

CONTENTS

CONTENTS XXXII

ARTICLE 1 GENERAL PROVISIONS..... 1

1.1 TITLE 1

1.2 AUTHORITY 1

 1.2.1 General 1

 1.2.2 Authority to Regulate Zoning, Subdivision And Building Practices in ETJ 1

 1.2.3 Reference to North Carolina General Statutes..... 1

1.3 PURPOSE..... 1

 1.3.1 General 1

 1.3.2 Specific 1

1.4 APPLICABILITY AND JURISDICTION 2

 1.4.1 General 2

 1.4.2 Application to Town 2

 1.4.3 No Development Until Compliance with this Ordinance 2

 1.4.4 Bonafide Farms Exempt 3

1.5 OFFICIAL ZONING DISTRICT MAP 3

 1.5.1 Official Zoning District Map 3

 1.5.2 Incorporated by Reference 3

 1.5.3 Zoning District Boundaries 3

 1.5.4 Changes to Official Zoning District Map 3

 1.5.5 Mapping Disputes 3

1.6 INTERPRETATION AND CONFLICT 3

 1.6.1 Meaning and Intent 3

 1.6.2 Text Controls 3

 1.6.3 Authority for Interpretation 3

 1.6.4 Statutory References 3

 1.6.5 Computation of Time 4

 1.6.6 Delegation of Authority 4

 1.6.7 Technical and Non-Technical Words..... 4

 1.6.8 Mandatory and Discretionary Terms 4

 1.6.9 Conjunctions 4

 1.6.10 Tense and Usage 4

 1.6.11 Gender 4

1.7 RELATIONSHIP TO OTHER REGULATIONS AND PRIVATE AGREEMENTS 4

 1.7.1 Conflicts with Other Regulations 4

 1.7.2 Relationship with Private-Party Easements, Covenants, or Agreements 4

 1.7.3 Repeal of Inconsistent or Conflicting Provisions 5

1.8 LIABILITY FOR DAMAGES 5

1.9 SEVERABILITY 5

1.10 EFFECTIVE DATE / TRANSITIONAL PROVISIONS 5

 1.10.1 Effective Date 5

 1.10.2 Final Approval..... 5

 1.10.3 Complete Applications 6

 1.10.4 Violations Continue..... 6

 1.10.5 Legal Nonconformities Under Previous Ordinances 6

 1.10.6 Tree Clearing 6

ARTICLE 2 ADMINISTRATION..... 1

2.1 REVIEW AND DECISION-MAKING BODIES..... 1

 2.1.1 Town Council 1

 2.1.2 Planning Board 2

 2.1.3 Board of Adjustment 5

 2.1.4 Transit Advisory Committee 8

2.1.5	Parks, Recreation, and Cultural Resources Advisory Commission	10
2.1.6	Planning Director	11
2.1.7	Technical Review Committee	12
2.1.8	Hearing Officer.....	12
2.1.9	Apex Environmental Advisory Board	13
2.2	COMMON REVIEW PROCEDURES	13
2.2.1	Authority to File Applications	13
2.2.2	Planning Director Authorized to Establish Application Submission Schedule.....	14
2.2.3	Simultaneous Processing	14
2.2.4	Form of Application.....	14
2.2.5	Fees	14
2.2.6	Pre-Application Meeting	14
2.2.7	Neighborhood Meeting	15
2.2.8	Application Submission	16
2.2.9	Staff Report.....	16
2.2.10	Scheduling Public Hearing(s)	17
2.2.11	Public Notification	17
2.2.12	Withdrawal of Application	19
2.2.13	Reserved	19
2.2.14	Review and Recommendation of Planning Board	19
2.2.15	Action by the Town Council	20
2.2.16	Decisions	20
2.2.17	Notification of Decision	20
2.2.18	Public Hearing Procedures	20
2.3	DEVELOPMENT APPROVALS	23
2.3.1	General Overview	23
2.3.2	Amendments to the Text of this Ordinance or Official Zoning District Map (Rezoning) ...	23
2.3.3	Conditional Zoning Districts	25
2.3.4	Planned Development Districts	28
2.3.5	Special Use.....	43
2.3.6	Site Plan	45
2.3.7	Subdivision	53
2.3.8	Variance Permit	57
2.3.9	Administrative Adjustment	59
2.3.10	Certificate of Zoning Compliance	60
2.3.11	Temporary Use	61
2.3.12	Appeals.....	62
2.3.13	Beneficial Use Determination	63
2.3.14	Vested Rights	67
2.3.15	Tree Removal and/or Pond Drainage Plan	71
2.3.16	Sustainable Development Conditional Zoning District	73
2.3.17	Site Work Prior to Development Approvals	77
2.3.18	Utility Service	77
ARTICLE 3	ZONING DISTRICTS.....	1
3.1	PURPOSE AND INTENT	1
3.2	ZONING DISTRICTS ESTABLISHED	1
3.2.1	Residential Districts	1
3.2.2	Business Districts	1
3.2.3	Reserved	1
3.2.4	Other Districts	1
3.2.5	Conditional Zoning Residential Districts	1
3.2.6	Conditional Zoning Business Districts	2
3.2.7	Conditional Zoning Planned Development Districts	2
3.2.8	Conditional Zoning Other Districts	2
3.2.9	Overlay Districts.....	2

