

Article 7. DEVELOPMENT STANDARDS PARTICULAR TO INDIVIDUAL USES

Sec. 7.1 LAND USES DISTINGUISHED

Article 7 contains all the standards related to land uses within the City of Trinity's planning jurisdiction, and is organized according to three types of uses: principal, accessory, and temporary. These use types are described in Article 5 Section XX.

Sec. 7.2 STANDARDS APPLICABLE TO PARTICULAR PRINCIPAL USES

A. Purpose.

This section includes standards which apply to the named principal use in addition to the Development Standards of Section XX, which apply to all development, and the zoning district standards of Section XX.

1. Above Ground Liquid Storage Tank.

- i. The minimum lot size for this use shall be one (1) acre in size.
- ii. All storage tanks and loading facilities shall be located at least twenty-five (25) feet from any side or rear property line.
- iii. All storage tanks and loading facilities shall be located a minimum of 100 feet from any adjacent residential zoning district.
- iv. All facilities shall comply with the American Insurance Association's Flammable and Combustible Liquids Code, in addition to other relevant state and federal regulations.

2. Adult Day Care Center.

- i. Adult Day Care Centers shall be certified by the North Carolina Department of Health and Human Services, and shall obtain any licenses and permits required by the City of Trinity and Randolph County.
- ii. Adult Day Care Centers shall not serve any individual client for a continuous period of more than 24 hours.

3. Adult Use.

The following standards are intended to prevent the concentration of adult uses and to separate these uses from residential neighborhoods, educational facilities and day care centers, religious institutions, parks, and public recreation facilities.

- i. Any lot containing an adult use must be separated by a distance of at least 1,000 feet from any lot containing another adult use; any use within the residential use classification; any use within the education, day care, or religious institution use categories; and any park or public recreation facility use.
- ii. Any structure containing an adult use must be separated by a distance of at least 200 feet from any lot within a zoning district where such use is

prohibited.

- iii. No more than one (1) adult use shall be located within the same structure or on the same lot.
- iv. An adult use lawfully operating as a conforming use shall not be rendered nonconforming by the subsequent establishment of a residential dwelling, religious institution, education facility or day care center, public park, or residential zoning district with regard to the spacing requirements of subsections i. and ii. above.
- v. Any adult uses made nonconforming by the adoption of this Ordinance shall be granted a two (2) year amortization period from the effective date of this Ordinance, at the end of which time said adult use must either come into compliance with the requirements of this Ordinance or be discontinued.
- vi. Neon or Flashing lights or fluttering devices designed and used to attract attention are not permitted

4. Advanced Battery or Fuel Cell Manufacturing.

- i. Advanced Battery or Fuel Cell Manufacturing facilities shall be located at least 500 feet from any residentially-zoned property and at least 200 feet from any other property.
- ii. Advanced Battery or Fuel Cell Manufacturing facilities, including outdoor storage and process areas, shall be surrounded by fencing at least six (6) feet in height.
- iii. Advanced Battery or Fuel Cell Manufacturing facilities shall meet the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, Flammable and Combustible Liquids Code, NFPA 30 and Standards for the Storage and Handling of Liquefied Petroleum Gases, NFPA 58, as applicable.

5. Airfield/Heliport.

- i. No activities or improvements incidental to an airfield/heliport shall be located closer than 100 feet from any lot line and shall be located at least 300 feet from any residentially-zoned property.
- ii. Access to the airfield/heliport shall be controlled using gates, chains, or fences to prevent unauthorized access.
- iii. All unpaved areas shall be maintained in a manner that prevents dust from spreading onto adjoining properties.
- iv. Any airfield/heliport shall comply with all relevant Federal Aviation Administration (FAA) regulations.

6. Airport.

- i. No activities or improvements incidental to an airport shall be located closer than 200 feet from any lot line and shall be located at least 500 feet from any residentially-zoned property.
- ii. Access to the airport shall be controlled using gates, chains, or fences to prevent unauthorized access.

- iii. All unpaved areas shall be maintained in a manner that prevents dust from spreading onto adjoining properties.
- iv. Any airport shall comply with all relevant Federal Aviation Administration (FAA) regulations.

