WORKSHOP MEETING

Pineville
PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 10/26/2026

Re: **Text Amendments for Compliance with State Law (***Informational Item***)**

REQUEST:

Staff requests your consideration to amend the Pineville Zoning Ordinance and Pineville Land Development Standards to comply with recent state law changes. These changes eliminate required minimum parking counts, some restrictions on home-based businesses, and pavement design standards that are more strict than NCDOT standards.

TEXT CHANGES REQUIRED:

Parking calculation and language below will be eliminated. The numbers will be kept with a "reserved" note so as to keep existing ordinance number order and to keep should state law change and we re-use or re-insert later.

~~**4.1 OFF-STREET PARKING**~~

~~**4.1.1 Applicability**~~

~~A) **New Development**~~

~~The off-street parking and loading standards of this section shall apply to the erection of any building, and to any new use established.~~

~~B) **Downtown Exemption**~~

~~1) In effort to encourage Downtown mixed-use development; Downtown Core (DC) Zoning District parking and loading requirements shall be waived for developments consisting of majority ground-floor commercial office/retail with residential dwelling units above.~~

~~2) Downtown Core (DC) Zoning District shall be permitted to count directly adjacent approved on-street parking towards off street parking requirements.~~

~~3) Minimum parking requirements shall be waived for historically designated properties so long as historic designation is maintained on the property and upheld by Charlotte-Mecklenburg Historic Landmark Commission or similar.~~

~~C) **Expansions and Alterations**~~

~~The off-street parking and loading standards of this section shall apply when an existing structure or use is expanded or enlarged.~~

D) **Change of Use**

Off-street parking and loading must be provided for any change of use or manner of operation that would, based on the Off-Street Parking Schedule of this section, result in a requirement for more parking or loading spaces than the existing use.

4.1.2 Requirements

A) **Off-Street Requirements**

Unless otherwise expressly stated in this Ordinance, off-street parking spaces shall be provided in accordance with Table 4.1-1.

Table 4.1-1 Off-Street Parking

Use	Parking Requirements
RESIDENTIAL USES	
Single-Family / Duplex	Two (2) spaces per dwelling unit.
Multi-Family	
Efficiency Units	Two-and-a-half (2.5) spaces per dwelling unit.
One (1) or Two (2) Bedroom Units	Three (3.0) spaces per dwelling unit.
Three or more (3+) Bedrooms Per Unit	Three-and-a-quarter (3.25) spaces per dwelling unit. (Parking shall be evenly spaced throughout any development).
Dwellings designed specifically for the Elderly or Disabled.	One-and-a-quarter (1.25) spaces per dwelling unit.
Rest Homes / Nursing Homes	One-and-a-quarter (1.25) space per dwelling unit.
Home Occupation	One (1) space per residential unit, plus one (1) space per three hundred and fifty (350) square feet of office / business space.
Rooming / Boarding	One (1) space per room rented in the dwelling unit plus the required spaces for the dwelling unit.
Family Care Home	Four (4) spaces per family care home.
Day Care, Home	One (1) space plus additional required parking spaces for the residential dwelling.

~~COMMERCIAL USES~~

~~General Commercial, except as listed below~~	~~One (1) space per five hundred (500) square feet.~~
~~Amusement Park~~	~~One (1) space per three hundred (300) square feet of indoor space, plus one (1) space per thousand (1,000) square feet of outdoor facilities.~~
~~Animal Hospital / Animal Services~~	~~One (1) space per three hundred (300) square feet~~
~~Automobile / Motorcycle / Boat Sales / Lease~~	~~One (1) space per two hundred (200) square feet~~
~~Auto Repair / Service / Body Shop~~	~~One (1) space per three hundred (300) square feet. Service bays shall not be considered as being off-street parking spaces.~~
~~Bank / Financial Institution~~	~~One (1) space per two hundred fifty (250) square feet, plus one hundred (100) linear feet of queuing area per drive-in window, plus two (2) spaces per automatic teller.~~
~~Barber / Beauty Shop~~	~~One (1) space per three hundred (300) square feet.~~
~~Bed and Breakfast~~	~~One (1) space per guest bedroom, plus one (1) space for resident manager / owner.~~
~~Bowling~~	~~Five (5) spaces per lane, plus one (1) space per five hundred (500) square feet~~
~~Campground~~	~~Three (3) spaces per camp site.~~
~~Car Wash~~	~~Two (2) spaces per bay / stall, plus two (2) stacking spaces per bay / stall.~~
~~Day Care~~	~~One (1) space per three hundred (300) square feet~~
~~Funeral Home / Crematorium~~	~~One (1) spaces per seat in the chapel or per two (2) feet of bench area, plus One (1) space per five hundred (500) square feet for all other areas. In addition, off-street parking area shall be provided to accommodate a minimum of thirty (30) passenger vehicles for the purpose of forming a funeral procession.~~
~~Gas Station~~	~~One (1) space for each two hundred (200) square feet~~

