by the length of the perimeter affected by the provision of the cross-accessway.

**H. Joint Maintenance**

When a cross-access easement is created to serve more than one lot, an owners association or binding contract is required for the purpose of maintenance.

**I. Property Owner Cooperation**

Applicants are not required to seek cooperation or permission from the adjacent property owner.

## **30-9-4 Fences and Walls**

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### **30-9-4.1 Applicability**

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All fences and walls must comply with the standards of this section unless otherwise expressly stated in this ordinance.

### **30-9-4.2 Setbacks**

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Fences and walls are permitted in required setbacks in accordance with [30-7-1.4\(C\)](#), subject to the standards of this section.

### **30-9-4.3 Temporary Fences/Walls**

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Nothing in this section precludes the installation of temporary fences or walls for construction purposes.

### **30-9-4.4 Allowed Materials**

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Fences and walls must be constructed of:

- A. masonry or stone;
- B. Ornamental metal;
- C. chain-link or woven wire;
- D. plastic or vinyl;
- E. wood; or
- F. similar materials.

### **30-9-4.5 Prohibited Fence/Wall Heights**

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The following fence and wall types are prohibited:

- A. fences or walls constructed primarily of barbed or razor wire, except for the purpose of enclosing livestock for agricultural purposes;
- B. fences or walls carrying electrical current, except for the purpose of enclosing livestock for agricultural purposes or as allowed in [30-9-4.7\(G\)](#);
- C. fences or walls constructed of readily flammable material such as paper, cloth, or canvas; and
- D. fences or walls topped with barbed wire or razor wire in residential, C-N, C-L, MU- and TN zoning districts, except those serving a public institution for public safety or security purposes.

(Amended by Ord. 13-157 on 12/17/13)

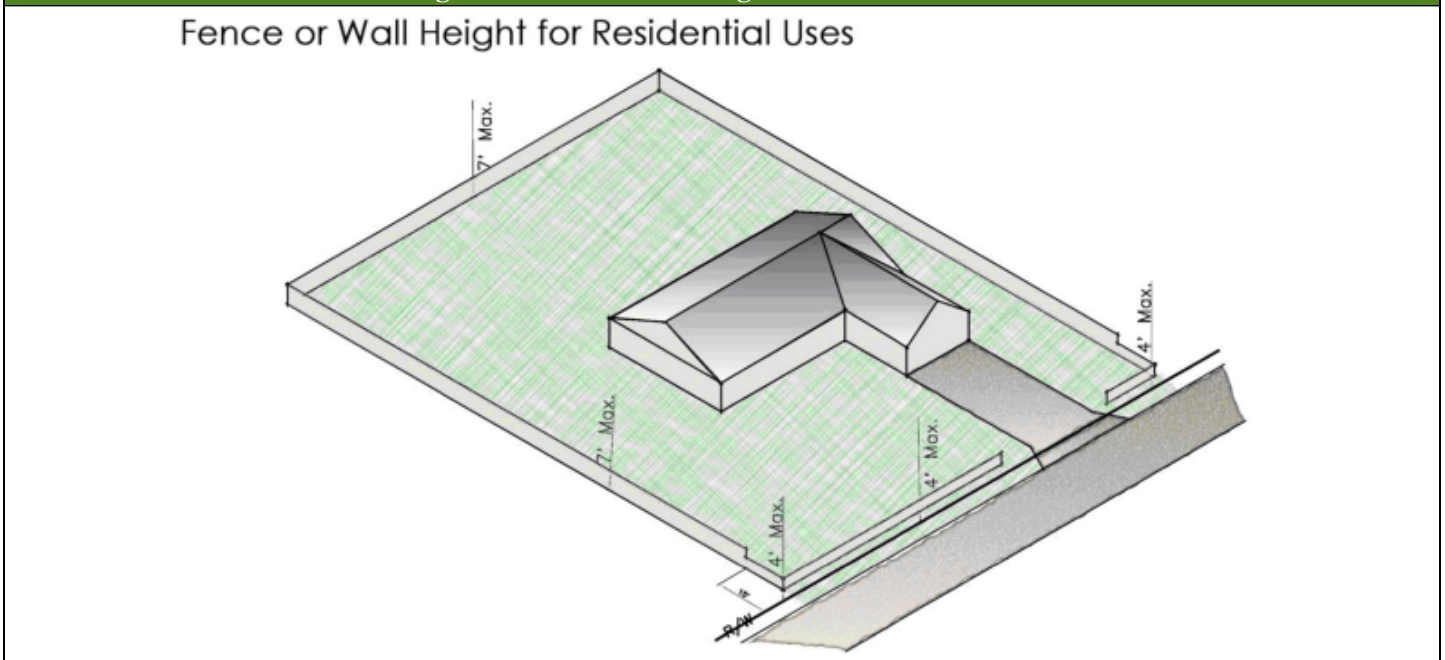
### **30-9-4.6 Fence/Wall Height**

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#### **A. Residential Uses**

Except as provided in this subsection, no fence or wall may exceed 4 feet in height within 15 feet of any public or private street right-of-way. On lots where the rear or side yard adjoins a major thoroughfare or a minor thoroughfare and there is no driveway access and no sight distance interference, no fence or wall may exceed 6 feet in height within 15 feet of the thoroughfare right-of-way. Otherwise, no fence or wall may exceed 7 feet in height.