7. Amphitheater (Outdoor).

- i. Outdoor activity areas shall be set back a minimum of 100 feet from any adjacent residentially-zoned property.
- ii. Outdoor activities shall be prohibited between midnight and 7 a.m.
- iii. All parking shall be screened from adjacent residentially-zoned property by a Type II Bufferyard.

8. Animal Grooming.

- i. Overnight boarding of animals shall be prohibited.
- ii. The animal grooming use, including boarding of animals before or after grooming, shall occur completely within an enclosed building.

9. Animal Husbandry.

- i. A minimum lot size of 2.5 acres shall be required for the keeping of livestock.
- ii. Fencing able to contain the livestock on the site shall be required.
- iii. All livestock shall be kept in a manner consistent with the City of Trinity's Animal Control Ordinance.

10. Animal Shelter.

- i. All activities associated with this use shall take place within enclosed and soundproofed structures, unless the conditions of subsections ii. through iii. are met.
- ii. All activities shall be at least 500 feet from any residentially-zoned lot.
- iii. Any outdoor kennels or runs shall be enclosed by a fence of at least six (6) feet in height.

11. Asphalt or Concrete Plant.

- i. All activities shall be located at least 50 feet from any adjoining lot line.
- ii. A fence of at least six (6) feet in height shall be provided around the use.
- iii. Any access drives to the site shall be paved and shall be located no closer than fifteen (15) feet from any adjoining lot line .
- iv. Within one (1) year of cessation of the use, all equipment and stockpiles incidental to the use shall be dismantled and removed from the site at the expense of the landowner.

12. Assisted Living/Nursing Facility.

- i. Common social and service areas shall be provided at a minimum rate of thirty (30) square feet per room or dwelling unit, in addition to any required open space.
- ii. All facilities shall be solely for the use of residents and their guests.
- iii. An administrative office for the facility shall be located on-site.
- iv. A Type II Bufferyard shall be installed along any lot line adjacent to residential zoning.
- v. Assisted living facilities shall comply with the multifamily residential design guidelines of Section XX.
- vi. Assisted Living Facilities must be accessed from a thoroughfare.

13. Bed and Breakfast.

- i. The use shall be located in a structure that was originally constructed as a residential dwelling.
- ii. Any meals served on the premises shall be for the guests of the facility.
- iii. Parking shall be located to the side or rear of the building.
- iii. A Type II Bufferyard shall be installed along any lot line adjacent to residential zoning.
- iv. Any signage for the use shall meet the standards of Section XX and shall be non-illuminated.

14. Broadcasting Studio.

- i. Any broadcasting towers associated with this use shall be set back from all lot lines a minimum distance equal to the height of the tower.
- ii. The use shall not include a helipad or other helicopter landing facility.

15. Campground.

- i. No campsite shall be used as a permanent place of residence or business. Continuous occupancy extending beyond three (3) months in any twelve (12) month period shall be considered permanent occupancy.
- ii. Accessory uses may include management offices, recreational facilities, toilets, showers, laundry facilities, and other uses and structures customarily incidental to the operation of a campground.
- iii. All campsites shall be level and well-drained.
- iv. The maximum density of the campground shall be fifteen (15) campsites per acre.
- v. In no case shall any campsite contain less than 1,500 square feet.
- vi. Campsites shall be developed to preserve the natural character of the site to the greatest extent possible.
- vii. No campsite or other facility shall be less than twenty (20) feet from the perimeter of the lot the campground is on.
- viii. A Type I Bufferyard shall be installed adjacent to any residentially-zoned property.
- ix. Any lighting installed on-site shall be located and shielded so as not to adversely affect adjacent properties.

16. Car Wash and Automobile Detailing.

- i. No outdoor display or storage shall be permitted.
- ii. A Type II Bufferyard shall be installed adjacent to any residentially-zoned property, in addition to an opaque fence a minimum of six (6) feet in height.
- iii. All campsites shall be level and well-drained.
- iv. Designated areas shall be provided for washing, drying, and vacuuming of vehicles, where such services are offered. These areas shall not impede on-site vehicle circulation patterns.
- v. Provisions shall be made for the appropriate disposal and/or recycling of waste products and runoff.