3.3	DISTRICT PURPOSES	2
3.3.1	Residential Districts	2
3.3.2	Business Districts	3
3.3.3	Planned Development Districts	4
3.3.4	Other Districts	7
3.3.5	Overlay Districts.....	7
3.4	OFFICIAL ZONING DISTRICT MAP AND DISTRICT BOUNDARIES	8
3.4.1	Establishment of Official Zoning District Map	8
3.4.2	Amendment to the Official Zoning District Map	8
3.4.3	Replacement of Official Zoning District Map	8
ARTICLE 4	USE REGULATIONS	1
4.1	GENERAL OVERVIEW	1
4.1.1	General	1
4.1.2	Outside Storage and Sales	1
4.2	USE TABLE	3
4.2.1	General	3
4.2.2	Use Table	6
4.3	USE CLASSIFICATIONS	14
4.3.1	Residential Uses	14
4.3.2	Public and Civic Uses	16
4.3.3	Utilities	18
4.3.4	Recreational Uses	19
4.3.5	Commercial Uses	21
4.3.6	Industrial Uses	29
4.3.7	Agricultural Uses.....	31
4.4	SUPPLEMENTAL STANDARDS	31
4.4.1	Residential Uses	31
4.4.2	Public and Civic Uses	35
4.4.3	Utilities	36
4.4.4	Recreational Uses	55
4.4.5	Commercial Uses	58
4.4.6	Industrial Uses	69
4.5	ACCESSORY USES AND STRUCTURES	70
4.5.1	Purpose	70
4.5.2	Generally	70
4.5.3	Accessory Structures.....	70
4.5.4	Single-Family Recreational Accessory Use	70
4.5.5	Home Occupation	71
4.5.6	Accessory Apartment.....	72
4.6	TEMPORARY USES AND STRUCTURES	73
4.6.1	Permit Required.....	73
4.6.2	No Permit Required	75
ARTICLE 5	MEASUREMENTS	1
5.1	TABLE OF INTENSITY AND DIMENSIONAL STANDARDS	1
5.1.1	Residential Districts	1
5.1.2	Business Districts	3
5.1.3	Planned Development Districts	4
5.1.4	Other Development Districts.....	5
5.1.5	Small Town Character Overlay District.....	5
5.2	GENERAL MEASUREMENT REQUIREMENTS	6
5.2.1	Density	6
5.2.2	Setbacks	6
5.2.3	Lot Measurement.....	10
5.2.4	Height Measurement and Requirements	11
5.2.5	Bulk Measurement and Requirements	11

