



AGENDA  
CITY OF GOOSE CREEK  
ZONING BOARD OF APPEALS MEETING  
TUESDAY, OCTOBER 18, 2016 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD

- I. Call to Order –Chairman Butch Clift
- II. Roll Call – Chairman Butch Clift
- III. Review of Minutes From August 30, 2016
- IV. Public Hearing - Request for Variance to Appendix A  
TABLE OF PARKING AND LOADING REQUIREMENTS of  
the City’s zoning ordinance for a portion of TMS# 235-  
00-00-065
- V. Public Hearing - Request for Variance to Appendix D  
ZONING DISTRICTS of the City’s zoning ordinance for  
property at 435 Old Mt. Holly Rd, TMS# 234-07-05-042
- VI. Comments from Board
- VII. Comments from Staff
- VIII. Adjournment

*Please note this Agenda was posted at City Hall and on the City Website prior to meeting.*



## MEMORANDUM

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**TO:** Members of the Zoning Board of Appeals

**FROM:** Sarah Hanson

**DATE:** October 14, 2016

**SUBJECT:** Notification of Meeting

This is to inform everyone that the next meeting of the Zoning Board of Appeals has been scheduled for Tuesday, October 18, 2016.

You will be asked to review two variance requests pursuant to your duties and powers as defined in Zoning Ordinance Section 151.171 below. Information regarding these requests are included in your packet.

### **§ 151.171 DUTIES AND POWERS.**

(A) To hear and decide appeals where it is alleged there is error in an order, requirement, decision or determination made by the Zoning Administrator in the enforcement of this chapter.

(B) To hear and decide appeals for variance from the requirements of this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the ZBA makes and explains in writing the following findings, and that all of the following factors shall be met. The following are provisions of S.C. Code, 1994 § 6-29-800, as amended:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

(2) These conditions do not generally apply to other property in the vicinity;

(3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

(4) The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance;

(5) The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;

(6) In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare; and

(7) The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk.

**STAFF REPORT  
APPLICATION FOR A VARIANCE  
FROM THE PARKING REQUIREMENT PER APPENDIX A OF THE ZONING ORDINANCE  
PROPERTY LOCATED ON HENRY E BROWN BLVD.  
TMS# 235-00-0-065 (a part of)**

Date of Meeting:	October 18, 2016
Subject:	Variance Request – Parking Requirements Use: Charter School

**Proposal:**

The applicant proposes to develop a charter school within the Brickhope Plantation community between Liberty Hall Road and N. Goose Creek Blvd (Hwy 52). The proposed school will be located on 13.6 acres on the new Henry Brown Blvd which is currently being extended to connect with Montague Plantation Road. This connection will serve as a corridor between Liberty Hall Road and N. Goose Creek Blvd/Highway 52.

The proposed school will open for kindergarten to eighth grades and will have approximately 1200 students. There will be no bus service offered, and an organized and proven arrival and dismissal plan is in place for all the Charter USA schools which incorporate a series of paved loops around the sides and rear of the school.

The City's parking requirements, as detailed in Appendix A of the zoning ordinance, requires 5 spaces per classroom plus one space per employee. For this specific school this would require a total of 332 parking spaces. The proposed site plan offers 153 regulation sized (9'x18') spaces, including handicap accessible spaces. The loop area equates to 177 spaces 20' each.

The applicant is requesting a variance to the parking requirement, asking that the loops designed for car stacking for drop off and pick up be considered as available parking.

**Staff Recommendation:**

Staff believes the parking requirement as stated in our Appendix A is excessive for today's standards and as compared to other nearby towns and cities. It is Staff's belief that the stacking loops serve as a good substitute for the parking requirements of this type of school given the ages of the students (they don't drive) and the fact that parents will not be allowed to park outside of the loop area to wait. Thus, Staff has no reservation regarding an approval of the variance request.

E:\Land Projects 2005\02040v3 Brickhope Plantation\survey\BrickhopeLandUse.dwg\_9/6/2005 2:52:30 PM, Plotted by Bill Vause