17. Cemetery, Columbarium, or Mausoleum.

New cemeteries, columbaria, mausoleums, and similar facilities, as well as the expansion of existing facilities, shall comply with the following standards:

- i. These uses shall be located on a parcel of at least two (2) acres in size.
- ii. Interments shall take place at least twenty-five (25) feet from any lot line and comply with all applicable requirements of the North Carolina General Statutes.
- iii. Adequate vehicular stacking space for funeral processions shall be provided on-site.
- iv. The site shall have direct access to collector street or thoroughfare.
- v. A Type I Bufferyard shall be installed adjacent to any residentially-zoned property.

18. Chemical Manufacturing

- i. Chemical Manufacturing facilities shall be located at least 500 feet from any residentially-zoned property and at least 200 feet from any other property.
- ii. Chemical Manufacturing facilities, including outdoor storage and process areas, shall be surrounded by fencing at least six (6) feet in height.
- iii. Chemical Manufacturing facilities shall meet the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, Flammable and Combustible Liquids Code, NFPA 30 and Standards for the Storage and Handling of Liquefied Petroleum Gases, NFPA 58, as applicable.

19. Child Day Care Center.

- i. Child Day Care Centers shall be certified by the North Carolina Department of Health and Human Services, and shall obtain any licenses and permits required by the City of Trinity and Randolph County.
- ii. The facility shall comply with the state regulations for minimum square footage per child for interior space and outdoor play area.
- ii. Outdoor play areas shall be enclosed by fencing at least four (4) feet in height.
- iii. A Type I Bufferyard shall be installed adjacent to any residentially-zoned property.

- iv. In residential districts, day care centers shall not be operated between the hours of 7 p.m. and 6 a.m.

20. Community/Youth/Senior Center.

- i. A Type I Bufferyard shall be installed adjacent to any residentially-zoned property.

21. Continuing Care Retirement Community (CCRC).

- i. CCRC facilities may include any mixture of single-family attached and detached dwellings, duplex dwellings, townhomes, triplex or quadplex dwellings, multifamily dwellings, and assisted living facilities.
- ii. Any of the uses listed in subsection i. within a CCRC shall comply with the standards applicable to those individual uses in Section 7.4.
- iii. All facilities within the CCRC shall be solely for the use of residents and their guests.
- iv. An administrative office for the facility shall be located on-site.
- v. A Type II Bufferyard shall be installed along any lot line adjacent to residentially-zoned property.
- vi. The CCRC facilities shall comply with the multifamily residential design guidelines of Section XX. These design guidelines shall not apply to any buildings containing four (4) or fewer units within the CCRC, however.
- vii. Assisted Living Facilities must be accessed from a thoroughfare.

22. Contractor Services and Sales with Outdoor Storage.

- i. A Type III Bufferyard and an opaque fence a minimum of six (6) feet in height shall be installed between any outdoor storage area and adjacent residentially-zoned property.
- ii. Outdoor storage of equipment, materials, and vehicles shall be screened from view of all adjacent residential uses and rights-of-way. Equipment may exceed the height of the required fence, but shall be stored in a manner that limits its visibility to the maximum extent practicable.
- iii. An opaque fence a minimum of six (6) feet in height shall be installed around the perimeter of any outdoor storage area.
- iv. Outdoor storage areas shall be maintained in a manner to limit dust from drifting onto adjacent properties.

23. Convenience Store (With Gasoline Sales or Restaurant).

- i. Convenience stores shall be limited to 4,000 square feet of gross floor area.
- ii. Outdoor storage shall meet the requirements of this Article and Article XX Zoning.

24. Convenience Store (Without Gasoline Sales or Restaurant).

- i. Convenience stores shall be limited to 4,000 square feet of gross floor area.
- ii. No outdoor storage shall be permitted.