Figure: Fence or Wall Height for Residential Uses



**B. Recreational and Agricultural Uses**

No fence or wall may exceed 8 feet in height unless the fence complies with the required principal building setbacks or is at least 15 feet from all property lines. Otherwise, no fence or wall may exceed 12 feet in height, unless it is part of a ballfield backstop, tennis court, driving range or similar facility approved by the Planning and Community Development Director.

**C. Commercial, Industrial, Institutional, Office, or Other Nonresidential Uses**

No fence or wall may exceed 8 feet in height unless the fence complies with the required principal building setbacks or is at least 15 feet from all property lines or meets the requirements of [30-9-4.7\(G\)](#).

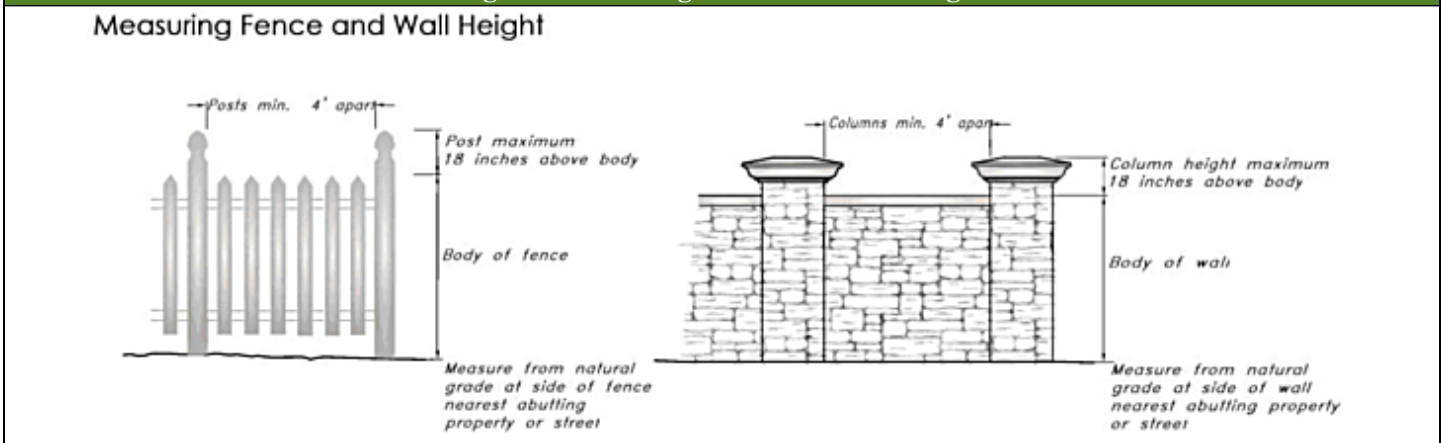
**D. Exceptions**

Fence and wall height limitations do not apply to retaining walls or fences or walls built in conjunction with electric or gas substations; municipal solid waste disposal facilities; water or sewage treatment plants or facilities; municipal water storage facilities; public correctional institutions; military facilities; hazardous waste facilities or similar facilities approved by the Planning and Community Development Director.

**E. Measurements**

1. Fence and wall height is to be measured at the highest point, not including columns or posts, of the fence/wall section as measured from the grade on the side nearest the abutting property or street. Any retaining wall or berm below the fence is considered part of the overall fence or wall height. Safety railings required by the NC Building Code are not included in height measurements
2. Columns or posts may not extend more than 18 inches above the built height of the fence or wall. Columns or posts must be separated by a horizontal distance of at least 4 feet, except at gates.

Figure: Measuring Fence and Wall Height



### 30-9-4.7 Other Requirements

**A. Obstruction of View**

No fence may be placed or retained in such a manner as to obstruct sight at any intersection of two or more of the following: public streets, private streets, private driveways or private drives.

**B. Obstruction of Access**

Fences or walls may not block access from doors or windows. Fences or walls must be located at least 2 feet from building walls except where fences or walls project from a building wall.

**C. Obstruction of Drainageway**

Fences or walls may not be placed or maintained where they will alter or impede the natural flow of water in any stream, creek, drainage swale, or ditch.