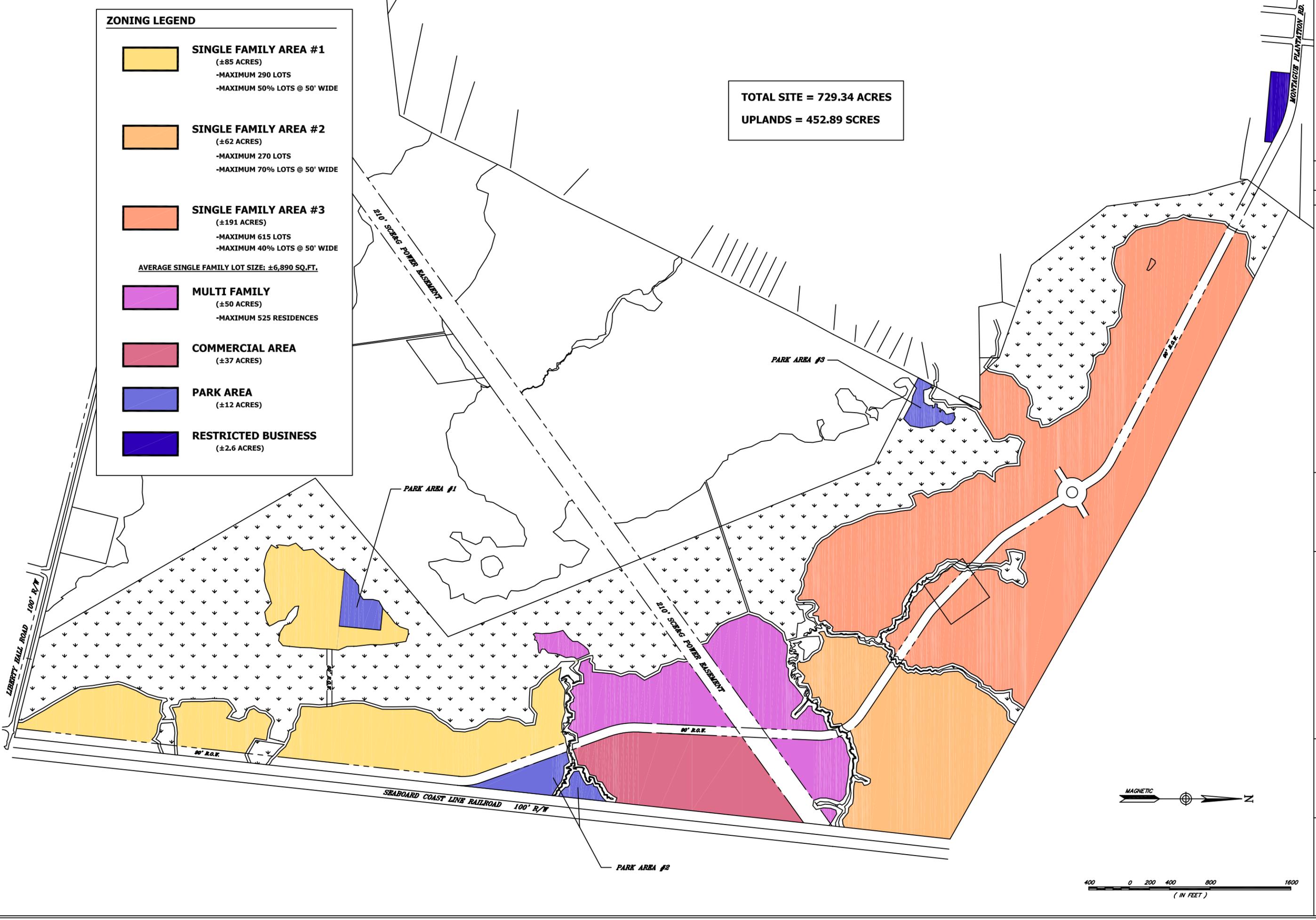
**ZONING LEGEND**

-  **SINGLE FAMILY AREA #1**  
(±85 ACRES)  
-MAXIMUM 290 LOTS  
-MAXIMUM 50% LOTS @ 50' WIDE
-  **SINGLE FAMILY AREA #2**  
(±62 ACRES)  
-MAXIMUM 270 LOTS  
-MAXIMUM 70% LOTS @ 50' WIDE
-  **SINGLE FAMILY AREA #3**  
(±191 ACRES)  
-MAXIMUM 615 LOTS  
-MAXIMUM 40% LOTS @ 50' WIDE

AVERAGE SINGLE FAMILY LOT SIZE: ±6,890 SQ.FT.

-  **MULTI FAMILY**  
(±50 ACRES)  
-MAXIMUM 525 RESIDENCES
-  **COMMERCIAL AREA**  
(±37 ACRES)
-  **PARK AREA**  
(±12 ACRES)
-  **RESTRICTED BUSINESS**  
(±2.6 ACRES)

**TOTAL SITE = 729.34 ACRES**  
**UPLANDS = 452.89 ACRES**



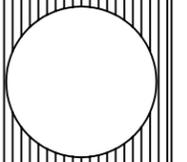
NO.	DATE	REVISIONS

**TITLE**  
**LAND USE PLAN - REVISED**  
**SHOWING**  
**BRICKHOPE PLANTATION**  
**LOCATED IN THE CITY OF GOOSE CREEK**  
**BERKELEY COUNTY, SOUTH CAROLINA**



**TRICO ENGINEERING CONSULTANTS**  
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North Charleston, SC 29405  
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DESIGNED: ---	or 1
DRAWN: BPC/MMV	
CHECKED: CLB	
APPROVED: CLB	
SCALE: AS SHOWN	
DATE: AUGUST 8, 2005	
PROJECT NO.: 02040	
SHEET 1	of 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

**GENERAL SITE NOTES**

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBING SHALL BE PER THE CITY OF GOOSE CREEK STANDARDS.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT FOR PAVING DESIGN AND PROPER MATERIALS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
7. ALL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SCDOT.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) STANDARDS.

