

Article IV

Zoning

4-1 DISTRICTS ESTABLISHED

In order to achieve the purpose of this Ordinance as set forth, all property within the jurisdiction of the Town of Gibsonville is divided into districts, with the designations and purposes listed in Article 4-2 (District Descriptions).

4-2 DISTRICT DESCRIPTIONS

4-2.1 General Use District

(A) AGRICULTURAL DISTRICT

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The district is established for the following purposes:

- 1) to preserve and encourage the continued use of land for agricultural, forest and open space purposes;
- 2) to discourage scattered commercial and industrial land uses;
- 3) to concentrate urban development in and around growth centers, thereby avoiding premature conversion of farmland to urban uses;
- 4) to discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.

(B) Single-Family Residential: In the following districts the number refers to the minimum lot size in thousands of square feet.

1) RS-40 RESIDENTIAL SINGLE-FAMILY DISTRICT

The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings or large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

2) RS-30 RESIDENTIAL SINGLE-FAMILY DISTRICT

The RS-30, Residential Single-Family District, is primarily intended to accommodate low density single-family detached dwellings on large lots in areas

without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.

The following districts require public sewer service.

3) RS-20 RESIDENTIAL SINGLE-FAMILY DISTRICT

The RS-20, Residential Single-Family District, is primarily intended to accommodate low to moderate density single-family detached dwellings in suburban areas at an overall typical density of 1.9 units per acre.

The following districts require public water and sewer service.

4) RS-15 RESIDENTIAL SINGLE-FAMILY DISTRICT

The RS-15, Residential Single-Family District, is primarily intended to accommodate moderate density single-family detached dwellings in suburban areas at an overall typical density of 2.5 units per acre.

5) RS-12 RESIDENTIAL SINGLE-FAMILY DISTRICT

The RS-12, Residential Single-Family District, is primarily intended to accommodate moderate density single-family detached dwellings in suburban or urban areas at a typical overall density of 3.0 units per acre.

6) RS-9 RESIDENTIAL SINGLE-FAMILY DISTRICT

The RS-9 Residential Single-Family District, is primarily intended to accommodate higher density single-family detached dwellings in suburban or urban areas, at minimum lot dimension of 9,000 square feet, 70 feet minimum width, 30 feet front setback, 25 feet rear setback, 10 feet side setback, and side street setback of 15/40 feet (RW/CL). Additional standards include side walks required on one side of the street, street pavement width reduced to 26 feet, back-of-curb, on a 50 foot right-of-way, sufficient driveways to accommodate two cars side-by-side, and covered entry ways for all residential construction.

(C) Multi-Family Residential: In the following districts the number refers to dwelling units per gross acre. Public water and sewer service is required in all districts.

1) RM-5 RESIDENTIAL MULTI-FAMILY DISTRICT

The RM-5, Residential Multi-Family District, is primarily intended to accommodate duplexes, twin-homes, townhouses, cluster housing, and similar residential uses at a maximum overall density of 5.0 units per acre.

2) RM-8 RESIDENTIAL MULTI-FAMILY DISTRICT

The RM-8, Residential Multi-Family District, is primarily intended to accommodate duplexes, twin-homes, townhouses, cluster housing, and similar residential uses at a maximum overall density of 8.0 units per acre.

(D) Office, Commercial, and Industrial

1) LO LIMITED OFFICE DISTRICT

The LO, Limited office District, is primarily intended to accommodate low intensity medical, professional administrative and government office uses on small to mid-size sites near residential areas.

2) GO-M GENERAL OFFICE MODERATE INTENSITY

The GO-M, General Office Moderate Intensity District, is primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a maximum of 12.0 units per acre, and supporting service and retail uses.

3) GO-H GENERAL OFFICE HIGH INTENSITY

The GO-H, General Office High Intensity District, is primarily intended to accommodate high intensity office and institutional uses, high density residential uses at a maximum of 26.0 units per acre, and supporting service and retail uses.

4) NB NEIGHBORHOOD BUSINESS DISTRICT

The NB, Neighborhood Business District, is primarily intended to accommodate very low intensity office, retail and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings.

5) LB LIMITED BUSINESS DISTRICT

The LB, Limited Business District, is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

6) GB GENERAL BUSINESS DISTRICT

The GB, General Business District, is primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

7) HB HIGHWAY BUSINESS DISTRICT

The HB, Highway Business District, is primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. Developments in this district generally have substantial front setbacks.

8) CB CENTRAL BUSINESS DISTRICT

The CB, Central Business District, is solely intended for application in the central core of the city. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, and institutional developments in a pedestrian-oriented setting.

9) SC SHOPPING CENTER DISTRICT

The SC, Shopping Center District is primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments which contain multiple uses, shared parking and drives, coordinated signage and high-quality landscaping. The district also accommodates high density residential development. These uses may typically be mixed on the same tract or in the same building.

10) CP CORPORATE PARK DISTRICT

The CP, Corporate Park District, is primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers.

11) LI LIGHT INDUSTRIAL DISTRICT

The LI, Light Industrial District, is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.

12) HI HEAVY INDUSTRIAL DISTRICT

The HI, Heavy Industrial District, is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental

impacts or require special measures to ensure compatibility with adjoining properties.

(E) Public and Institutional

PI PUBLIC AND INSTITUTIONAL DISTRICT

The PI, Public and Institutional District, is intended to accommodate mid- and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public or institutional uses customarily found within residential areas.

4-2.2 Overlay Districts

Overlay Districts make applicable to certain areas regulations which are in addition to the underlying general use, planned unit development or conditional uses district(s).

(A) WP WATERSHED PROTECTION DISTRICT

The WP Overlay District is intended to set forth regulations for protection of public drinking water supplies, and are applicable to all lands which drain towards such supplies. These regulations are specified in Section 7-1 (Watershed District), Section 7-2 (Watershed Areas), and Section 7-3 (Watershed Critical Areas).

(B) FH FLOOD HAZARD DISTRICT

The FH Overlay District is intended to set forth regulations which will minimize the damage done by floods. These regulations are specified in Section 7-5 (Flood Control).

(C) HD HISTORIC DISTRICT

The HD Overlay District is intended to set forth regulations which will help maintain the historic integrity of certain areas in Guilford County. These regulations are specified in Section 4-7 (Overlay District Requirements).

(D) SR SCENIC CORRIDOR DISTRICT

The SR Overlay District is intended to set forth regulations which will enhance the attractiveness of major thoroughfares which enter and/or pass through Guilford County. These regulations are specified in Section 4-7 (Overlay District Requirements).

(E) MH MANUFACTURED HOUSING DISTRICT

The MH Overlay District is intended to set forth regulations governing the development of subdivisions for manufactured housing in certain areas of Guilford County. These regulations are specified in Section 4-7 (Overlay District Requirements).