25. Dormitory, Private.

- i. A dormitory shall be located within half a mile of the college or university it serves.

26. Drug/Alcohol Treatment.

- i. Any drug/alcohol treatment use shall be located at least 500 feet from any other such facility, and;
- ii. Any drug/alcohol treatment use shall be located at least 500 feet from any school, child day care, or religious institution that includes a child day care or school use.

27. Electronic Gaming Operation.

- i. Any Electronic Gaming Operation shall be located at least 2,500 feet from any community/youth/senior center; school; park; religious institution; or other electronic gaming operation.
- ii. Such uses shall not operate between the hours of 11 p.m. and 7 a.m.
- iii. Neon or Flashing lights or fluttering devices designed and used to attract attention are not permitted

28. Equipment and Tool Rental.

- i. No heavy equipment shall be stored within a required setback or Bufferyard.
- ii. No heavy equipment shall be displayed on top of a building.

29. Event Venue.

- i. Outdoor activity areas shall be set back a minimum of 50 feet from any adjacent residentially-zoned property.
- ii. Outdoor activities shall be prohibited between midnight and 7 a.m.
- iii. All parking shall be screened from adjacent residentially-zoned property by a Type II Bufferyard.
- iv. No event venue shall be located within 500 feet of another event venue.
- v. Any signage shall meet the standards of Section XX and shall be non-illuminated.

30. Family Care Home.

- i. Family Care Homes shall comply with the standards of Section 160D-907 of the North Carolina General Statutes.
- ii. A family care home shall not be located within 2,500 feet of another family care home, group care home, or other residential treatment facility.
- iii. The family care home use must occur within a single-family detached residential dwelling.

31. Fire/EMS/Police Station.

- i. The use shall have direct access to a collector street or thoroughfare.

- ii. The use shall be set back a minimum of 50 feet from adjacent residentially-zoned property.
- iii. A Type II Bufferyard shall be installed between the use and any adjacent residentially-zoned property.

32. Firearms Manufacturing.

- i. Manufacture of ammunition shall be located at least 500 feet from any residentially-zoned property and at least 200 feet from any other property.
- ii. A firearms manufacturing facility shall be surrounded by fencing at least six (6) feet in height.

33. Firearm Sales and Service.

- i. Firearm Sales and Service uses may include testing facilities for firearms, provided the facilities are constructed in accordance with all applicable laws and regulations, and the facilities are upfitted with materials that prevent any noise or disturbance to the occupants of adjoining properties.
- ii. Outdoor firing ranges associated with the sales and service of firearms are prohibited.

34. Foundry.

- i. Any foundry shall be located at least 500 feet from any residentially-zoned property and at least 200 feet from any other lot line.
- ii. A foundry shall be surrounded by fencing at least six (6) feet in height.

35. Fraternal Club or Lodge.

- i. The minimum side and rear setbacks for this use shall be 50 feet, unless a larger setback is required by the underlying zoning district.
- ii. A Type II Bufferyard shall be installed between the use and any adjacent residentially-zoned property.
- iii. Outdoor activity areas shall be set back a minimum of 50 feet from any adjacent residentially-zoned property.

36. Fraternity or Sorority House.

- i. The minimum side and rear setbacks for this use shall be 50 feet, unless a larger setback is required by the underlying zoning district.
- ii. Outdoor activity areas shall be set back a minimum of 50 feet from any adjacent residentially-zoned property.
- iii. A Type I Bufferyard shall be installed between any outdoor activity areas and adjacent residentially-zoned property.
- iv. Public address systems shall not be permitted, except within buildings.

37. Fuel Oil/Bottled Gas Distributor.

- i. Uses engaged in the storage or distribution of flammable materials shall meet

the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, Flammable and Combustible Liquids Code, NFPA 30 and Standards for the Storage and Handling of Liquefied Petroleum Gases, NFPA 58, as applicable.

38. Funeral-Related Services.

- i. Crematories shall not be located within a residential zoning district.
- ii. Outdoor storage shall be prohibited.

39. Golf Course.

- i. A minimum distance of at least 50 feet shall be maintained between any tee, green, or fairway and any residentially-zoned property.