**SITE SUMMARY**

ZONING	PLANNED DEVELOPMENT
FUTURE LAND USE	COMMERCIAL
TYPE OF CONSTRUCTION	
<b>ZONING REQUIREMENTS PROVIDED</b>	
PROJECT AREA	13.60 ACRES
TOTAL IMPERVIOUS AREA	XX.XX AC (XX.XX%)
PAVING / SIDEWALK AREA	XX.XX AC (XX.XX%)
BUILDING AREA (INCLUDING CANOPY AREA)	XX.XX AC (XX.XX%)
TOTAL PERVIOUS AREA (GREEN SPACE)	XX.XX AC (XX.XX%)
BUILDING	
SIZE	XX,XXX SF
HEIGHT	XX'
FLOOR AREA RATIO	--
PARKING	
REQUIRED*	325
PROPOSED REG SPACES	146
HANDICAP SPACES	7
SPACES IN STACKING LANES**	179
TOTAL SPACES	332
STALL SIZE	9' x 18'

\* ONE PARKING SPACE PER CLASSROOM PLUS ONE SPACE PER EMPLOYEE  
 \*\* 3,592' OF STACKING IN FOUR LANES AROUND BUILDING. 20' SPACING ASSUMED FOR VEHICLE STACKING

**SITE KEY NOTES**

- A. MONUMENT SIGN
- B. DUMPSTER PAD
- C. 6' CHAIN LINK FENCE
- D. 4' GATE WITH PANIC BAR
- E. 12' GATE FOR MAINTENANCE ACCESS
- F. 30" X 30" STOP SIGN, PER SCDOT STANDARD INDEX AND MUTCD STANDARD R1.1
- G. 24" CURB AND GUTTER, PER DETAIL SHEET C2.1
- H. FIRE HYDRANT, SEE UTILITY PLAN SHEET C4.0
- I. HEAVY DUTY CONCRETE PAVEMENT
- J. STANDARD DUTY ASPHALT PAVEMENT
- K. CONCRETE SIDEWALK
- L. DOUBLE SOLID YELLOW LANE STRIPE, SEE LENGTH INDICATED AT SYMBOL
- M. 24" WIDE WHITE THERMO PLASTIC STOP BAR, SEE LENGTH INDICATED AT SYMBOL
- N. 4" WHITE PARKING LOT STRIPING
- O. 4" SOLID WHITE LANE STRIPE
- P. 12" WIDE WHITE THERMO PLASTIC CROSS WALK
- Q. DIRECTIONAL PAVEMENT MARKINGS
- R. NO PARKING PAVEMENT MARKING
- S. ADA PARKING STRIPING, PER DETAIL SHEET C2.1
- T. ADA SIGN, PER DETAIL SHEET C2.1
- U. ADA RAMP, PER DETAIL SHEET C2.1
- V. ELECTRICAL TRANSFORMER
- W. BICYCLE RACK

**PROPOSED LEGEND**

- PROPERTY LINE
- CURB AND GUTTER
- FENCE

**LEGEND - EXISTING**

- 350 --- INDEX CONTOUR
- 352 --- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC
- COMMUNICATION SERVICE
- HANDICAP SYMBOL
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- BENCHMARK
- UTILITY POLE
- SIGN
- ELECTRIC BOX
- CURB DRAIN INLET (CDI)/DRAIN INLET (DI)
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SMH)
- WATER VALVE & BACK PREVENTER VALVE
- FIRE HYDRANT (HYD.)
- STREET LIGHT/LAMP
- JUNCTION BOX
- TREE TRUNK
- CONCRETE

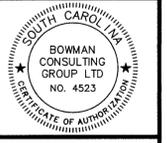
**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