(F) AD APPEARANCE DISTRICT (RESERVED)

4-3 PERMITTED USES

4-3.1 Permitted Uses Schedule

(A) Tabulation of Permitted Uses: Within the various zoning districts as indicated on the Official Zoning Map and subject to all requirements and conditions specified in this Ordinance, land, buildings, and structures shall only be used and buildings and structures shall only be erected which are intended or designed to be used for uses listed in the Permitted Use Schedule, Table 4-3-1. In the appropriate columns of Table 4-3-1 uses permitted by right in the various districts are indicated with a "P", uses requiring a Special Use Permit are indicated by an "S", uses permitted by right subject to meeting additional development standards as set forth in Article VI are indicated with a "D", and uses requiring a Manufactured Housing overlay zone are indicated with a "Z". The column on the far right labeled "LUC" indicates the Land Use Classification of each use as it relates to Planting Yard requirements found in Section 6-4 (Landscaping Regulations).

(B) Formulation of Permitted Use Schedule

- 1) The Standard Industrial Classification Manual- 1987 was utilized in the preparation of this table and shall be referred to as a guide for purposes of interpretation by the Enforcement Officer, SIC codes are used to refer to SIC Classifications. Entries with 0000 in the Reference SIC column do not correspond to any classification in the SIC Manual.
- 2) When a use is not listed in the Permitted Use Schedule, the Enforcement Officer shall classify it with that use in the table most similar to it. The SIC Manual shall serve as a guide in classifying any unlisted use. If the Enforcement Officer should determine that a use is not listed and is not similar to a use in the Permitted Use Schedule, than said use is prohibited.
- 3) Rental and leasing of any commodity shall be permitted under the same classification and in the same districts as are sales of the commodity, unless rental or leasing of that commodity is listed separately in the Permitted Use Schedule.
- 4) If an industrial plant or facility involved two (or more) manufacturing activities with different SIC codes on the same buildable lot, the industrial plant shall be permitted only in those zoning districts where the more restricted activity is permitted. (For example, an industrial plant preparing canned peanuts and also manufacturing the cans is allowed in those zoning districts permitting can manufacturing.)

4-3.2 Principal Buildings Per Lot

Every building hereafter erected or moved shall be located on a buildable lot; and in no case shall there be more than one (1) principal residential building and its accessory buildings on a buildable lot except as provided below:

- (A) Nonresidential Group Development: Two or more principal nonresidential buildings are permitted pursuant to a site plan approval by the Technical Review Committee, providing that an access driveway is maintained to each building in passable condition for service and emergency vehicle.
- (B) Residential Group Development: Two or more principal buildings are permitted in a multi-family development pursuant to a site plan approved by the Technical Review Committee, provided that an access driveway is maintained to each building in passable condition for service and emergency vehicle.

4-3.3 Mixed Uses

Two or more uses may occupy the same principal building.

4-3.4 Prohibited Uses

The uses listed below are specifically prohibited from establishment within the Jurisdiction:

- (A) Adult Massages
- (B) Adult Theatres
- (C) Adult Bookstores
- (D) Manufacture of Ammunition
- (E) Hazardous Waste Incinerators

4-4 DIMENSIONAL REQUIREMENTS

Within the zoning districts as shown on the Official zoning Map, all the following dimensional requirements shall be complied with.

4-4.1 Agricultural and Single-Family Districts

- (A) Dimensional Requirements for Agricultural and Single-Family Districts: Dimensional Requirements for Agricultural and Single-Family Districts are found in Table 4-4-1.
- (B) Open Space Requirements: Open Space shall be provided at a rate of not less than ten percent (10%) of the total land are of the development. All such areas must have

a width of at least twenty-four (24) feet and be accessible to the residents of the development at no charge. All such areas shall be occupied by recreational activities, grass and landscaping or woods. Uses suggested for these areas are swimming pools, tennis courts, play areas, passive recreation, etc. Uses not permitted in such areas are parking, garbage areas, mechanical equipment, or similar uses. Land dedicated as park land, drainage ways and required buffer zones shall count toward this requirement.

Intentionally Left Blank

Table 4-4-1							
Agricultural and Single Family Districts Dimensional Requirements							
Min Lot Size (ft.)	AG/40,000	RS-40/40,00	RS-30/30,00	RS-20/20,00	RS-15/15,00	RS-12/12,00	RS-9/9,000
Min Lot Width (ft)							
Interior Lot	150	150	100	90	80	75	70
Corner Lot	150	150	100	100	90	85	80
Min Street Frontage (ft)							
	50	50	50	45	45	45	45
Min Street Setback (ft.) ^a							
Local, Subcollector, Collector-Front							
	40/65	40/65	40/65	35/60	30/55	30/55	30/55
Local, Subcollector, Collector-Side							
	40/65	40/65	20/45	20/45	15/40	15/40	15/40
Minor Thoroughfare							
	45/80	45/80	45/80	40/75	40/75	40/75	40/75
Major Thoroughfare							
	50/95	50/95	50/95	50/95	50/95	50/95	50/95
Min. Interior Setbacks (ft.)							
Side Yard	15	15	10	10	10	10	10
Rear Yard	30	30	30	30	30	30	25
Max Building Height (ft.) ^b							
		50	50	50	50	50	50
Max Bldg. Cover (% of lot)							
	30	30	30	30	30	30	30
^a Setback from right-of-way line or property line/ setback from street centerline, whichever is greater							
^b No more than three (3) full or partial stories entirely above grade.							

Notes:

- 1) A corner lot has two street setbacks. The street of lower setback category shall be considered the side street. If both streets are of the same setback category, the property owner shall designate the side street for his lot.
- 2) A through lot has two streets setbacks, but no rear setback
- 3) On a corner lot of record, the side street setback may be reduced, if necessary, to yield a buildable width equal to sixty percent (60%) of the lot width.
- 4) For any lot of record, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty percent (40%) of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet.

(C) Cluster Development

1) Cluster Option

- a) Cluster development may be used in any district that permits single-family uses if the tract is ten acres or more and is served by municipal sanitation sewer.
- b) Cluster development may be used on tracts smaller than ten acres if street right-of-way in a street or highway corridor pursuant to NCGS 136-66.10 is dedicated and the development will be served by municipal sanitary sewer.

2) Cluster Required: The Technical Review Committee (TRC) may require that cluster development be used if right-of-way dedication is required pursuant to NCGS 136-66.10 or the development lies partially or wholly within a Watershed Critical Area.

3) Development Standards: The objective of the cluster option is to place the houses in a development closer together and on smaller lots than would normally be permitted by the zoning district in which the development is located, and to place land which would otherwise have been included in private lots into public dedication or common area.