5.2.6 Distances 11

5.2.7 Dimensional Standards for Detached Accessory Structures..... 12

ARTICLE 6 OVERLAY DISTRICTS 1

6.1 WATERSHED PROTECTION OVERLAY DISTRICTS 1

6.1.1 Purpose, Authority, and Enactment..... 1

6.1.2 Primary and Secondary Watershed Protection Overlay Districts 1

6.1.3 Exemptions 2

6.1.4 General 3

6.1.5 Uses..... 3

6.1.6 Low-Density Development Option 3

6.1.7 High-Density Development Option 5

6.1.8 Clustered Development Option 7

6.1.9 Definition of Built-Upon Area 7

6.1.10 Calculation of Built-Upon Area 8

6.1.11 Riparian Buffers 8

6.1.12 Stormwater Control Measures (SCMs)..... 23

6.1.13 Modifications by Variance..... 28

6.1.14 Mitigation for Riparian Buffers 38

6.1.15 Civil Penalties 44

6.1.16 Criminal Penalties..... 44

6.1.17 Remedies..... 44

6.2 FLOOD DAMAGE PREVENTION OVERLAY DISTRICT 45

6.2.1 Authority..... 45

6.2.2 Findings 45

6.2.3 Purpose 45

6.2.4 Objectives 45

6.2.5 Applicability..... 46

6.2.6 Basis for Establishing the Special Flood Hazard Areas 46

6.2.7 Establishment of Floodplain Development Permit..... 46

6.2.8 Compliance..... 46

6.2.9 Abrogation and Greater Restrictions 46

6.2.10 Interpretation..... 46

6.2.11 Warning and Disclaimer of Liability 47

6.2.12 Penalties for Violation 47

6.2.13 Administration 47

6.2.14 Administrative Procedures..... 50

6.2.15 Variance Procedures 51

6.2.16 Provisions for Flood Hazard Reduction..... 53

6.2.17 Standards for Streams without Established Base Flood Elevations, Floodways, and/or
Non-Encroachment Areas 57

6.2.18 Standards for Subdivisions 58

6.2.19 Terms Defined 58

6.3 SMALL TOWN CHARACTER OVERLAY DISTRICT 66

6.3.1 Small Town Character Overlay District..... 66

ARTICLE 7 SUBDIVISION 1

7.1 GENERAL PROVISIONS 1

7.1.1 Authority and Exemptions..... 1

7.1.2 Jurisdiction..... 2

7.1.3 Registration of Article and Plats 2

7.1.4 Conformance with Article Prerequisite to Acceptance of Streets, Extension of Services 2

7.1.5 Conformance with Official Plans..... 2

7.1.6 Condominium and Townhouse Developments..... 3

7.1.7 Substitution of Fees in Lieu of Public Improvements 4

7.1.8 Penalties and Remedies for Violation of Article 5

7.1.9 Inspection Fees as Prescribed 5

7.2	DESIGN STANDARDS	5
7.2.1	Streets	5
7.2.2	Blocks	12
7.2.3	Lots	12
7.2.4	Easements	14
7.2.5	Single-Family Residential Grading	14
7.3	PRIVATE RECREATION AND OPEN SPACE	17
7.3.1	Privately-owned Play Lawns	17
7.4	DEDICATION OF ROW FOR THOROUGHFARE PLAN STREETS AND HIGHWAYS	18
7.4.1	Reasonable Relationship	18
7.4.2	No Deprivation of Land	18
7.4.3	Density Credit Transfer	18
7.5	REQUIRED IMPROVEMENTS	18
7.5.1	Generally and Exemptions	18
7.5.2	Permanent Reference Points	19
7.5.3	Water Lines and Sanitary Sewers	20
7.5.4	Streets	20
7.5.5	Required Landscaped Median	26
7.5.6	Reserved	26
7.5.7	Storm Drainage	26
7.5.8	Underground Utilities	27
7.5.9	Schedule of Installation	27
7.5.10	Installation of and Reimbursement for Oversized and/or On-Site/Off-Site Improvements	29
7.5.11	Ownership of Completed Improvements	29
7.5.12	Installation Prerequisite to Approval of Final Plat and Extension of Town Services or Utilities	29
7.5.13	Performance Guarantee in Lieu of Construction Prior to Acceptance of Final Plat	29
7.5.14	Defects Guarantee	30
7.5.15	Maintenance Guarantee	30
7.5.16	Final Plat Approval Contingent on Execution of Guarantees	31
7.5.17	Irrevocable Letter of Credit in Lieu of Surety Bond or Other Guarantee of Performance	31
ARTICLE 8	GENERAL DEVELOPMENT STANDARDS	1
8.1	RESOURCE CONSERVATION	1
8.1.1	General	1
8.1.2	Resource Conservation Area	1
8.1.3	Tree and Vegetation Conservation	9
8.1.4	Development Restrictions on Steep Slopes	13
8.1.5	Reserved	15
8.1.6	Retaining Structures	15
8.2	LANDSCAPING, BUFFERING, AND SCREENING	15
8.2.1	Purpose and Intent	15
8.2.2	General Landscaping Design Standards	16
8.2.3	Maintenance Responsibility and Replacement of Damaged Vegetation	21
8.2.4	Building Landscaping Requirements	23
8.2.5	Vehicle Use Area Landscaping	24
8.2.6	Buffering	26
8.2.7	Fences, Walls, and Berms	38
8.2.8	Screening	41
8.3	OFF-STREET PARKING AND LOADING	42
8.3.1	Applicability	42
8.3.2	Off-Street Parking Requirements	43
8.3.3	Rules for Computing Requirements	47
8.3.4	Location	48
8.3.5	Off-Street Loading Requirements	49
8.3.6	Parking Lot Design Standards	50
8.3.7	Use of Off-Street Parking Areas	53