**Bowman**  
 CONSULTING  
 GROUP, LTD.

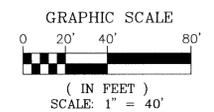
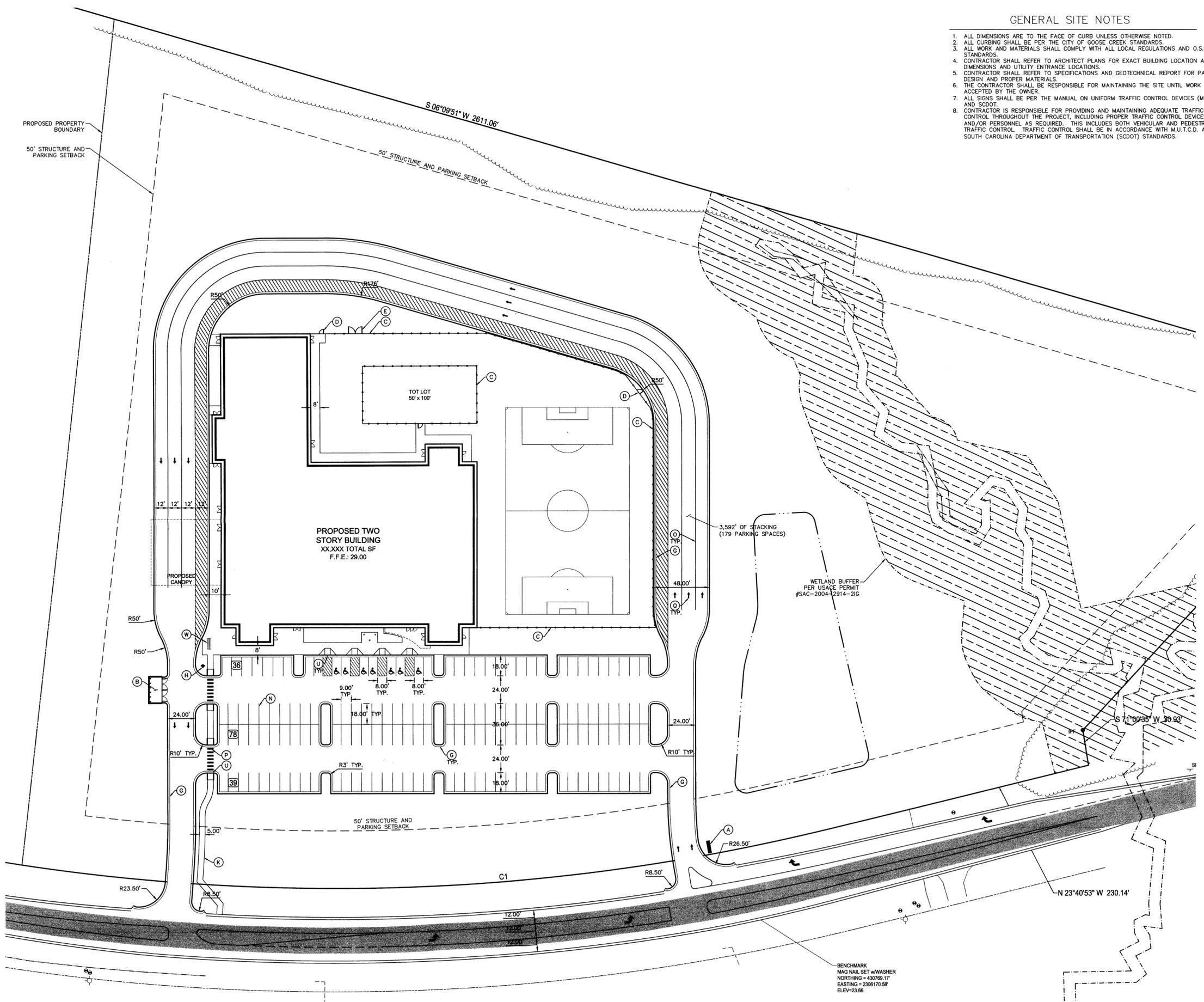
2050 Marconi Drive  
 Suite 300  
 Alpharetta, GA 30005  
 Phone: (678) 374-6687  
 bowmanconsulting.com  
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 Certificate of Authorization No. 4523

**PRELIMINARY SITE PLAN  
LIBERTY CHARTER SCHOOL**

MONTAGUE PLANTATION ROAD  
GOOSE CREEK, SC 29445  
CITY OF GOOSE CREEK  
BERKELEY COUNTY, SC



KAI BURK LICENSE NO. 33129		
PLAN STATUS		
DATE	DESCRIPTION	
PNL DESIGN	PNL DRAWN	KB CHKD
SCALE 1" = 40'		
JOB No.	01041-01-001	
DATE	9/29/16	
FILE	C2.0 - SITE PLAN	
SHEET <b>C2.0</b>		



## APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

<i>Table of Parking Space Requirements</i>		
	<i>Required Spaces</i>	<i>Additional Requirements</i>
<b>Residential</b>		
Single-family dwelling	2 spaces	
Duplex/two-family dwelling	4 spaces	
Multi-family dwelling	2 spaces per unit	
Mobile home in mobile home park	2 spaces	+ 1 space per employee
Mobile home park	2 spaces per lot/space	+ 1 space per employee
Rooming/boarding house	1 space per sleeping room	+ 1 space per 2 employees
Group dwelling	1 space per 2 bedrooms	
Nursing home/sanitarium	1 space per 5 patient beds	+ 1 space per each 2 employees on largest shift
<b>Religious</b>		
Churches and places of worship	1 space per 5 fixed seats in the main assembly hall	Or, 1 space per classroom, whichever is greater
<b>Educational</b>		
Public/private school, trade or business school, or college	greater of: 1 space per 4 seats in assembly hall, or 5 spaces per classroom	+ 1 space per employee
Library, museum, art gallery, arts, crafts, or dance studio	10 spaces	+ 1 space per employee