**D. Height of Barbed Wire**

On fences or walls topped with barbed wire, the bottom strand must be at least 6 feet above grade.

**E. Historic Districts**

Fences and walls in Historic District Overlays must meet the guidelines for the subject Historic District Overlay.

**F. Within Required Planting Yards**

Fences within required planting yards are subject to review and approval as part of the required landscaping plan.

**G. Low-Voltage Electrified Fencing**

Low-voltage electrified fencing with a maximum of 12 volts, primary voltage, is allowed in the Light Industrial and Heavy Industrial Districts, provided that:

1. an electrified fence may not exceed 10 feet in height;
2. an electrified fence must be inside of or enclosed by a non-electrified fence or wall with a minimum height of 6 feet;
3. the entire electrified fence must be separated from the non-electrified fence or wall by a minimum distance of at least 6 inches at the closest point; and
4. the electrified fence must be identified by a warning sign displayed at the rate of at least one sign per 50 linear feet of fencing.

**H. Fences and Walls in Easements**

See 30-7-1.6.

## I. **Fences and Walls in Tree Conservation Areas**

Fences and walls in tree conservation areas are subject to 30-12-1.5(F).

### **30-9-4.8 Maintenance**

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Fences and walls must be maintained in a safe manner, plumb (vertical) to the ground. Fences or walls no longer maintained in a safe manner through neglect, lack of repair, manner of construction, method of placement, or otherwise must be repaired, replaced, or demolished. Failure to maintain a fence or wall in accordance with this section constitutes a violation of this ordinance.

### **30-9-4.9 Fencing Located in a UMU, AO, or NS Districts**

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The standards of this section shall apply to fencing and walls located within a UMU, AO, or NS district:

- A. No chain link or solid fencing shall be located between the principle structure and the public right-of-way.
- B. No barbed wire or razor wire shall be located between the principle structure and the public right-of-way.
- C. No walls over 3 feet in height shall be located between the principle structure and the public right-of-way.
- D. No fence shall have a gate of chain link located between the principle structure and the public right-of-way.
- E. If there is no building located on the site the above shall apply between the minimum street setback and the public right-of-way.

(Amended by Ord. 10-156 on 10/19/10 and Ord. 14-13 on 1/21/14)

### **30-9-5 Outdoor Display and Storage**

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#### **30-9-5.1 Outdoor Display Areas**

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##### **A. Applicability**

The standards of this section apply to all outdoor display areas except the following:

1. the sale of food, flowers, newspapers, periodicals and similar materials that are not left outdoors overnight; and
2. temporary sales events, such as weekend sidewalk sales (on private sidewalks), seasonal vegetable sales, Christmas tree sales, and sales of customary holiday items.

##### **B. Definitions**

###### **1. Class A Outdoor Display**

Areas outside of a completely enclosed building or structure used to display goods for sale to the general public that are part of and subordinate to the retail establishment. This includes but is not limited to garden supplies, building supplies, and plants.

###### **2. Class B Outdoor Display**

Areas where at least 40% of the retail space is outdoors and items are for sale to the general public. This includes but is not limited to garden nurseries, vehicles sales and services, manufactured home sales, play equipment sales, and other similar uses.