8.3.8	Accessible Parking for Physically Handicapped Persons	54
8.3.9	Off-Street Parking Alternatives	54
8.4	COMMUNITY AMENITIES AND PEDESTRIAN FLOW	58
8.4.1	General	58
8.4.2	Applicability	58
8.4.3	Community Amenities	58
8.4.4	Pedestrian Flows	58
8.4.5	Public Art on Private Property	59
8.5	OPERATIONAL COMPATIBILITY STANDARDS	60
8.5.1	Glare	60
8.5.2	Heat and Humidity	60
8.5.3	Noise	60
8.5.4	Vibration	60
8.5.5	Operational/Physical Compatibility	60
8.5.6	Evidence of Compliance	61
8.6	EXTERIOR LIGHTING	61
8.6.1	Purpose and Intent	61
8.6.2	Lighting Plan	61
8.6.3	Illumination Standards	62
8.6.4	Design Requirements	62
8.6.5	Exemptions	68
8.6.6	Final Inspection	69
8.7	SIGNS	69
8.7.1	Permitted Signs: Location, Size, and Number	69
8.7.2	Prohibited Signs	92
8.7.3	Sign Area Measurement	93
8.7.4	Sign Design and Color	94
8.7.5	Master Sign Plan Requirement	94
8.7.6	Installation Requirements	95
8.7.7	Central Business District, Apex National Register Historic District, Small Town Character Overlay District, Mixed Office-Residential-Retail and Planned Development Districts	97
8.7.8	Nonconforming Signs	100
8.7.9	Definitions	100
ARTICLE 9	DESIGN STANDARDS	1
9.1	GENERAL	1
9.1.1	Purpose and Intent	1
9.1.2	Applicability	1
9.1.3	General Compatibility Requirement	1
9.2	BUILDING AESTHETICS	1
9.2.1	Purpose	1
9.2.2	Building Design	1
9.2.3	Avoiding Monotony of Design	3
9.2.4	Harmony of Design	3
9.3	ARCHITECTURAL CHARACTER	4
9.3.1	Purpose	4
9.3.2	Roofs	4
9.3.3	Facades	5
9.3.4	Entryways	5
9.3.5	Color and Materials	6
9.3.6	Reserved	6
ARTICLE 10	NONCONFORMITIES	1
10.1	PURPOSE AND INTENT	1
10.2	NONCONFORMING USES	1
10.2.1	Normal Maintenance or Repair	1
10.2.2	Enlargement or Expansion	1