October 7, 2016

ATTN: Sarah Hanson  
Director, Planning & Zoning  
City of Goose Creek  
519 N. Goose Creek Blvd.  
P.O. Drawer 1768  
Goose Creek, SC 29445

RE: Variance Application Request for Reduction of Parking

Dear Ms. Hanson,

Enclosed you will find an application for a variance to Chapter 151, Appendix A, Educational Parking Space Requirements.

Background:

In reviewing the City of Goose Creek Zoning Code, it seems parking regulations were established in 1985. Two revisions to certain portions of the code related to parking requirements have been made in 1995, and another revision in 2015.

None of the revision made included revisions to the specific code related to parking within Educational uses.

Parking requirements typically vary by the types of educational facilities. For instance, kindergarten, elementary, and middle schools require much less parking because parents drop off and pick up children and they do not require parking spaces. On the other hand, high schools and colleges, where some high school students and most college students drive to school, will require a higher number of parking spaces to accommodate student's vehicles.

Our proposed development is for a K through 8 school, which includes kindergarten, elementary and middle school, thus requiring a much lower number of parking spaces than required by code without differentiating between elementary/middle and high school/college.

Unfortunately, the City of Goose Creek zoning code, as mentioned above, does not differentiate between the two types of parking requirements.

The City of Goose Creek zoning code, educational parking requirements, are very much like the requirements for a high school or college when compared to other municipalities' parking requirements.

Examples of parking required and provided for some of the elementary schools and middle schools we recently build is shown in the spreadsheet below.

SCHOOL NAME	MUNICIPALITY	STATE	REQUIRED PARKING	PROVIDE PARKING
Old Milbournie	City of Raleigh	NC	147	133
Cane Bay	Berkley County	SC	88	88
Shepherd Road	Polk County	FL	150	150
Lowell	City of Lowell	NC	110	145
Gastonia	City of Gastonia	NC	110	115
Waterset	Apollo Beach	FL	79	143
Liberty	Goose Creek	SC	325	153

To assist the board in making their determination, we provide the following explanations:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property
  - a. The site has a unique shape and is not your standard “rectangle”
  - b. There are wetlands along the south side of the property as identified by the ACOE thus limiting the developable area of the property, and creating a hardship to provide all the required parking.
  - c. The requested variance is the minimum variance necessary to alleviate the hardship and make possible the reasonable use of the property under the strict application of the ordinance.
2. These conditions do not generally apply to other property in the vicinity
  - a. Other properties in the vicinity do not have to work around existing wetlands
  - b. The variance might not be required if the property were a customary shape.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
  - a. By granting the requested variance the design can maximize the efficiency of the total site area of the property.
  - b. Furthermore, the effect of the variance would be contained entirely on-site insofar as congestion would be contained to the site and limited to unusual events.
  - c. The unique nature of an elementary school creates an unusually and consistently low demand on parking.
4. The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance.
  - a. The result of granting the variance will be a more functional site design which will not affect the use and value of the area adjacent to the property in a substantial manner.
  - b. The character of the district will not be harmed by the granting the variance.



- c. In the spirit of the ordinance and the zoning in which the property is located, the project will provide residents access to an alternative schooling system.

I appreciate the time the board will spend in reviewing this request and please let me know if you need any additional information. Look forward to present and discuss this with the board on October 18<sup>th</sup>. Thank you for your continuous cooperation with this exciting new project in the City of Goose Creek.

Sincerely,

Massimo "Max" Bosso, P.E.  
Director of Development  
Ryan Companies US, Inc.

**STAFF REPORT  
APPLICATION FOR A VARIANCE  
FROM THE FRONT SETBACK REQUIREMENT  
PER APPENDIX D OF THE ZONING ORDINANCE  
PROPERTY LOCATED AT 435 OLD MT. HOLLY ROAD  
TMS# 234-07-05-042**

Date of Meeting:	October 18, 2016
Subject:	Variance Request – Front Setback Requirements JW Aluminum

**Proposal:**

The applicant proposes to develop a major addition to their existing plant. The plant property is very much an anomaly in that the existing plant structures are located on property within the Berkeley County boundaries and outside the City of Goose Creek. However, the property immediately behind the existing structures, which are currently being used as their storage yard, is located within the City boundaries. The boundary line between the County and the City is shown on the attachments.