##### **C. Standards**

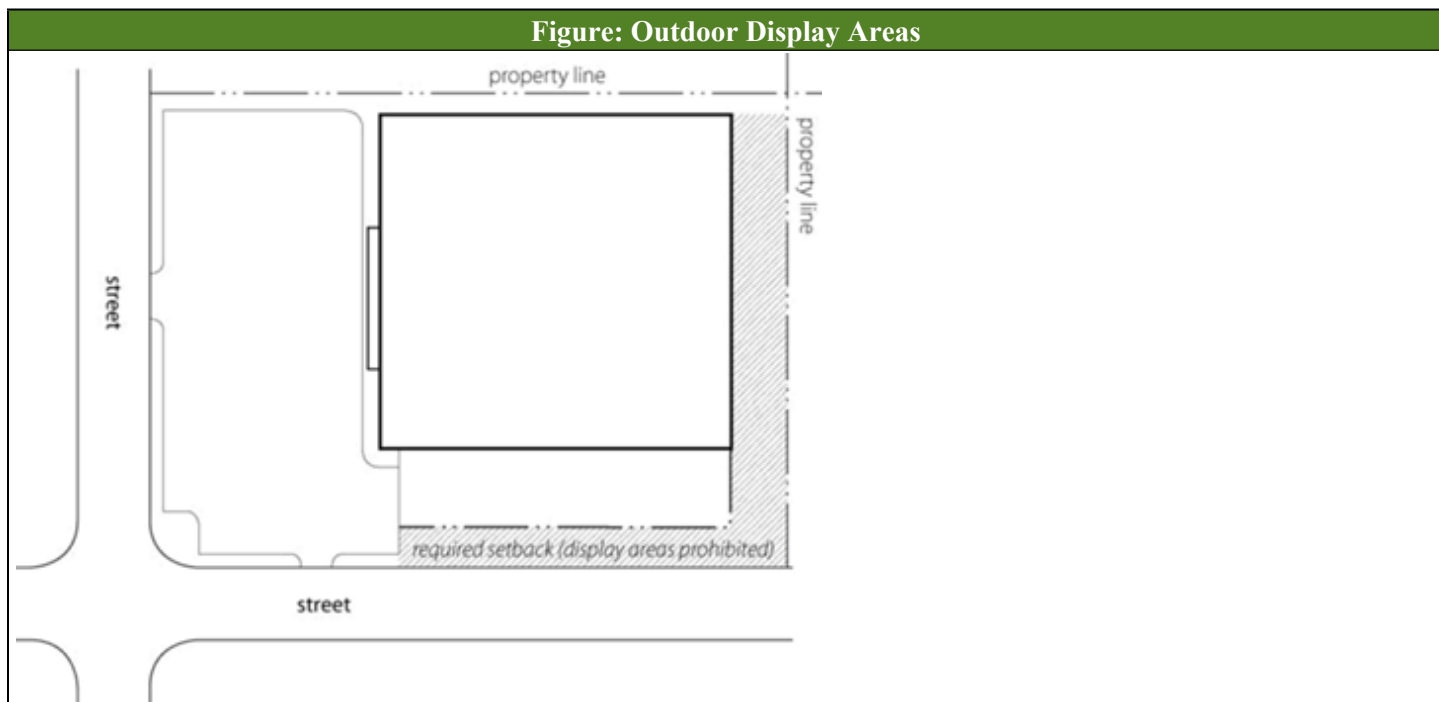
###### **1. Class A Outdoor Display**



Class A Outdoor Display areas may be allowed in association with any retail use following Technical Review Committee review of a site plan illustrating the extent of the proposed area for outdoor display, provided it meets the standards below.

a. **Location**

- i. Outdoor display areas must be located outside of drive aisles, fire lanes and parking spaces;
- ii. Outdoor display areas are prohibited in required setbacks; and
- iii. Outdoor display areas may not be closer than 5 feet to any public entrance; and



b. **Size**

- i. Individual items attached to a building wall surface may not exceed 8 feet in height above grade. Stacked items may not exceed 7 feet in height above grade, provided that this height limit does not apply to items stored on racks or shelves; and
- ii. Outdoor display areas may not exceed 15% of the gross floor area of the uses they serve. Additionally, in the case of a shopping center, the gross floor area includes the entire floor area, meaning the total amount of outdoor display area for all the in-line tenants combined may not exceed 15% of the aggregate gross floor area.

2. **Class B Outdoor Display**

Class B outdoor display is allowed only in the C-L, C-M, C-H, CB, LI, and HI zoning districts following Technical Review Committee review of a site plan illustrating the extent of the proposed area for outdoor display and compliance with the following standards. Also, this standard applies to all commercial uses in PUDs.

a. **Location**

Outdoor display areas must be located outside of drive aisles, fire lanes, parking spaces and required planting yards.

b. **Screening**

Outdoor display areas must be fully screened from ground level view from adjacent residentially zoned properties.

## D. Outdoor Storage

### 1. Definition

The storage of any item outside of an enclosed building or structure and not accessible to the general public. This includes but is not limited to garden supplies, building supplies, plants, materials stored in crates, boxes, or shipping containers; lumber yards; pipe; wrecking, junk and salvage yards; vehicle storage yards; and other similar uses.

### 2. Standards

Outdoor storage is allowed only in the C-L, C-M, C-H, CB, BP, LI, and HI zoning districts following Technical Review Committee review of a site plan illustrating the extent of the proposed area for outdoor storage, provided it meets the following standards:

#### a. Location

- i. Outdoor storage areas must be located outside of drive aisles, fire lanes, parking spaces, and any required setback;
- ii. In the C-L, C-M, C-H, and CB zoning districts outdoor storage is prohibited in any required setback or within 20 feet of any property or street right-of-way line, whichever is greater;
- iii. In the BP and LI zoning districts, outdoor storage is prohibited in any required setback or within 5 feet of any property or street right-of-way line, whichever is greater; and
- iv. In the C-L, C-M, C-H, CB, and BP zoning districts, outdoor storage may not be located between the plane of principal building or structure and any street right-of-way. The Planning and Community Development Director is authorized to grant a Type 1 Modification to this standard.

#### b. Screening

In the C-L, C-M, C-H, CB, BP and LI zoning districts, outdoor storage areas must be fully screened from ground level view from adjacent residential properties and public streets.