40. Golf Driving Range.

- i. Driving ranges shall incorporate fencing, netting, or other measures around the perimeter of the activity area to ensure balls do not leave the area and endanger off-site areas.
- ii. The perimeter of the driving range fencing or netting shall be set back at least twenty (20) feet from any residentially-zoned property.

41. Group Home.

- i. A group home shall be licensed and/or sponsored by the appropriate state or local agency.
- ii. A lot containing a group home shall not be located within 2,500 feet of another lot containing another group home, family care home, or other residential treatment facility.
- iii. The number of occupants in a group home shall be limited to the maximum number that may be accommodated by state regulations, but in no instance shall the number of residents exceed fifteen (15) persons.
- iv. A Type I Bufferyard shall be installed along all lot lines shared with residential zoning.

42. Halfway House.

- i. A halfway house shall be licensed and/or sponsored by the appropriate state or local agency.
- ii. A lot containing a halfway house shall not be located within 2,500 feet of another lot containing another halfway house, group home, family care home, or other residential treatment facility.
- iii. The number of occupants in a halfway house shall be limited to the maximum number that may be accommodated by state regulations, but in no instance shall the number of residents exceed thirty (30) persons.
- iv. A Type I Bufferyard shall be installed along all lot lines shared with residential zoning.

43. Heavy Equipment Sales and Service.

- i. All outdoor storage of materials and machinery service areas shall be screened from view of adjacent rights-of-way and residentially-zoned property.
- ii. All unpaved storage areas shall be maintained in a manner that prevents dust from adversely impacting adjacent properties.

44. Horticulture.

- i. Sale of produce grown on-site or on another lot that is part of the same agricultural operation shall be permitted, provided such sale takes place outside the right-of-way.

45. Hospital.

- i. A hospital shall be located on a parcel that has direct access to a collector street or thoroughfare.

46. Kennel, Large Outdoor.

- i. All activities associated with this use shall take place within enclosed and soundproofed structures, unless the conditions of subsections ii. through iii. are met.
- ii. All activities shall be at least 500 feet from any residentially-zoned lot.
- iii. Any outdoor kennels or runs shall be enclosed by a fence of at least six (6) feet in height.

47. Kennel Indoor or Small Outdoor.

- i. All activities associated with this use shall take place within enclosed and soundproofed structures, unless the conditions of subsections ii. through iii. are met.
- ii. All activities shall be at least 200 feet from any residentially-zoned lot.
- iii. Any outdoor kennels or runs shall be enclosed by a fence of at least six (6) feet in height.

48. Landfill, LCID.

- i. No areas of disturbance shall be located closer than 100 feet from any lot line and shall be located at least 300 feet from any residentially-zoned property.
- ii. Access to the landfill shall be controlled using gates, chains, or fences to prevent unregulated dumping.
- iii. All unpaved areas shall be maintained in a manner that prevents dust from spreading onto adjoining properties.
- iv. The LCID shall have a maximum area of two (2) acres.
- v. No filling shall take place within the 100-year floodplain or within any utility easements.

- vi. A Type I Bufferyard shall be installed around the perimeter of the site.
- vii. LCIDs are limited to a maximum period of operation of three (3) years from the date of issuance of the Certificate of Occupancy by the City of Trinity. Additional three (3) year renewals may be granted by the Planning Board upon a finding that the LCID is still in compliance with the requirements of this Ordinance and any other conditions of approval.
- viii. Upon closure, the landfill shall be surfaced with a minimum of one (1) foot of clean soil, graded to a maximum slope of 3:1 and stabilized with vegetation in accordance with current state standards.

49. Landfill, Sanitary.

- i. No landfill area shall be located closer than 100 feet from any lot line and shall be located at least 300 feet from any residentially-zoned property.
- ii. Access to the landfill shall be controlled using gates, chains, or fences to prevent unregulated dumping.
- iii. All unpaved areas shall be maintained in a manner that prevents dust from spreading onto adjoining properties.
- iv. No filling shall take place within the 100-year floodplain or within any utility easements.
- v. A Type II Bufferyard shall be installed around the perimeter of the site.
- vi. Any sanitary landfill shall comply with all other relevant local, state, and federal regulations.