The boundary line between the County and the City also represents the property line of the different parcels owned by JW Aluminum and on which the addition will be built. Because the proposed addition includes structures which will be built virtually straddling the property lines and having no separation from the existing building, it will not meet the front setback requirement for typical construction. Thus, they are requesting a variance for the front setback, as there is really no way for them to build an addition as needed and as reasonable and meet the setback.

**Staff Recommendation:**

Staff believes this particular situation is as unique and exceptional as we would find in the development of properties and recommends approval.



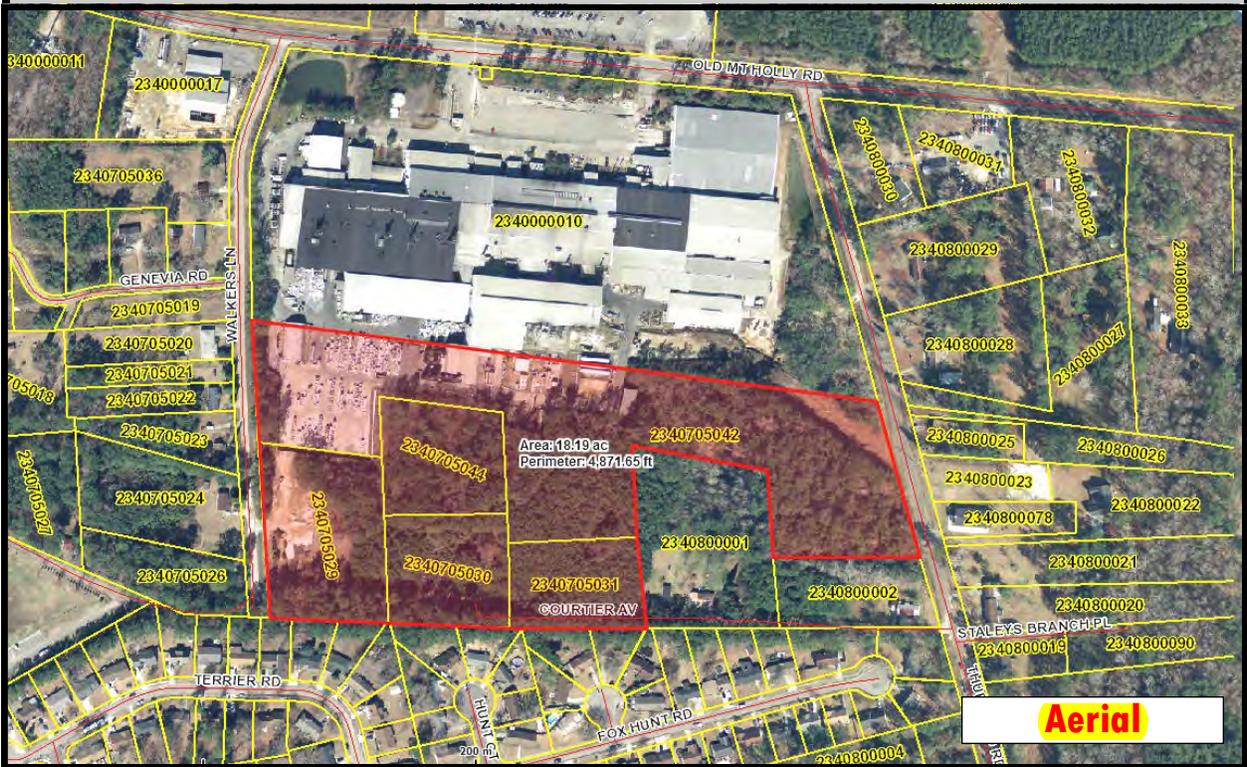
# REZONING PROFILE

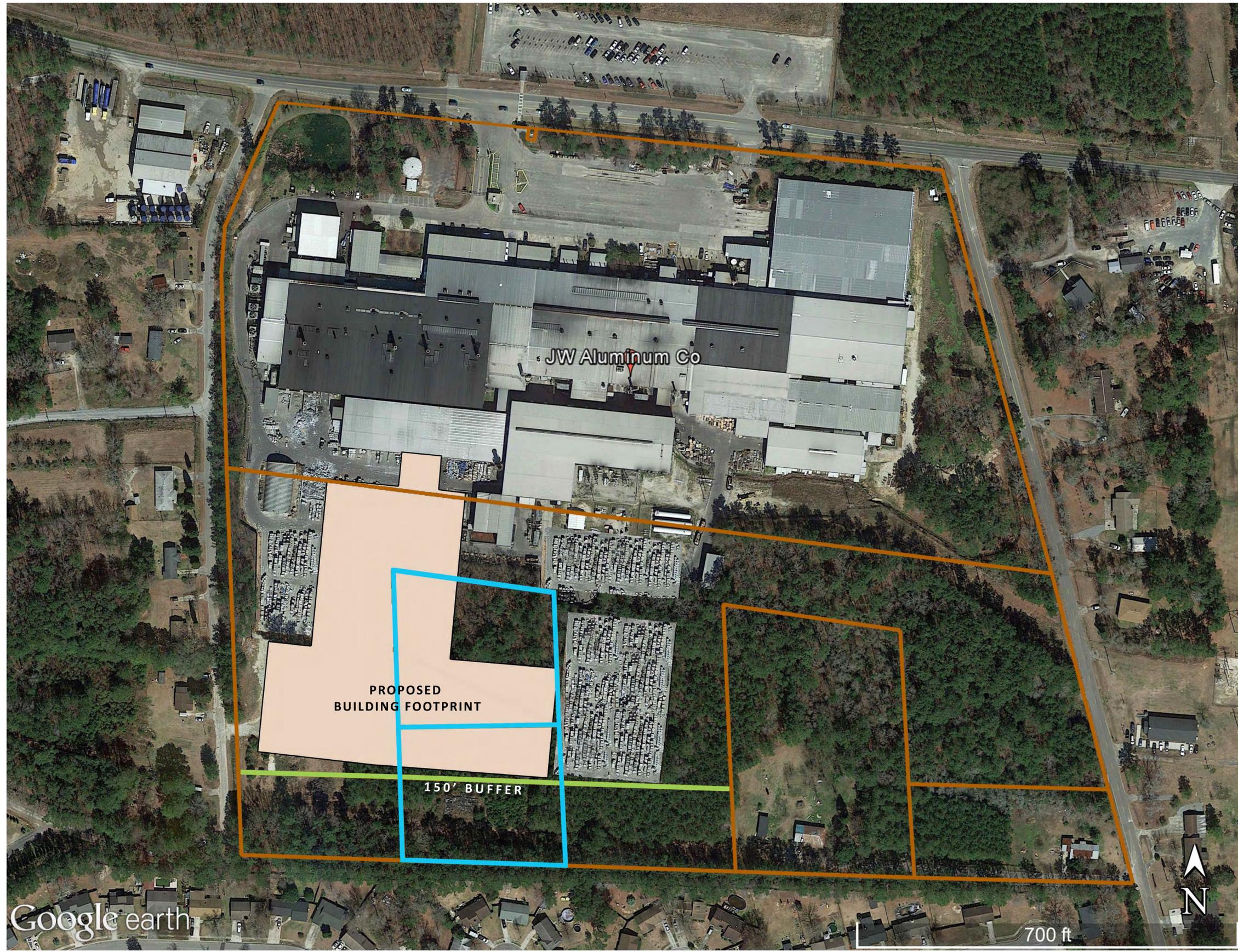
DEPARTMENT OF PLANNING AND ZONING

## STATUS REPORT

The applicant, JW Aluminum, requests to rezone five parcels located behind their manufacturing plant at 435 Old Mt. Holly Road. The properties are currently zoned (LI) Light Industrial or (CO) Conservation Open Space. The applicant is requesting to rezone all five parcels to General Industrial (GI) zoning.

**ADDRESS:** 435 Old Mt. Holly Road  
**OWNER/DEVELOPER:** JW Aluminum  
**EXISTING USE:** Manufacturing  
**LOCATION:** Old Mt. Holly & Walkers Lane  
**CURRENT ZONING:** Light Industrial, Cons Open Space  
**PROPOSED ZONING:** General Industrial (GI)  
**FLOOD ZONE:** Zone X





**JW ALUMINUM CO. BUILDING EXPANSION**

GOOSE CREEK, SC  
FEBRUARY 2016





Google™ earth

Image Landsat

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

200 ft

**JW ALUMINUM CO. BUILDING EXPANSION**

GOOSE CREEK, SC  
FEBRUARY 2016

**DAVIS & FLOYD**  
SINCE 1954