#### c. Size

In the C-L, C-M, C-H, CB, and BP zoning districts, outdoor storage may not cover an area exceeding 50% of the ground level gross floor area of the principal building or structure.  
(Amended by Ord. 15-132 on 10/20/15)

## 30-9-6 Outdoor Lighting

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### 30-9-6.1 Purpose

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The outdoor lighting standards of this section are intended to protect the public health and general welfare by controlling the adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.

### 30-9-6.2 Applicability

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Unless otherwise expressly exempted, the regulations of this section apply to all outdoor lighting installed after June 30, 2010.

### 30-9-6.3 Exemptions

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The following are expressly exempt from the outdoor lighting regulations of this article:

- A. airport runway and aviation safety lights required by the FAA (e.g., warning lights on radio, communication and navigation towers);

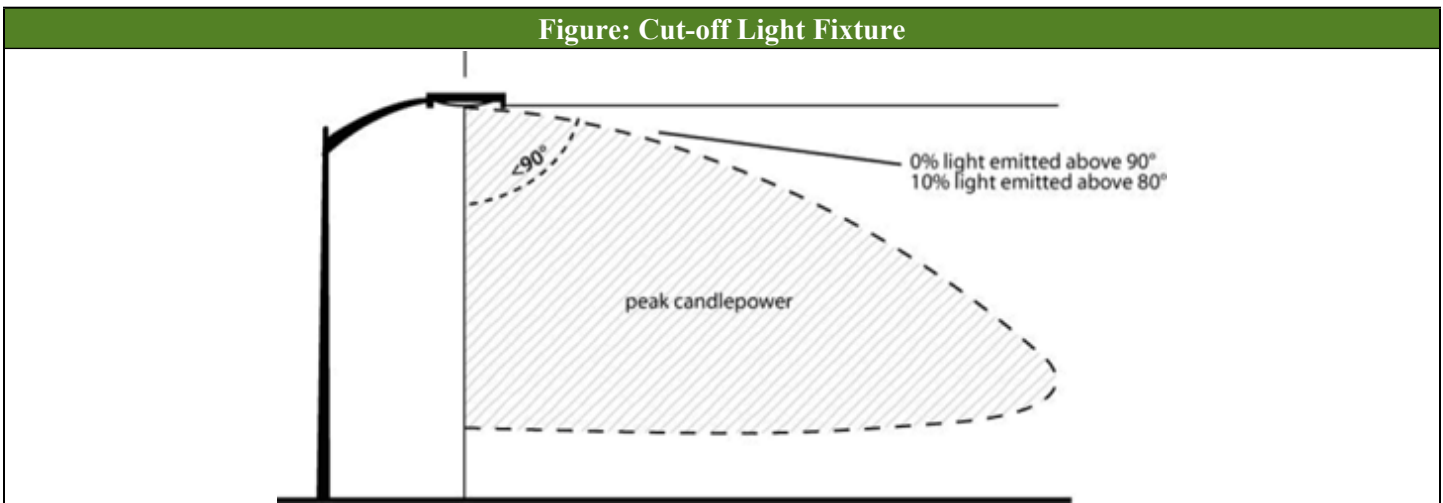
- B. security lights controlled and activated by motion sensor devices for a duration of 15 minutes or less;
- C. outdoor lights on lots occupied by single-family detached dwellings;
- D. temporary holiday light displays;
- E. outdoor light fixtures producing light directly by the combustion of fossil fuels, such as, kerosene lanterns or gas lamps;
- F. street lighting system;
- G. lighting of official government flags;
- H. lights associated with outdoor recreation uses, which are subject only to the standards of 30-9-6.7; and
- I. construction and emergency lighting used by construction workers or police, firefighting, or medical personnel, provided the lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency requiring the lighting.

### 30-9-6.4 Prohibited Lighting

- A. Flashing, revolving, or intermittent exterior lighting visible from any property line or street is prohibited.
- B. High-intensity light beams, such as outdoor searchlights, lasers or strobe lights are prohibited.

### 30-9-6.5 Fixtures, Shielding and Height Standards

- A. All outdoor light fixtures that produce more than 4,050 lumens must be cut-off fixtures and have flat lenses and/or shielding. A cut-off light fixture emits 0% of its light above 90 degrees and no more than 10% above 80 degrees from horizontal. The Planning and Community Development Director is authorized to grant a Type 1 Modification to this standard.



**Commentary:** *The lumen output of a lighting fixture is specified by the manufacturer. Some typical examples of fixtures that produce 4,050 lumens are 200 Watt standard incandescent, 150 Watt Tungsten-Halogen (quartz), 50 Watt High Pressure Sodium, 50 Watt Cool White Fluorescent, and 30 Watt Low Pressure Sodium.*

- B. Pole heights may not exceed 35 feet in height above grade. The Planning and Community Development Director is authorized to grant a Type 1 Modification to this standard.