- a) When cluster development is employed, all lots size and other dimensional requirements for single-family dwellings are decreased to comply with all requirements of a smaller-lot RS zone.
- b) The sum of those areas placed into common area as open space those areas dedicated as public open space in excess of any required dedication for such purposes, and those areas dedicated as street right-of-way pursuant to NCGS 136-66.10 (a) shall not be less than fifteen percent (15%) of the total area of the development.
- c) The maximum number of lots permitted in a cluster development shall be determined as follows:
 - i) Calculate the gross acreage of the tract, excluding any existing street right-of-way;
 - ii) Subtract $\frac{3}{4}$ of the area of any drainageway and/or open space required to be dedicated by this Ordinance.
 - iii) Divide by the density factor from Table 4-4-2.
- d) Common areas shall be located within the development so as to:
 - i) Preserve stands of trees, lakes, steep slopes, historic sites, or other significant features;
 - ii) Provide common green space around and through the development for aesthetic purposes and pedestrian uses;
 - iii) Provide space for common recreation facilities;

- iv) Provide buffering from adjacent land uses.
- e) Common area shall be of usable dimensions, including a minimum width of twenty-four (24) feet and shall be accessible to all homeowners in the development.
- f) If approved by the Technical Review Committee, a site may be reserved for a school, church, civic club, public recreation center, or public library within the area that would otherwise have been common area.

Table 4-4-2
 CLUSTER DEVELOPMENT LOT AND DENSITIES
 REQUIREMENTS FOR SINGLE FAMILY DWELLINGS

DEVELOPMENT ZONED	LOTS AND BULIDINGS MUST MEET REQUIREMENTS OF	DENSITY FACTOR PER ACRE
RS-40 (WCA TIER 2)	RS-40	.20
RS-40 (WCA TIER 3)	RS-40	.33
RS-40	RS-20	1.0
RS-30	RS-15	1.3
RS-20	RS-12	1.9
RS-15	RS-9	2.5
RS-12	RS-9	3.0
RS-9	RS-9	4.0
RM-5	RS-9	5.0
RM-8	RS-9	8.0

4-4.2 Multi-Family Districts

- (A) Dimensional Requirements for Permitted Single-Family District Uses and Two-Family Dwellings in RM, GOM, and GOH District: Dimensional requirements for permitted Single-Family districts uses and two-Family Dwellings in RM, GOM, and GOH districts shall meet the dimensional requirement of the RS-12 district.
- (B) Dimensional Requirements for Multi-Family Developments with Three or more Units: Dimensional requirements for Multi-Family developments with three or more units are found in Table 4-4-4.
- (C) Additional Requirements For Multi-Family Developments
 - 1) A multi-family dwelling shall not be placed behind and on the same lot as a single-family dwelling.
 - 2) In order to permit adequate fire protection, all portions of every building shall be located within three hundred (300) feet of a public street that furnishes direct access to the property unless the Fire Marshall determines that the fire hydrants and service drives within the development will offer adequate protection.

- 3) All common driveways within the development shall be approved traffic circulation and shall be kept available for emergency and service use by any public vehicle.
- 4) Off-street parking spaces shall be located within two hundred (200) feet of each building in an amount proportional to the number of dwelling units in each building. No parking area with five (5) or more spaces shall be located closer than ten (10) feet to the dwelling wall with windows or doors.
- 5) All walkways within two (2) feet of and perpendicular to parking spaces shall have a minimum width of six (6) feet. Any walkway serving only one dwelling unit, other than a handicapped unit, shall have a minimum width of three (3) feet. All other walkways shall have a minimum width of four (4) feet. Walkways shall be of dustless all-weather surfaces.

Table 4-4-3				
Dimensional Requirements in RM & GO Districts for Multi-Family Developments (Including Townhouses Condominiums, Private Dormitories and Congregate Care Facilities)				
	RM-5	RM-8	GO-M	GO-H
Min Lot Size (<i>ft.</i> ²)(for first 3 DU's)	26,000	16,000	15,000	9,000
Additional Lot Area per Additional Unit <i>ft.</i> ²	8,712	5,445	3,630	1,675
Min. Lot Width (<i>ft.</i>)(for first 3 DU's)	75	75	75	60
Additional Lot Width per Additional Unit- 5 <i>ft.</i> , until total lot width = 120 <i>ft.</i>				
Min. Street Frontage (<i>ft.</i>)	50	50	50	50
Min. Street Setback (<i>ft.</i>) ^a Local, Subcollector & Collector	30/55 ^d	25/50 ^d	25/50	25/50
Minor Thoroughfare	40/75	35/70	35/70	35/70
Major Thoroughfare	50/95	45/90	45/90	45/90
Min. Interior Setbacks (<i>ft.</i>)				
Side	10	10	10	10
Rear	25	25	25	25
Min. Building Separation (<i>ft.</i>)	20	20	20	20
Maximum Height (<i>ft.</i>)	50 ^b	50 ^b	50/80 ^c	— ^c
Maximum Building Cover (% of lot)	35	40	45	50
^a Setback from the right-of-way line or property line/setback from street centerline, whichever is greater.				
^b No more than three (3) full or partial stories entirely above grade.				
^c Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above eighty (80) feet in height.				
^d The front setback for Townhouses and condominiums on public streets is a minimum of 15' from the street right-of-way.				

- 6) Open Space and/or Recreation Facilities
 - a) Open space and/or recreation facilities shall be provided at the rate of ten (10%) percent of the total land area in developments of under three (3) acres or four (4) stories, and shall be at a single location.
 - b) In developments of three acres or more, open space shall be provided at the rate of one (1) acre per one hundred (100) dwelling units. Such open space and/or recreation facilities may be at more than one location, but each area must have at least ten thousand (10,000) square feet to be counted toward this requirement.
 - c) All such areas must have a width of at least twenty four (24) feet and be accessible to residents of the development at no charge. All such areas shall be occupied by recreational activities, grass, and landscaping, or woods. Uses suggested for these areas are swimming pools, tennis courts, play areas, passive recreation, etc. Uses not permitted in such areas are parking, garbage areas, mechanical equipment, or other similar uses. Land dedicated as parkland or as drainageway and open space shall count toward this requirement.
- 7) No building shall exceed two hundred and fifty (250) feet in length unless it is designed for the elderly and has central facilities for dining and recreation.
- 8) Trash containers (dumpsters or compacters) of a number and size conforming with the requirements of the Jurisdiction shall be provided. Each container shall be located so as not to interfere with sight distance or the free movement of vehicles on streets or access drives and so as to allow collector trucks adequate maneuvering space to empty the containers without interference from utility lines or other structures and to leave the property without excessive backing. Concrete pads shall be located beneath and in the approach to each trash container.