10.2.3	Relocation	1
10.2.4	Damage and Restoration of Structure Housing Nonconforming Use.....	1
10.2.5	Change in Use	1
10.2.6	Discontinuance or Abandonment	1
10.2.7	Unsafe Because of Maintenance.....	2
10.3	NONCONFORMING STRUCTURES.....	2
10.3.1	Normal Maintenance.....	2
10.3.2	Enlargement or Expansion	2
10.3.3	Relocation	2
10.3.4	Damage and Restoration of Nonconforming Structure	3
10.3.5	Unsafe Because of Maintenance.....	3
10.3.6	Mobile Homes on Individual Lots.....	3
10.4	NONCONFORMING LOTS OF RECORD	3
10.4.1	Setback Reductions.....	3
10.5	NONCONFORMITIES CREATED BY EMINENT DOMAIN PROCEEDINGS	3
10.5.1	Authority to Gain Certificate of Conformity	3
10.5.2	Applicability	3
10.5.3	Procedure	3
10.6	NONCONFORMING SIGNS	5
10.6.1	Notification of Nonconformities.....	5
10.6.2	Removal of Nonconforming Signs	5
10.6.3	Nonconforming Signs Not Altered	5
10.6.4	Moving or Replacing Nonconforming Signs	5
10.6.5	Damage to Nonconforming Signs.....	5
10.6.6	Changing Message of Nonconforming Signs	5
10.6.7	Repair and Renovation of Nonconforming Signs	5
10.6.8	Discontinuance of Business	6
10.6.9	Nonconforming Billboards Left Blank	6
10.6.10	Amortization of Nonconforming Signs.....	6
ARTICLE 11	ENFORCEMENT	1
11.1	GENERAL.....	1
11.1.1	Authority.....	1
11.1.2	Purpose	1
11.1.3	Unlawful to Violate this Ordinance.....	1
11.1.4	Responsible Person.....	1
11.2	INSPECTION	1
11.3	PERFORMANCE BOND.....	1
11.4	REMEDIES AND PENALTIES.....	2
11.4.1	Permit Revocation	2
11.4.2	Disapproval of Subsequent Permits and Development Approvals.....	2
11.4.3	Injunction and Abatement Order.....	2
11.4.4	Civil Penalties	2
11.4.5	Criminal Penalty.....	2
11.4.6	Other Relief.....	2
11.5	PROCEDURES	3
11.5.1	Investigation.....	3
11.5.2	Warning of Violation.....	3
11.5.3	Notice of Violation and Correction Order.....	3
11.5.4	Appeal to Board of Adjustment.....	3
11.5.5	Extension of Time Limit to Correct Violation	3
11.5.6	Enforcement Action After Time to Correct Violation.....	4
11.5.7	Emergency Enforcement Without Notice.....	4
ARTICLE 12	DEFINITIONS	1
12.1	GENERAL.....	1
12.2	TERMS DEFINED	1

ARTICLE 13 TRANSPORTATION 1

13.1 PURPOSE..... 1

13.2 AUTHORITY 1

13.3 FINDINGS 1

13.4 DEFINITIONS..... 1

13.5 APPLICABILITY 3

13.6 CONDITION OF APPROVAL 3

13.7 BENEFIT DISTRICTS 3

13.8 RESERVED 3

13.9 RESERVED 3

13.10 RESERVED 3

13.11 RESERVED 3

13.12 RESERVED 3

13.13 RESERVED 3

13.14 RESERVED 3

13.15 RESERVED 3

13.16 DEVELOPER AGREEMENTS 3

13.17 RESERVED 4

13.18 RESERVED 4

13.19 TRAFFIC IMPACT ANALYSIS REQUIRED 4

13.20 RESERVED 4

ARTICLE 14 PARKS, RECREATION, GREENWAYS, AND OPEN SPACE 1

14.1 PARK, RECREATION, AND OPEN SPACE SITES 1

14.1.1 Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally 1

14.1.2 Exemptions 1

14.1.3 Standards for Dedication 1

14.1.4 Standards for Town Council's Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof 2

14.1.5 Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees 2

14.1.6 Computation of Size of Area Required for Dedication 4

14.1.7 Computation of Fee-In-Lieu of Dedication 5

14.1.8 Use of Land by Town; Sale of Land by Town; Use of Funds Received in Lieu of Dedication 5

14.1.9 Special Committee to Settle Disagreements Between Town and Developer 6

14.2 GREENWAYS 6

14.2.1 Greenways 6