**Applicant Information:**

David Tracy  
435 Old Mt. Holly Road  
Goose Creek, SC 29445  
843-764-8252  
[DavidTracy@jwaluminum.com](mailto:DavidTracy@jwaluminum.com)

**Owner Information:**

JW Aluminum  
435 Old Mt. Holly Road  
Goose Creek, SC 29445  
843-572-1100

**Property Information:**

435 Old Mt. Holly Road  
Goose Creek, SC 29445  
TMS# 234-07-05-042, 234-07-05-029, 234-07-05-044, 234-07-05-030, 234-07-05-031  
(Parcels to be combined into single 16.66 acre parcel)  
Currently zoned General Industrial (GI)

1. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the following provisions of the Zoning Code: **Appendix D: Zoning Districts** so that a permit may be issued to allow the use of the property in a manner shown on the attached exhibit and described as follows: **to reduce the front setback from 50' to 0' to allow the expansion of the existing aluminum manufacturing facility.**

**\*\*\*Note: Berkeley County Board of Zoning Appeals granted a similar variance on 9/20/16 reducing the rear setback from 40' to 0'. \*\*\***

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and City ordinance are met by the following facts:
  - a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:**  
The front interior property line is a municipal boundary line between Berkeley County and the City of Goose Creek.
  - b. **These conditions do not generally apply to other property in the vicinity as shown by:**  
There are no other large facilities in the area that contain a municipal boundary running through the center of the project site.
  - c. **Because of these conditions, the application of the ordinance effectively prohibit or unreasonably restrict the utilization of the property as follows:**  
Due to this condition, the property cannot be legally combined.