## **30-9-6.6 Light Trespass**

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All outdoor lighting must be located, angled, shielded or limited in intensity so as to cast no direct light or glare exceeding one footcandle at any abutting residentially used property line or on adjacent streets.

## **30-9-6.7 Special Standards for Outdoor Recreation Uses**

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Because of their unique requirements for nighttime visibility and their limited hours of operation, outdoor recreation uses are exempt from the outdoor lighting standards of this section. Instead, outdoor recreation uses are subject to the following standards:

- A. Lighting must be designed to minimize adverse impacts on traffic safety and nuisance impacts on residential-zoned property. Mitigation can be required via extra landscaping, earlier shut-off times for the lights, cutoff fixtures (where feasible) and other techniques.
- B. Outdoor recreation uses are subject to exterior lighting plan requirements of [30-9-6.8](#).

## **30-9-6.8 Exterior Lighting Plan**

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- A. All site plans must indicate, at a minimum, fixture type, pole height and any fixture shielding. In addition, a note must be included on the site plan indicating that the proposed development complies with the outdoor lighting standards of this ordinance, including compliance with the light trespass requirement in [30-9-6.6](#).

## **30-9-7 Solid Waste Collection Facilities**

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### **30-9-7.1 Applicability**

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All property must include provisions for the collection, short-term storage and removal of solid waste generated from uses on the site in accordance with the standards of this section.

### **30-9-7.2 Residential Uses**

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Residential uses must include provisions for collection, short-term storage and removal of solid waste in one of the following manners:

- A. Single-family detached dwellings that meet the following criteria are eligible for city-provided refuse collection:
  - 1. containers that can be serviced from the curb using standard best collection practices, and
  - 2. no more refuse generation than can be placed or stored in a maximum of 2 roll-out containers totaling a combined capacity of no more than 180 gallons when accumulated between once per week collections.
- B. A community of single-family attached dwellings, such as but not limited to townhouses, is eligible for city-provided refuse collection if all units in the development meet the criteria of [30-9-7.2\(A\)1](#) and [30-9-7.2\(A\)2](#) and the following criteria:
  - 1. the units must share a common wall only and not a common floor/ceiling;
  - 2. each unit must have a driveway servicing only the attached units and the driveway must connect directly to the street;

3. the units must have sufficient individual yard space to accommodate 2 city approved refuse containers as well as sufficient room to accommodate yard waste and bulk debris;
  4. the unit must be accessible over streets and bridges, on-site, possessing a capacity, dimension and ability to maneuver (turn-around) city vehicles performing the services described in this section, as certified by a professional engineer; and
  5. a waiver for private streets or drives that holds the city harmless for any damage to the infrastructure due to vehicles used in the removal of solid waste must be submitted.
- C. Any home-based business that generates refuse in excess of the limits described in 30-9-7.2(A)2) will be treated as a nonresidential use.
- D. Residential units that do not meet the eligibility criteria for city-provided collection must make alternate collection arrangements.

**Commentary:** *The city provides dumpster service for a fee.*

1. Alternate arrangements must be indicated on building plans submitted for new developments as part of the site plan approval process.
2. Alternative arrangements may be for curbside collection, backdoor collection, or dumpster collection.
3. The city reserves the right to determine when dumpster service is required.
4. When a residential use is required to use dumpsters, the following minimum number will be required:
  - a. One 6-cubic yard stationary refuse container for each project that includes more than 7 and fewer than 17 dwelling units.
  - b. One 8-cubic yard stationary refuse container for each project that contains from 17 to 24 dwelling units.
  - c. Additional stationary refuse containers must be installed and maintained in the same minimum ratios set forth above if the project includes 25 or more dwelling units.

### **30-9-7.3 Nonresidential Uses**

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Nonresidential uses must include provisions for collection, short-term storage and removal of solid waste in one of the following manners:

- A. Any single nonresidential business that meets the following guidelines will be eligible for city-provided refuse collection if:
1. containers can be serviced from the curb using standard best collection practices; and
  2. the business generates no more refuse per week can be placed or stored in a maximum of 2 roll-out containers totaling a combined capacity of no more than 180 gallons when accumulated between once per week collections, such as a dental office, medical office, insurance office or another business in which the major activity is clerical in nature and does not in itself produce a product.
- B. Nonresidential locations that do not meet the eligibility criteria for city-provided collection as outlined above must make alternate collection arrangements.

**Commentary:** *The city provides dumpster service for a fee.*

1. Alternate arrangements must be indicated on building plans submitted for new developments as part of the site plan approval process.