	plus two (2) spaces for each fuel nozzle.
Golf Courses / Miniature Golf / Driving Range	Five (5) spaces per green, plus one (1) space per five hundred (500) square feet for other buildings.
Hotel / Motel	One (1) space per bedroom, plus one (1) space for each two hundred (200) square feet of public meeting area and restaurant space.
Office, Public or Private	One (1) space per three hundred (300) square feet of office area.
Recreation Center	One (1) space per three hundred (300) square feet of recreation center use area designed and utilized so as to have 30 or fewer spectators. Fitness gyms and all other recreation center uses designed and/or utilized so as to have more than 30 spectators shall have one (1) space per one hundred (100) square feet.
Recreation Complex or Outdoor Sport area	One (1) space per two thousand (2,000) sq. ft. of outdoor field or sport area, plus one (1) space per four (4) seats or one (1) space per six (6) feet of bench area. Buildings are calculated separately.
Restaurant	One (1) space per one hundred (100) square feet. If drive-in window service is provided, a reservoir area equal to at least three (3) spaces per drive-in window shall be provided.
Theater / Cinema	One (1) space for each three (3) patron seats.

INDUSTRIAL USES

Industrial, except as listed below	One (1) space per five hundred (500) square feet.
Manufactured Goods, Class 1 and 2	One (1) space per four thousand (4,000) sq. ft. of manufacturing and/or storage area, plus one (1) space per three hundred and fifty (350) square feet of office / business space.
Mini-Warehouses	One (1) space per fifteen (15) units plus standard office parking for offices.
Warehouse	One (1) space per four thousand (4,000) sq. ft. of manufacturing and/or storage area, plus one (1) space per three hundred and fifty (350) square feet of office / business space.

CIVIC USES

Civic including schools, except as listed below	One (1) space per four hundred (400) sq. ft.
Auditorium / Assembly Hall / Amphitheater	One (1) space per four (4) seats, every two (2) feet of bench area shall be considered a seat. Other square feet shall be counted separately.
Bus Terminal	One (1) space per one hundred-fifty (150) sq. ft. of waiting area. Other areas calculated separately.
Cemetery	Three (3) spaces per acre of land utilized as grave space.
Church / Place of Worship	One (1) space per four hundred (400) square feet.
College / University	One (1) space per six hundred (600) square feet of building area (excluding dorms), plus one (1) space per dorm room.
Hospital / Clinic	One (1) space per three hundred (300) square feet
Library, Museum, Art Gallery	One (1) space per three hundred (300) square feet
Post Office, Town Hall	One (1) space per three hundred (300) square feet
Recreation Facility, Public	One (1) space per three hundred (300) square feet per building area.

Square Feet Parking Calculation: Square feet used for parking calculations above shall be the total gross square feet inclusive of all space measured inside the outer wall or walls of a building, structure, or similar unless otherwise stated.

Table 4.5.3 General Dimensional Standards for Off-Street Parking

USE	TYPE OF SPACE	DIMENSIONS (FEET)
Residential	Spaces in Garage or Carport	10 x 209X18
	Uncovered	9 x 18
Nonresidential	Angle Spaces	9 x 18
All	Parallel	8 x 22

4.7.3 Use of Off-Street Parking Areas

Required off-street parking areas are to be used for the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease or for long-term storage of vehicles, boats, motor homes, campers, mobile homes, or building materials.