Note: Developments with two (2) or fewer principal buildings and a width at all potential building locations of one hundred twenty (120) feet or less are exempt from the following requirements.

- 9) On the site plan an isosceles triangle shall be drawn from each building façade which, at its closest point, lies within one hundred (100) feet of a lot line other than a street right-of-way line or within one hundred (100) feet of another building in the development. Facades shall be designated so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the façade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior

stairways, and decks), and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below.

Number of Stories	Altitude Factor
1	0.4
2	0.5
3	0.6
4 or more	0.7

An isosceles triangle thus established may not overlap any portion of another building, another triangle, or another property, unless that property is public parkland, dedicated drainageway and open space, or street right-of-way.

- 10) Private drives shall be no closer than fifteen (15) feet to a dwelling.
- 11) Play areas and sports facilities shall not be placed within fifty (50) feet of adjacent land used or zoned for single-family residential purposes.
- 12) All electric, communications, water, and sewer utility lines shall be installed underground.
- 13) Arrangements of buildings in parallel rows shall be avoided.

4-4.3 Nonresidential Districts

(A) Dimensional Requirements for Non-Residential Districts: Dimensional requirements for non-residential districts are show in Table 4-4-5.

(B) Additional Requirements for Non-Residential Districts

- 1) Neighborhood Business District (NB)
 - a. No more than three thousand (3,000) square feet of gross floor area per use shall be permitted on a lot in the NB district.
 - b. Outside storage is prohibited.
 - c. Hours of operation shall be restricted to between 6:00 AM to midnight.
 - d. Drive-by services are not permitted.
 - e. Exterior lighting is limited to indirect illumination and safety lighting. All exterior lighting shall be hooded or shielded so that the light source is not directly visible from adjacent streets or properties. No exterior lighting shall be located higher than fifteen (15) feet above ground or pavement.
 - f. All off-street parking shall be located to the rear of the building.

Table 4-4-5
Nonresidential Districts Dimensional Requirements

	LO	GO-M	GO-H	NB	LB	GB	HB	CB	SC	CP	LI	HI	PI
Min. Dev. Size (ac.)	-	-	-	-	-	-	-	-	5	20	-	-	5
Min. Dev. Width (ft.)	-	-	-	-	-	-	-	-	250	-	-	-	-
Min. Lot Size (ft. ²) ^a	9,000	20,000 ^b	20,000 ^b	9,000 ^b	15,000	12,000	20,000	-	20,000	40,000	20,000	20,000	40,000
Min. Lot width (ft.)	60	100	100	60	80	75	100	-	-	150	100	100	150
Min. Street Frontage	60	75	75	60	80	75	100	-	100	100	75	75	100
Min. Street Setback (ft.) ^c													
Local Subcollector, and Collector	20/45	25/50	25/50	20/45	25/50	15/40	30/55	0/30	30/55	30/55	25/50	25/50	35/55
Minor Thoroughfare	30/65	30/65	30/65	30/65	30/65	15/50	40/75	0/35	40/75	40/75	30/65	30/65	40/75
Major Thoroughfare	35/80	35/80	35/80	35/80	35/80	15/60	50/95	0/45	50/95	50/95	35/80	35/80	50/95
Min. Int. Setbacks (ft.) Adj. to Non-Res. Zoning	0/5 ^d	10	10	0/5 ^d	10	0/5 ^d	10	0/5 ^d	20 ^e	20	0/5 ^d	0/5 ^d	20
Adj. to Res. Zoning	20	25	25	20	25	10	25	10	35 ^e	50	25	50	35
Maximum Height (ft.)	50 ^h	50/80 ^f	- ^f	50 ^h	50 ^h	50/80 ^f	50/80 ^f	-	50/80 ^f				
Max. bldg. Cover (% of Lot)	-	-	-	-	-	-	-	-	-	45	60	60	-

Table 4-4-5 cont.

^a Lots of Record having less than minimum required area may be developed pursuant to Section 3-14.3 (Nonconforming Lots of Record).

^b Maximum district size of 3 acres (excluding any street right-of-way).

^c Setbacks from right-of-way line or property line/street centerline, whichever is greater

^d Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.

^e Development perimeter only.

^f Increase all setbacks by one (1) foot for every foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above eighty (80) feet in height.

^g Smaller lots are permitted for residential uses (refer to Table 4-4-3).

^h No more than three (3) full or partial stories entirely above grade.

g) Buildings must be reflective of the architectural styles, exterior material, and colors of nearby residences.

h) A maximum of two (2) dwellings units are permitted above each business.

2) Limited Business (LB)

a) No more than fifty thousand (50,000) square feet of gross floor area per use shall be permitted on a lot in the LB District.

b) No more than one hundred thousand (100,000) square feet of gross floor area per development shall be permitted in the LB District.

c) Outside storage is prohibited

3) General Business (GB): All permitted uses within the Wholesale Trade category, except Market Showrooms, shall meet the following standards:

a) A maximum of ten thousand (10,000) square feet of gross floor area intended for wholesale trade shall be permitted per establishment, and

b) No outside storage of materials shall be permitted.

4) Highway Business (HB): All permitted uses within the Wholesale Trade category shall meet the following standards:

a) A maximum of ten thousand (10,000) square feet of gross flooring area intended for wholesale trade shall be permitted per establishment, and

b) No outside storage of materials shall be permitted.

- 5) Corporate Park District (CP)
 - a) Loading areas shall not be located on the side of a building facing a public street.
 - b) Accessory outside storage shall not cover an area exceeding twenty five percent (25%) of the ground level gross floor area of the principal building(s), shall be restricted to the area between the rear property line and the building(s), and shall be fully screened from ground level view.
 - c) Outside assembly or processing shall not be permitted.
- 6) Light Industrial District (LI)
 - a) Loading areas shall not be located on the side of a building facing a public street, unless the street is classified as a local industrial or industrial cul-de-sac street.
 - b) Outside storage and/or outside assembly shall be fully screened from ground level view.

4-5 ACCESSORY BUILDINGS AND STRUCTURES

4-5.1 Setbacks Requirements

- (A) Front: No encroachment in the front setback is permitted.
- (B) Side and Rear: If the gross floor area (GFA) of the accessory structure or building is less than six hundred (600) square feet, the structure or building may be located five (5) feet from a side or rear line. If the GFA is greater than six hundred (600) square feet, it must meet the setback requirements of the principal building(s).

4-5.2 Location

- (A) Residential Zoning Districts: All accessory structures and buildings must be located behind the front building line of the principal structure.
- (B) Non-Residential Zoning Districts: Accessory structures and buildings may be in front of the front building line of the principal structure, but must follow the same street setback as the principal building.
- (C) All Districts: No accessory building or structure except for utility substations and improvements permitted by Section 6-5.7 (General Fence Requirements) shall be erected in any easement.