2. Alternate arrangements may be for curbside collection, alley collection, or stationary dumpster collection.

### **30-9-7.4 Dumpster Location and Facility Standards**

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- A. In cases of new construction, building plans submitted as part of the site plan approval process must indicate the location of the dumpster pad. Pad construction must be in conformance with the **Commercial Dumpster Design Standards Manual**.
- B. All dumpsters for solid waste removal must comply with the following standards:
  1. The container capacity must be at least 6 cubic yards and no more than 8 cubic yards, except when the use of a compactor is approved by the Field Operations Director.
  2. The stationary container must be located in a manner that:
    - a. permits convenient and safe access by the servicing vehicle using all-weather streets and alleys of adequate strength;
    - b. allows the service vehicle operator to service the container, backup and depart without having to make unnecessary maneuvers;
    - c. does not create an obstruction for pedestrians and other vehicles using nearby sidewalks, streets or alleys;
    - d. minimizes the walking distances for tenants and occupants;
    - e. allows a minimum 24-foot overhead clearance for the centralized stationary container at all times;
    - f. avoids storm drain grates being placed in the driving path of the truck; and
    - g. locates grease containers in a manner that minimizes the possibility of a grease spill when the dumpster is serviced.
- C. Stationary container setbacks:
  1. A stationary container may not be located within the minimum building setback along a street. The Technical Review Committee is authorized to grant a Type 2 Modification to this standard if the container is located to minimize visibility from a public street.
  2. Stationary containers located on lots abutting a residential zoning district or lot occupied by a residential use must be set back from applicable side and rear property lines in accordance with the minimum building setback requirements of the subject zoning district.
  3. Stationary containers located on lots that are not abutting a residential zoning district or lot occupied by a residential use must be set back from side and rear property lines by at least 5 feet.
- D. All dumpsters or other similarly large trash receptacles, including compactors, must be screened from view of public street rights-of-way, the common elements of any private street or drive, existing or planned greenways (as shown on the adopted BiPed Plan), and any residential zoning district as follows:
  1. Dumpsters must be screened by using an opaque wall or fence. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters, on either the gates or enclosure sides.
  2. The opaque screening material or structure must have a minimum height of 8 feet, and
  3. screening is not required in the HI district, unless the dumpster is located within 100 feet of a residential land use.

## **30-9-7.5 Private Stationary Container Collection**

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Residential units and businesses that elect to use private stationary container collection must depict the location of future pads for the installation of stationary containers in accordance with the standards of this section, except the installation (including screening) and the submission of the required waiver must be completed prior to the conversion to city service.

(Amended by Ord. 13-51 on 5/7/13)

## **30-9-8 Street Naming and Addressing**

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### **30-9-8.1 Assignment of Name**

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Streets that will be in alignment must bear the same name. Street names may not duplicate or be so phonetically similar that it is reasonable to conclude that the names will cause confusion. Street names, addresses and property numbering must comply with the standards set forth in the **Street Naming and Addressing Manual**.

### **30-9-8.2 Assignment of Numbers**

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The Address Coordinator shall designate a number for each building or structure fronting on any street in the city, and shall notify the owner or occupant of such premises of the number assigned. The Address Coordinator shall designate odd numbers for all buildings or structures on one side of each street and even numbers for buildings or structures on the opposite side of such street.

#### **A. Application for Number**

Any person desiring to place a number on any building or structure shall first apply to the Address Coordinator for the assignment of a proper number.

#### **B. Posting of Number**

Within 30 days after written notice by the Address Coordinator of the assignment of or change of a number for any building or structure, the owner or occupant of such building or structure shall post the number (including any letters) so assigned in an approved area on such building in accordance with the following:

1. The minimum size of the number for all units shall not be less than three inches; however, the building number of an apartment, townhouse, condominium or any nonresidential complex shall be not less than 6 inches and shall be placed either in the appropriate center of the building or on the street end of the building so that it can be visible from either the public or private street or from the parking lot which serves the building.
2. Individual unit numbers shall be maintained on all entrances visible from any public or private street as seen from both directions or from the parking lot which serves the building and shall be posted on the same side as the door opening. If the number would not be visible or readable at that location it shall be placed within a 3-foot perimeter of the entrance so that it is visible and readable. In the event a building or structure is located more than 100 feet from the public street on which it fronts or the lot on which the building or structure is located is landscaped such that the numbers cannot be seen from the public street, the assigned street address shall also be posted on the property at or near the property line at a driveway or walkway to said building, but in no event shall said numbers be painted on the street curbing.
3. The building number shall be in a contrasting color to the color scheme of the building or structure so that it is clearly visible and shall be maintained in a clearly visible manner. Building numbers shall use a similar color scheme for multiple numbers posted on the same building.