50. Laundry/Dry Cleaning.

- i. No coal-burning or smoke-producing equipment or processes shall be used.
- ii. No petroleum-based chemicals in excess of 500 gallons shall be stored in above-ground tanks on-site.

51. Manufactured Dwelling.

- i. A manufactured dwelling shall comply with Section 160D-910 of the North Carolina General Statutes and any standards established by the North Carolina Department of Insurance.
- ii. A manufactured dwelling shall be located on its own lot unless it is located within a manufactured home park.
- iii. A manufactured dwelling shall only be used for single-family occupancy, and shall not be utilized for a non-residential use, except as authorized by Section XX [home occupation regs].
- iv. The towing apparatus, wheels, axles, and transporting lights shall be removed prior to occupancy.
- v. The dwelling shall be properly anchored and shall include to a continuous, permanent masonry foundation or masonry curtain wall of solid brick or brick veneer.
- vi. The dwelling shall include stairs, porches, entrance platforms, ramps, or other means of entrance and exit installed in accordance with the standards of the North Carolina Building Code.
- vii. The structure shall demonstrate a roof pitch with a minimum vertical rise of

- seven (7) feet for each twelve (12) feet of horizontal run.
- viii. The roof shall have an eave projection of no less than ten (10) inches.
- ix. The dwelling shall be clad in siding of vinyl, aluminum lap siding, cedar or other wood, stucco, brick, or stone.
- x. Only Class A manufactured dwellings shall be permitted on individual lots.

52. Manufactured Dwelling Park.

- i. Individual manufactured dwellings within a manufactured dwelling park shall comply with the standards of Section 7.4.A.XX, except for subsections ii. and x.
- ii. One (1) manufactured dwelling may be used as an administrative office for the park.
- ii. A manufactured dwelling park shall include sites for at least five (5) individual homes.
- iii. A minimum of one (1) parking space shall be provided near each dwelling within the park, and shall not be located within any right-of-way or vehicular accessway.
- iv. All home spaces within the park shall be served by municipal or community water and sewer service. The Randolph County Health Department shall approve the design of the water and sewer system which serves the park.
- v. Each manufactured dwelling shall be located at least twenty (20) feet from any other dwelling within the development, and at least twenty (20) feet from any adjacent property line or right-of-way.
- vi. No dwelling within the park shall have direct vehicular access to a public street external to the park.
- vii. Internal streets within dedicated rights-of-way within the park shall be constructed according to standards for public streets. Other vehicular accessways within the park shall have a minimum pavement width of twenty (20) feet.
- viii. The owner or operator of the manufactured dwelling park shall be responsible for the continued maintenance of any non-municipal infrastructure within the park.
- ix. A Type I Bufferyard shall be installed around the perimeter of the park.

53. Manufacturing, Heavy.

- i. Manufacture of explosives shall be located at least 500 feet from any residentially-zoned property and at least 200 feet from any other property line.
- ii. Storage tanks and loading facilities associated with petroleum products shall be located at least 500 feet from any residentially-zoned property.
- iii. Except as described in subsections i. and ii. above, heavy manufacturing activities, structures, buildings, and outdoor use areas shall be located a minimum of 100 feet from any residentially-zoned property.
- iv. A heavy manufacturing facility, including outdoor storage and process areas, shall be surrounded by fencing at least six (6) feet in height.
- v. Uses engaged in the storage or distribution of flammable materials shall meet

the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, Flammable and Combustible Liquids Code, NFPA 30 and Standards for the Storage and Handling of Liquefied Petroleum Gases, NFPA 58, as applicable.

54. Manufacturing, Light.

- i. All activities, structures, buildings, and outdoor use areas shall be located a minimum of 100 feet from any residentially-zoned property.
- ii. Uses engaged in the storage or distribution of flammable materials shall meet the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, Flammable and Combustible Liquids Code, NFPA 30 and Standards for the Storage and Handling of Liquefied Petroleum Gases, NFPA 58, as applicable.