4-5.3 Height

The height of all accessory structures and buildings shall conform to the zoning district in which it is located.

4-6 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

4-6.1 Structures Permitted Above Height Limits

Except as otherwise prohibited by the Airport Overlay District, the height limitations of this Ordinance shall not apply to public buildings, church spires, belfries, cupolas and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, flag poles, radio, television and communication towers, masts, aerials and similar structures, provided such structures meet the required NC Building Code.

4-6.2 Prevailing Street Setback

Where fifty (50%) percent or more of the lots on the same side of the block as the lot in question are developed with less than the required street setbacks, the average setback of the two principal buildings nearest that lot shall be observed as the required minimum setback.

4-6.3 Encroachment into Required Setbacks

(A) Encroachments Permitted in Required Setback: The following are permitted in required setbacks provided there is no interference with any sight area:

- 1) Landscaping features, including but not limited to, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths;
- 2) Pet shelters, at grade patios, play equipment or outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, address posts, HVAC equipment, mailboxes, outdoor fire places, public utility wires and poles, pumps or wells, and fences or retaining walls subject to the requirements of Article VI (Development Standards).

(B) Structures Permitted in Required Setbacks: The following structures may encroach into any required setback:

- 1) Cornices, steps, overhanging eaves and gutters, window sills, bay windows or similar architectural features, chimneys and fireplaces, fire escapes, fire balconies, and fire towers may project not more than two and one-half feet into any required setback, but in no case shall be closer than three (3) feet to any property line.
- 2) Porches may encroach into the required front and rear setbacks as follows:

Type	Yard	Maximum Encroachment	Maximum Area
Covered or Uncovered	Front	5 feet	35 ft. ²
Uncovered Only	Rear	50% of setback	-

(C) Permitted Projections: Canopies, awnings, and marquees or similar covers attached to a building in the CB and GB districts may project into the street right-of-way provided that:

- 1) No portion of the cover is located closer to the face of the street curb than a horizontal distance of three (3) feet.
- 2) No portion of the cover or sign hanging below the cover is less than nine (9) feet above the sidewalk.
- 3) No cover requiring vertical support to the sidewalk is located over a sidewalk with a total width of less than eight (8) feet.

(D) Canopy Projections: Gas station and convenience store pump canopies may be located in the street setback provided that no equipment or part of the canopy is located closer than fifteen (15) feet to a street right-of-way line.

4-6.4 Easement Encroachments

(A) Utility Easements: In addition to the lines, boxes, structures, and substation buildings for which utility easements are intended, fences without foundations may be located within utility easements. (Note: Prior to fence construction the property owner should contact ULOCO).

4-6.5 Setbacks from Thoroughfares

In accordance with adopted Thoroughfare Plan(s) the following additional street setbacks shall be required.

(A) Thoroughfare Widening: Street setbacks for properties adjacent to any thoroughfares listed below shall be at the distance specified from the centerline of the existing right-of-way.

- 1) ...
- 2) ...
- 3) ...

(B) Proposed Thoroughfares: Where proposed street alignments have been established, building setbacks shall be measures from the future right-of-way line or centerline of the proposed street.

4-7 OVERLAY DISTRICT REQUIREMENTS

4-7.1 Historic District

(A) Designation Procedure: Historic districts, as provided for in this Section, may from time to time be designated, amended or repealed through the following procedure:

- 1) An investigation and report describing the significance of the buildings, structures, features sites or surroundings included in any such proposed district, and a description of the boundaries of such district must be prepared by the Historic Preservation Commission and a recommendation thereon made to the Planning Board.
 - 2) The North Carolina Department of Cultural Resources, acting through the State Preservation Officer or his designee, shall make an analysis of and recommendations concerning such report and the description of proposed boundaries, Failure of the department to submit its written analysis and recommendation to the Governing Body within thirty (30) calendar days after a written request for such analysis has been received by the Department of Cultural Resources shall relieve the Governing Body of any responsibility for awaiting such analysis, and said Body may at any time thereafter take any necessary action to adopt or amend this Section.
 - 3) The Governing Body may also refer to the report and proposed boundaries to any Local Preservation Commission or other interested body for its recommendation prior to take action.
 - 4) Changes in the boundaries of such district subsequent to its initial establishment, or the creation of additional districts within the Jurisdiction, shall require the preparation of investigative studies by the Commission, and they shall be referred to the Department of Planning and Development for its review and comment according to the procedures of set forth in this Section. Changes in the boundaries of an initial district or proposals for additional districts shall also be submitted to the Department of Cultural Resources in accordance with the provisions of this Section.
 - 5) The Planning Board shall review the recommendations and forward its comments and recommendations to the Governing Body.
 - 6) The Planning Board shall process the historic district overlay zoning as a rezoning, in the same manner set forth in Article III (Permits and Procedures).
- (B) Dimensional Regulations and Exceptions: Structures within a historic district shall comply with the regulations of the underlying zoning district, except as follows:
- 1) Structures erected in a historic district may use the prevailing setback of structures on the same side of the street in accordance with Section 4-5.2 (Prevailing Setbacks).
 - 2) All applicable zoning regulations shall apply to property within a historic district unless a variance is approved by the Board of Adjustment. The said variance shall be granted only if it complies with the intent of the

architectural and historic guideline of the historic district and if first recommended by the Commission.

- 3) Where the Commission, in considering an application for a Certificate of Appropriateness, shall find that the number of off-street parking spaces or parking spaces and/or design standards for parking lots specified by this Ordinance would render the site incompatible with the historic aspects of the district, it may recommend to the Board of Adjustment a variance, in part, or in whole, of the off-street parking requirements and/or design standards. The Board of Adjustment may authorize as a variance a reduced standard concerning off-street parking provided:
 - a) the Board of Adjustment finds that the lesser standard will not create problems due to increased on-street parking; and
 - b) the Board of Adjustment finds that the lesser standard will not create a threat to the public safety.

(C) Certain Changes Not Prohibited: Nothing in this Section shall be construed to prevent the following:

- 1) The ordinary maintenance or repair of any exterior architectural feature in a historic district which does not involve a change in design, material, or outer appearance thereof.
- 2) The construction, reconstruction, alteration, restoration, moving or demolition of any such feature which the building inspector or similar official shall certify in writing to the Commission is required to protect the public safety because of unsafe or dangerous conditions.
- 3) The ordinary maintenance or repair of streets, sidewalks, pavement markings, utility service lines, street signs, traffic signs and/or replacement of street light fixtures in the event of equipment failure, accidental damage or natural occurrences such as electrical storms, tornadoes, ice storms, and the like.