4.7.4 Vehicle Stacking

The vehicle stacking standards of this subsection shall apply unless otherwise expressly approved by the Planning Director/Planning Director.

~~A) **Minimum Number of Spaces**~~

~~Off-street stacking spaces shall be provided as follows:~~

~~Table 4.5.4: Minimum Required Vehicle Stacking Spaces~~

~~Activity Type~~	~~Minimum Stacking Spaces~~	~~Measured From~~
~~Bank Teller Lane~~	~~4~~	~~Teller or Window~~
~~Car Wash, Automatic~~	~~6~~	~~Entrance~~
~~Car Wash, Self-Service~~	~~3~~	~~Entrance~~
~~Gasoline Pump Island~~	~~2~~	~~Pump Island~~

~~B) Stacking spaces shall be a minimum of 8 feet by 20 feet in size.~~

C) Stacking spaces shall not conflict, overlap, or impede any other on- or off-site vehicle movement or parking space.

D) Stacking que lanes shall be separated from other internal driveways by raised medians if deemed necessary by the Planning Director for traffic movement and safety.

HOME BUSINESS:

6.5.16 Customary Home Occupations

Customary "no impact" home occupations may be established in any dwelling unit. The following requirements shall apply in addition to all other applicable requirements of this Ordinance for the district in which such uses are located:

ADDED

A) No-impact home-based business. – A no-impact home-based business for which all of the following apply:

1. The total number of on-site employees and clients do not exceed the occupancy limit for the residential property.
2. The business activities are characterized by all of the following:
3. Are limited to the sale of lawful goods and services.
4. Do not generate on-street parking or a substantial increase in traffic through the residential area.
5. Occur inside or in the yard of the residential dwelling.
6. Are not visible from the street.
7. Do not store merchandise, equipment, products, supplies, or materials outside of the premises."

Existing to be re-lettered:

A) The home occupation shall be clearly incidental and subordinate to the residential use of the dwelling and shall not change the residential character of the dwelling.

~~B) No accessory buildings or outside storage shall be used in connection with the home occupation.~~

C) Use of the dwelling for the home occupation purposes shall ~~be limited to twenty five percent (25%)~~ not exceed fifty percent (50%) of the area of the ~~principal~~ total building area or areas.

~~D) Residents of the dwelling may only be engaged in a home occupation.~~

E) No external alterations inconsistent with the residential use of the building shall be permitted.

F) Only vehicles used primarily in connection with the conduct of the customary home occupation shall be permitted

G) Chemical, mechanical, or electrical equipment that creates odors, light emission, noises, or interference in radio or television reception detectable outside the dwelling shall be prohibited.

~~H) Customary home occupations may be conducted in an accessory building subject to the issuance of a Conditional Use Permit by the Town Board.~~

I) All home occupations shall be conducted between the hours of 7:00 A.M. and 9:00 P.M. only.

~~J) No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood. Any need for parking generated by the conduct of the home occupation shall be provided off the road right of way.~~

ROADWAY STANDARDS:
Public Works to amend any town roadway standard that is more restrictive than NCDOT standards.

OTHER POSSIBLE TEXT CHANGES TO DISCUSS:

1) Prohibiting tractor trailer cabs from being parked on any residential property
2) Restricting the width of on-street parking vehicles (duallys)
3) Restricting toys from the front yard for extended periods
4) Restricting front yard gardens
5) Requiring trash bins to be screened from view of the street
6) Requiring any open storage (including lawnmowers and grills) from being visible from the street
7) Discuss Junk Motor Vehicle definition and enforcement.

JUNKED MOTOR VEHICLE. As authorized and defined in G.S. § 160A-303.2, a vehicle that does not display a current license plate lawfully upon that vehicle, and that:

(1) Is partially dismantled or wrecked;
(2) Cannot be self-propelled or moved in the manner in which it originally was intended to move; or
(3) Is more than five years old and appears to be worth less than $100.

ACTION:

This is a workshop meeting to consider the proposed text changes and any other additions or modifications. Planning Board will need to review the proposal and a public hearing is also needed in the future before any final vote.