- d. Authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:**

JW Aluminum owns the property and currently operates plant activities within the City of Goose Creek municipal zoning district. Plant activities will continue to run as before but will be enclosed within the new building expansion.

**APPENDIX D: ZONING DISTRICTS**

<i>Zoning Districts</i>									
<i>Zoning Districts</i>	<i>Area</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Minimum Yards Side Minimum/ Total<sup>5</sup></i>	<i>Rear<sup>5</sup></i>	<i>Height Ft/ Stories</i>	<i>O/O Coverage</i>	<i>Accessory Buildings/ Uses</i>
R-1 Low-Density Residential	10,000	70	100	30	10/25	25	35/2.5	40% <sup>1 2</sup>	§ <a href="#">151.108</a> and <a href="#">App. C</a>
R-2 Medium-Density Residential	8,000	60	100	25	8/20	20	35/2.5	40% <sup>1 2</sup>	§ <a href="#">151.108</a> and <a href="#">App. C</a>
R-3 High-Density Residential									§ <a href="#">151.108</a> and <a href="#">App. C</a>
Single-Family	6,500	60	80	20	7/15	20	35/2.5	40% <sup>1 2</sup>	
Duplex	8,000	65	80	20	7/15	20	35/2.5	40% <sup>1 2</sup>	
Multi-family	§ 151.135	70	80	30 <sup>3</sup>	15/35 <sup>3</sup>	25 <sup>3</sup>	50/4.0	40% <sup>1 2</sup>	
RC Restricted Commercial	5,000	50	70	20 <sup>3</sup>	7/15 <sup>3</sup>	20 <sup>3</sup>	40/3.0	40% <sup>1 2</sup>	§ <a href="#">151.108</a> and <a href="#">App. C</a>
NC Neighborhood Commercial	15,000 <sup>4</sup>	65	70	25 <sup>3</sup>	8/20 <sup>3</sup>	20 <sup>3</sup>	35/2.5	40% <sup>1</sup>	§ <a href="#">151.108</a> and <a href="#">App. C</a>

<i>Zoning Districts</i>	<i>Area</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Minimum Yards Side Minimum/ Total<sup>5</sup></i>	<i>Rear<sup>5</sup></i>	<i>Height Ft/ Stories</i>	<i>O/O Coverage</i>	<i>Accessory Buildings/ Uses</i>
GC General Commercial and Industrial	10,000	70	100	20 (3)	10/20 (3)	20 (3)	50/4.0	40% (1) (2)	§ <a href="#">151.108</a> and <a href="#">App. C</a>
CI Commercial Industrial	10,000	70	100	40	10/20	30	40/4.0	40%	§ <a href="#">151.108</a> and <a href="#">App. C</a>
LI Light Industrial	2 Acres	200	200	50 <sup>3</sup>	20/40 <sup>3</sup>	30 <sup>3</sup>	50/4.0	50%	§ <a href="#">151.108</a> and <a href="#">App. C</a>
<b>GI General Industrial</b>	<b>5 acres</b>	<b>200</b>	<b>200</b>	<b>50</b>	<b>20/40<sup>5</sup></b> <b>2<sup>nd</sup> Street 30<sup>3(5)</sup></b>	<b>40<sup>5</sup></b>	<b>70/5</b>	<b>50%</b>	<b>§ <a href="#">151.108</a> and <a href="#">App. C</a></b>
CO Conservation	Variable	Variable	Variable	Site Dependent	Site Dependent		35/4.0	30%	§ <a href="#">151.108</a> and <a href="#">App. C</a>
PD Planned District	3 Acres	Requirements for planned districts are site and situation dependent and are specified by the zoning administrator and the planning and zoning commission, as appropriate, and must be approved by city council as an amendment to the zoning ordinance. (See the appropriate procedures manual for more information.)							
PD-MH Planned Dist. Mobile Home	5 Acres								
Notes:									
(1) Percentage of lot coverage by both principal and accessory uses/buildings.									
(2) If enclosed parking is provided, coverage may be 50%.									

(3) All minimum yard dimensions shall be increased by 2 feet for each story above the second

(4) Maximum area in NC zone is 1 acre, maximum unit floor area is 5,000 square feet.

(5) Setback requirement subject to meeting land use buffer requirement, if applicable

(1985 Code, Annex D)

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