(D) Certificate of Appropriateness Required

- 1) After the designation of a historic district, no exterior portion of any building or other structure (including but not limited to architectural style; general design; and general arrangement of the exterior of the building or other structure; including the kind and texture of building material, the size and scale of the building, the type and style of all windows, doors, light fixtures, signs, masonry walls, fences, steps and pavement, and other appurtenant features, such as historic signs, colors, significant landscape, archaeological, and natural features of the area), nor aboveground utility structure, nor any type of outdoor advertising sign shall be erected, altered, restored, moved,

or demolished within such district until after an application for a Certificate of Appropriateness as to the exterior features has been submitted and approved by the Preservation Commission.

- 2) A Certificate of Appropriateness shall be issued by the Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing structures. The Commission may impose thereon standards as may be set forth elsewhere in this chapter or adopted by the Commission. Any building permit or other such permit not issued in conformity with this chapter shall be invalid.
- 3) A Certificate of Appropriateness shall be required for all activities specified in this Section whether a building permit is otherwise required or not.
- 4) The discontinuance of work or the lack of progress toward achieving compliance with the Certificate of Appropriateness for a period of one (1) year shall render the certificate null and void and application shall be made for a new certificate. However, in the event the issuance of a certificate is appealed, the one year period shall not commence until a final decision is reached regarding the matter.
- 5) The Commission may, after adoption of architectural and historic guidelines, allow the review and approval of a minor work by the Enforcement Officer provided, however, that no application for a Certificate of Appropriateness may be denied without formal action by the Commission.
- 6) Guilford County and all public utilities, except as provided under this Section, shall be required to obtain a Certificate of Appropriateness prior to initiating a historic district any changes in the character of street paving, utility installations, lighting, street trees, walls, fences, or exterior of buildings or structures on property or streets in which they have a fee or other interest.

(E) Application Procedures

- 1) Application for a Certificate of Appropriateness shall be to the Department of Planning and Development on forms provided. Each application shall be accompanied by sketches, drawings, photographs, specifications, descriptions, and/or other information of sufficient detail to clearly show the proposed move, exterior alterations, additions, changes, and/or new construction.
- 2) The Department of Planning and Development staff shall make a reasonable attempt to identify and notify the owners of surrounding property likely to be affected by the application for a Certificate of Appropriateness. The Planning and Community Development Department shall transmit the application for a Certificate of Appropriateness, together with the supporting

information and material to the Commission for consideration. The Commission shall act upon the application within sixty (60) days after the filing thereof, otherwise failure to act upon the application shall be deemed to constitute approval and a Certificate of Appropriateness shall be issued. Nothing herein shall prohibit an extension of time where mutual agreement has been reached between the Commission and the applicant.

- 3) Prior to issuance or denial of a Certificate of Appropriateness, the Commission shall give the applicant and other property owners likely to be affected by the application an opportunity to be heard. In cases where the Commission deems necessary, it may hold a public hearing concerning the application, and seek the advice of the North Carolina Department of Cultural Resources, or other expert advice.
- 4) The Commission shall not refuse to issue a Certificate of Appropriateness except for the purpose of preventing the construction, reconstruction, alteration, restoration, or moving of buildings, structures, appurtenant features, or signs in the historic district which would be incompatible with the architectural and historic guidelines.
- 5) An appeal may be taken to the Board of Adjustment from the Commission's action in granting or denying any certificate, which appeals:
 - a) May be taken by any aggrieved party.
 - b) Shall be taken within fifteen (15) days after the decision of the Commission.
 - c) Shall be in the nature of certiorari.
- 6) Any appeal from the Board of Adjustment's decision in any such case shall be heard by the Superior Court of the county.

(F) Review Criteria

- 1) In granting a Certificate of Appropriateness, the Commission shall take into account the historic or architectural significance of the property under consideration and the exterior form and appearance of any proposed additions of modifications to a structure.
- 2) The Commission shall not consider interior arrangement.
- 3) The provisions of this Section shall not become effective for a Commission has adopted detailed architectural and historic guidelines applicable to proposals within a designated historic district. These criteria shall take into account the historic architectural and visual elements which are unique to the district and shall be updated a minimum of every five (5) years. At a minimum, the criteria shall contain guidelines addressing the following factors:

- a) **Historic Significance or Quality:** The quality or significance in history, architecture, archeology or culture present in districts, sites, structures, buildings, or objects that possess integrity of location, design, setting materials, workmanship, feeling and association, and that are associated with events that have made a significant contribution to the broad patterns of local, state or national history; or that are associated with the lives of persons significant in the past; or that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded, or may be likely to yield, information important in prehistory or local, state or national history; and
- b) **Exterior Form and Appearance:** Exterior features include the architectural form and style, general design and general arrangement of a building or other structure including the type and texture of the building material and, the pattern and style of all windows, doors, light fixtures, signs and other appurtenant features. In considering exterior form and appearance, the Commission may take into account, but is not limited to, the following elements to ensure that they are consistent with the historic or visual character or characteristics of the district:
 - i. Height of the building or structure.
 - ii. Setback and placement on lot of the building or structure, including area coverage and orientation.
 - iii. Exterior construction materials, including textures and patterns and may include color.
 - iv. Architectural detailing, such as lintels, cornices, brick bond, foundation materials, and decorative wooden features.
 - v. Roof shapes, forms and materials.
 - vi. Proportions shapes positioning and locations, patterns and sizes of any elements of fenestration.
 - vii. General form and proportions of buildings structures.
 - viii. Appurtenant fixtures and other features such as lighting.
 - ix. Structural condition and soundness.
 - x. Use of local or regional architectural traditions.
 - xi. Effect of trees and other landscape elements.

(G) Delay in Demolition of Landmarks and Buildings

- 1) An application for a Certificate of Appropriateness authorizing the demolition or destruction of a designated landmark or a building, structure, or site within the district may not be denied except as provided in this section. However, the effective date of such a certificate may be delayed for a period of up to one hundred-eighty (180) days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Commission shall negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the Commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.
- 2) If the Commission has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not been made by the Local Governing Body, the demolition or destruction of any building , site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the Commission for a period of up to one hundred-eighty (180) days or until the Governing Body takes final action on the designation, whichever comes first.
- 3) the Governing Body may enact an ordinance to prevent the demolition by neglect of any designated landmark or any building or structure within an established historic district. Such ordinance shall provide appropriate safeguards to protect property owners from undue economic hardship.
- 4) An application for a Certificate of Appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Officer as having statewide significance as defined in the criteria of the National Register of Historic Places may be denied except where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

4-7.2 Scenic Corridor Overlay District

(A) Overlay District Based on Corridor Plan: Before a Scenic Corridor Overlay District is established for any particular road, a Corridor Plan shall be prepared. The plan shall, at a minimum, address the following issues:

- 1) The arrangement of land uses along the corridor which create a visually pleasing impression;

- 2) The unique qualities of the corridor, such as landmarks, buildings, views and vistas, and natural features which lend themselves to special consideration.
- 3) The value of the corridor as an entryway to Guilford County which can influence the perception of individuals or firms considering investment in the community.
- 4) The location, size, shape, illumination, spacing, and number of signs.
- 5) Transportation, including vehicular access, dedication of right-of-way, driveway limitations, and traffic impact.