4. The building inspector shall not issue a certificate of compliance or a certificate of occupancy until the assigned number is posted in accordance with this section.
5. Following the posting of the assigned number as required, the owner or occupant shall maintain such building or structure number at all times in compliance with this section.

## **30-9-9 Transit Facilities**

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### **30-9-9.1 General**

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Transit facilities are essential infrastructure, necessary to help meet the transportation needs of the public. Requirements for the provision of such facilities are tied to transit service access and access needs. The type of facilities may differ depending on existing transit stop conditions, including ridership levels, and on the scale of development and anticipated impact to the area.

### **30-9-9.2 Applicability**

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When a plan is submitted that directly abuts a designated transit stop (either active or committed), a concrete pad and all necessary easements must be provided by the developer, as requested by a public transit authority, in accordance with the following:

- A. A recorded easement for such requested transit stop facility must be provided for all developments requiring approval of a plot plan.
- B. A full concrete transit shelter pad and required easements must be provided for:
  1. all non-exempt subdivisions; or
  2. all developments requiring Technical Review Committee approval
- C. The applicant is not required to install the transit shelter pad when:
  1. there are no existing sidewalks, in that location.
  2. sidewalks are not required to be installed as part of the development, or
  3. there is no existing city standard curb and gutter.
- D. This requirement applies only to transit stops designated on the official GDOT transit stop map at the time the completed plot plan, site plan or preliminary plat is initially submitted.

### **30-9-9.3 Facility Standards**

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- A. When applicable, all shelter pads and easements must be located outside of the required sidewalk area and constructed to the standards of the *Public Transportation Infrastructure Manual*.
- B. The location and size of the shelter pad or easement, and encroachment into required planting yards, must be determined prior to site plan review by the city. When transit shelter pads encroach into the required street planting yard, street planting yard depths and planting requirements will be reduced proportionately.
- C. Developers providing a transit shelter pad are also eligible to receive a reduction of up to 15% of required parking, in accordance with [30-11-13.11](#).

### **30-9-9.4 Modifications**

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The Transportation Director is authorized to grant a Type 1 Modification to these transit facility standards.



## 30-9-10 Sidewalks

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### 30-9-10.1 General

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Sidewalks must be installed along public and private streets that are within or abut a subdivision or a property subject to site plan review and at other locations as specified in this section.

### 30-9-10.2 Required Locations

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- A. Sidewalks are required along both sides of new and existing major thoroughfare streets and minor thoroughfare streets that are not otherwise expressly subject to lesser requirements.
- B. Sidewalks are required along both sides of all new and existing streets in Traditional Neighborhood Developments. Sidewalks on a commercial block or a mixed-use block containing first-floor commercial uses must have minimum width of from 8 to 16 feet, as appropriate to allow adequate room for pedestrians, awnings, streetscape and landscape elements.
- C. Sidewalks are required along one side of new and existing collector streets that are not otherwise expressly subject to lesser requirements, except that upon review by the Technical Review Committee, sidewalks on both sides of the street may be required when one or more of the following conditions exist:
  - 1. the current or projected average daily traffic volume is greater than 8,000 vehicles per day;
  - 2. the posted speed limit is greater than 35 miles per hour;
  - 3. the street is a strategic pedestrian route to a specified pedestrian destination located within one quarter mile, as measured along the street centerline; or
  - 4. there are pedestrian safety, access, or circulation needs that necessitate sidewalks on both sides of the street.
- D. Sidewalks are required along at least one side of new and existing local streets that are not otherwise expressly subject to lesser requirements as put forth in the **Street Design Standards Manual**.
- E. Sidewalks are not required along new and existing cul-de-sac streets and permanent dead-end streets that do not exceed 800 feet and that are not strategic pedestrian routes.
- F. Sidewalks are not required along new and existing local and collector streets in industrial areas where the following conditions are found by the Transportation Director to exist:
  - 1. The proposed development is within an area predominately consisting of industrial uses where the majority of developed parcels do not have sidewalks,
  - 2. The character, size and density of the developments are such that pedestrian demand is expected to be limited, and
  - 3. No transit service or greenway route exists or is planned in that location.
- G. Where sidewalks are not required to be provided, the developer shall provide a graded area without obstructions, located adjacent to the right-of-way and sufficient to allow for future sidewalk construction meeting city standards. This graded area will be kept free from landscaping (shrubs, trees, fences, walls, etc.) including landscaping that would otherwise be required by ordinance. A sidewalk easement will be conveyed to the city where required due to insufficient right-of-way.
- H. The Transportation Director may grant a Type 1 Modification (See [30-4-11](#)) for sidewalk requirements in this section.

(Amended by Ord. 10-186 on 12/7/10 and Ord. 17-011 on 1/17/17)