(B) Establishment of Scenic Corridor Overlay Zones: Scenic Corridor Overlay Zones may be adopted, amended or repealed through the following procedures:

- 1) A corridor plan shall be prepared by the Planning Department describing the conditions, boundaries, and requirements for each proposed Scenic Corridor Overlay Zone. The Plan shall be forwarded, with the recommendation of the Planning Board, to the Governing Body for approval.
- 2) The boundaries and requirements of each corridor plan shall be adopted as a separate and district Scenic Corridor Overlay zoning district. Adoption, amendment or repeal of the boundaries or requirements of the Overlay district shall be in conformance with the procedures and standards established for conventional zoning districts.

(C) General Requirements:

The following general requirements will apply to the Scenic Corridor Overlay Districts:

- 1) Permitted Uses: All uses permitted in the underlying zoning districts are permitted except freestanding signs (including billboards) and manufactured dwellings except those meeting the criteria of Class AA manufactured dwellings.
- 2) Conditional Uses: Uses which display one or more of the following characteristics may be permitted provided that they are completely screened from view of motorists on the scenic corridor highway.
 - a) Uses with outside storage of building materials, scrap, pipe, vehicles or equipment.
 - b) Uses with outside processing or assembly operations.
 - c) Uses with truck parking areas.

(D) Scenic Corridor Overlay District Plan:

1) Introduction

Pursuant to Section 4-7.2 of the Town of Gibsonville Development Ordinance, this plan adopts as its purpose the establishment and designation of certain roadways lying within the corporate and extraterritorial limits of the Town of Gibsonville as Scenic Corridor Overlay Districts.

The roadways that are hereby recognized under this plan as scenic corridors have been selected on the basis of several criteria, as set forth under Section 4-7.2(A) of the Development Ordinance. These criteria recognize certain unique qualities inherent to each of these corridors that make it desirable for the community to maintain and protect them from both unwanted development as well as unlimited access from residential and business properties abutting the corridor right-of-way.

2) Scenic Corridor Overlay District To Be Established

a) NC 100 Gibsonville By-Pass

This roadway is projected for construction under the 1992 NC DOT Transportation Improvement Plan, although no date for beginning roadway construction has been set as of the date of adoption of this document. A map showing the proposed thoroughfare right-of-way has been placed on file with the Planning Departments of the Town of Gibsonville and Alamance County.

The By-Pass route will connect with NC 100 at a point Northwest of the Town of Elon College, and is intended to circumvent the Town of Gibsonville on its Northeast, Northwest, and Southwest sides to rejoin with NC 100 at a point approximately one mile Southwest of the Town of Gibsonville corporate limits.

It is anticipated that this outer loop around the Town of Gibsonville will help to alleviate congestion in the downtown area caused by traffic attempting to traverse NC Highway 100 through the center of town.

- i. Land Uses Along Corridor: Currently, most of the properties through which the By-Pass is projected to travel are zoned Agricultural (AG), although a smaller number of RS-12 and RS-20 zoned properties are also included within the proposed right-of-way. There are no substantial housing or commercial developments lying within the proposed right-of-way. For this reason, the scenic value of the roadway, as well as its utility as a thoroughfare and entranceway to community, can best be protected by designating the NC 100 By-Pass route a scenic corridor and limiting both residential and commercial vehicular access as well as requiring all development to meet the requirements of Section 4-7.2 (C) of the Development Ordinance.
- ii. Limits of District: Extending for a distance of two hundred (200) feet on either side of the centerline of the By-Pass roadway, beginning at NC 100 (Whitsett Street), and extending to the Guilford/Alamance County line.

iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2(C) of the Gibsonville Development Ordinance shall apply to the NC 100 Gibsonville By-Pass Scenic Corridor.

b) US 70 (Burlington Road)

US 70 is one of two major highways (the other being I-85) that serve the residents and businesses of Gibsonville with access to several large metropolitan areas located in the North central portion of the state. In 1990, US 70 had a recorded annual average daily traffic count of between 6,200-6,800 vehicles. US 70 is scheduled under the 1992 NC DOT Transportation Improvement Program to be expanded from two to four lanes.

i. Land Uses Along Corridor: With the exception of several properties lying at the intersection of US 70 & NC 61, and the intersection of US 70 & Springwood Church Road (which contains several businesses and a small mobile home park), the vast majority of property lying within this proposed scenic corridor is zoned Agricultural (AG).

Additionally, US 70 borders the Whitsett community, an area lying to the South of US 70 and along both sides of NC 61. The Whitsett community contains many old historic homes, and residents of the community are very desirous of maintaining the rural character of their community.

ii. Limits of District: Extending for a distance of two hundred (200) feet on either side of the centerline of US 70, beginning at the Guilford/ Alamance County Line, and extending West to the town's extraterritorial limits.

iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2 (C) of the Gibsonville Development Ordinance shall apply to the US 70 Scenic Corridor.

c) Interstate 85

I-85 is the major highway linking the metropolitan areas of the Triad (Greensboro, High Point, and Winston-Salem) with those of the Triangle (Durham, Chapel Hill, and Raleigh). Besides acting as a major corridor for traffic traveling between these communities, I-85 also serves as a major connector to a rapidly growing urban area lying to the North of the highway, comprising the communities of Gibsonville, Elon College, Graham, Burlington, Haw River, and Mebane.

A portion of the I-85 roadway stretching between Hillsborough and Greensboro is currently being expanded from four to eight lanes to help facilitate traffic flow. In 1990 I-85 had a recorded annual average daily traffic

count of 50,000+ vehicles, making it one of the most heavily traveled roadways in the state.

Most of the major interchanges lying along this section of I-85 have or will be rebuilt to accommodate an increase in the flow of traffic to the highway from the communities lying to the North of I-85. One of these interchanges provides direct access to Gibsonville via NC Highway 61.

- i. Land Uses Along Corridor: Land usage along I-85 is a mixture of open land, agriculture, commercial, and industrial. Commercial development is concentrated primarily at the I-85 & NC 61 interchange. Industrial development is zoned primarily within the Rock Creek Corporate Park located near the I-85 & Rock Creek Dairy Road interchange (located approximately two miles Southwest of the Town of Gibsonville). Lying just to the South of I-85 and midway between both interchanges is the Konica manufacturing plant. Located to the North of I-85 & NC 61 interchange, and bordering both sides of NC 61 from the interstate to US 70, is the Whitsett community, a residential area containing many older homes set in a rural environment.
- ii. Limits of District: Extending for a distance of fifteen hundred (1,500) feet on either side of the centerline of I-85, beginning at the Guilford/Alamance County line, and extending West to the town's extraterritorial limits.
- iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2 (C) of the Gibsonville Development Ordinance shall apply to the I-85 Scenic Corridor.

d) Minneola Street (also known as Carmon Road)

This roadway forms one of two access routes leading directly into Gibsonville from Eastern Guilford County (the other being Bethel Church Road). In 1990, Minneola Street had a recorded annual average daily traffic count of 900 vehicles.

- i. Land Uses Along Corridor: Traveling West from the corporate limits into Eastern Guilford County takes the traveler through a mixture of open land, agricultural, rural, and low density residential areas. This corridor provides a very positive image as an entranceway into Gibsonville.
- ii. Limits of District: Extending for a distance of two hundred (200) feet on either side of the centerline of Minneola Street, beginning at a point seven hundred seventy five (175) feet West from the midpoint

of the intersection of Minneola Street and SR 2763 (Powerline Road), and extending West to the town's extraterritorial limits.

- iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2 (C) of the Gibsonville Development Ordinance shall apply to the Minneola Street Scenic Corridor.

e) Bethel Church Road

This roadway forms one of two access routes leading directly into Gibsonville from Eastern Guilford County (the other being Minneola Street). In 1990, Bethel Church road had a recorded annual average daily traffic count of 1,100 vehicles.

- i. Land Uses Along Corridor: Traveling West from the corporate limits into Eastern Guilford County takes the traveler through a mixture of open land, rural, and low density residential areas. This corridor provides a very positive image as an entranceway into Gibsonville.
- ii. Limits of District: Extending for a distance of two hundred (200) feet on either side of the centerline of Bethel Church Road, beginning at a point eighteen hundred and fifty (1,850) feet East from the midpoint of the intersection of Bethel Church Road and SR 2762 (Frank Road), and extending West to the town's extraterritorial limits.
- iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2 (C) of the Gibsonville Development shall apply to the Bethel Church Road Scenic Corridor.

f) Springwood Church Road

This roadway acts as one of the major connectors between the Town of Gibsonville and I-85 & US 70. It provides access to these highways for both residents and businesses located in the Southern part of the community. Springwood Church Road is designated in Section E of the Gibsonville Transportation Study and Thoroughfare Plan as a Major Thoroughfare. In 1990, Springwood Church Road had a recorded annual average daily traffic count of 1,400 vehicles between US 70 and the town's corporate limits, and 500 vehicles between US 70 and I-85.

- i. Land Uses Along Corridor: The property on both sides of Springwood Church Road from US 70 South to I-85 is a mixture of open land, agricultural, rural, and very low density residential areas. Springwood Church Road is the Eastern border of the Whitsett community, an area containing many older historic

homes whose residents prefer to maintain a rural atmosphere throughout their community.

- ii. Limits of District: Extending for a distance of two hundred (200) feet on either side of the centerline of Springwood Church Road, beginning at the midpoint of the intersection of Springwood Church Road & US 70, and extending South to the town's extraterritorial limits.
- iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2 (C) of the Gibsonville Development shall apply to the Springwood Church Road Scenic Corridor.

g) NC Highway 61

NC 61 serves the Town of Gibsonville as a major thoroughfare connecting the community to US 70 (Burlington Road) and I-85. It offers residents and businesses in the community access to large metropolitan areas located in the North central portion of the state.

An additional factor contributing to the importance of NC 61 to the community is its impact on the perceptions of people traveling to the area to visit or conduct business. The I-85 & NC 61 interchange is designated by signs along I-85 as the major exit for traffic traveling to Gibsonville. This makes NC 61 a major gateway into the community. As such, the visual presentation that it gives to people and businesses looking to relocate to the area could have a significant impact on their perception of Gibsonville as a desirable place to live and work.

Finally, NC 61 traverses the middle of the Whitsett community, an area lying between the town's extraterritorial limits and I-85. This community has many older historic homes, and its residents prefer the area to maintain a rural character with little or no commercial development.

- i. Land Uses Along Corridor: With the exception of commercial property abutting the I-85 & NC 61 interchange, the vast majority of property lying along NC 61 is a mixture of open land, agricultural, rural, and low density residential uses. There are many older historic homes in the portion of the Whitsett community through which the highway passes.
- ii. Limits of District: Extending for a distance of two hundred (200) feet on either side of the centerline of NC 61, beginning at the midpoint of the intersection of NC 61 and NC 100, and extending South to the town's extraterritorial limits.

- iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2 (C) of the Gibsonville Development shall apply to the NC 61 Scenic Corridor.

h) NC 100 (Whitsett Street)

NC 100 is the most significant thoroughfare serving the Town of Gibsonville at the present time. It provides direct success for residents and businesses to US 70 (Burlington Road), and serves as a major connector between Gibsonville and the communities of Elon College and Burlington. NC 100 also serves the community as a connector to I-85, via its junction with NC 61 at point approximately one mile Southwest of the town's corporate limits. As such, it acts as a major gateway for traffic entering the community. In 1990, NC 100 had a recorded annual average daily traffic count of 3,300 vehicles between NC 61 and the town's corporate limits.

- i. Land Uses Along Corridor: That portion of NC 100 (Whitsett Street) which is to be designated as a scenic corridor for purposes of this document is bordered by property zoned primarily either RS-20 or AG. The closest major subdivision to the corridor is Hidden Acres, which lies just inside the corporate limits of the Town of Gibsonville, and to the East of the highway. It is not anticipated that the scenic corridor restriction would have any significant impact on the Hidden Acres neighborhood.
- ii. Limits of District: Extending for a distance of two hundred (200) feet on either side of the centerline of NC 100, beginning at the midpoint of the intersection of NC 100 and Dew Sharpe Road, and extending South to the midpoint of the intersection of NC 100 and US 70.
- iii. Applicable Requirements: General requirements 1), 2), & 3) of Section 4-7.2 (C) of the Gibsonville Development shall apply to the NC 100 Scenic Corridor.

4-7.3 Manufactured Housing Overlay District

Manufactured housing may be permitted on single-family lots XXXXXXX residential zone provided overlay district zoning is approved by the Jurisdiction and meeting the following criteria for minimum development size:

1. Ten (10) existing contiguous lots covering at least one hundred twenty thousand (120,000) square feet, excluding public street right-of-way; or

2. One hundred twenty thousand (120,000) square feet of unsubdivided land, excluding public street right-of-way.

4-7.4 Appearance Overlay Districts

[Reserved for Appearance District Regulations]