55. Meat Packing and Processing.

- i. Minimum lot size shall be ten (10) acres
- ii. Minimum perimeter setbacks: Setback of one hundred (100) feet shall be maintained
- iii. Minimum perimeter buffer: Level 3 Buffer
- iv. No such operation shall be located within one thousand (1,000) feet of residentially zoned property.
- v. No open lagoons shall be permitted.
- vi. A refuse and waste storage plan (collection and disposal plan) must be submitted and approved by the Board prior to issuance of a Special Use Permit.
- vii. No livestock shall be permitted to be stored overnight.
- viii. Any structures which may be deemed noxious, toxic, or offensive by reason of odor, dust, vibration, smoke, gas, or fumes shall require abatement plans for such nuisances for the protection of public health, safety, and welfare.
- ix. All animals awaiting processing are to be housed within a fully enclosed structure.
- x. All inedible offal, meat that is not food, condemned material and refuse of the meat processing shall be refrigerated and stored in the interior of a fully enclosed structure until time of pick-up or final disposal.

56. Metal Fabrication.

- i. The use shall not generate noise, vibration, glare, fumes, or odors which are readily detectable on adjacent residentially-zoned property.
- ii. Outdoor storage shall meet the requirements of this Article.

57. Multifamily Dwelling.

- i. Multifamily dwellings shall comply with the Multifamily Design Guidelines

- of Section XX.
- ii. The maximum length of a multifamily building shall be 250 linear feet. The presence of a firewall between different building sections shall not constitute multiple separate buildings for the purposes calculating building length.
 - iii. Buildings shall be set back from private drives and parking lots a minimum of ten (10) feet, as measured from back of curb or edge of pavement if no curb is provided.
 - iv. A minimum of 100 square feet of common recreation areas per unit shall be provided for multifamily developments containing forty (40) or more units, except for multifamily developments exclusively occupied by disabled persons or persons age 55 or older.
 - v. The common recreation area described in subsection iv. above may be broken up into multiple areas, but no individual area shall be less than 2,000 square feet in size.
 - vi. Common recreation areas shall be attractively landscaped and provided with screening to minimize the visual impact of the recreation area on adjacent properties.
 - vii. Common recreation areas containing active uses such as swimming pools, basketball courts, tennis courts, dog parks, and similar amenities shall be placed a minimum of 50 feet from property containing single-family detached residential dwellings.
 - viii. Utility areas shall be fully screened from public rights-of-way and adjacent property containing single-family detached residential dwellings.
 - ix. Multifamily buildings configured as condominiums shall comply with the requirements of the North Carolina Condominium Act in Chapter 47-C of the North Carolina General Statutes

58. Nightclub or Dance Hall.

- i. No nightclub or dance hall shall be located within 200 feet of a religious institution; elementary, middle, or high school; or residentially-zoned property.
- ii. An opaque fence six (6) feet in height shall be installed along any lot lines shared with property containing single-family attached or detached dwellings.

59. Outdoor Storage, Nonresidential.

- i. To be classified as goods for sale and exempt from outdoor storage yard regulations, items must be placed within an enclosed building at the end of each business day.
- ii. The Outdoor Storage Yard use shall be required for the outdoor storage of all items awaiting or in process of repair, except passenger vehicles awaiting repair which are not visibly damaged and are not intended to be used as “parts vehicles”. For the purposes of this Section, passenger vehicles shall include cars and trucks, vehicles with more than two (2) axles, boats, manufactured homes, and trailers of tractor-trailer trucks.
- iii. The extent of the outdoor storage area(s) on-site shall be clearly delineated as part of the application for establishment of the use.

- iv. Outdoor storage areas shall comply with the minimum setbacks applicable to principal structures in the zoning district where the outdoor storage area is located.
- v. Screening meeting the standards of Section XX (Outdoor Storage Area Screening) shall be installed around the perimeter of the site.
- vi. No materials shall be stored on any potable or non-potable water easement, stormwater easement, or sanitary sewer easement.
- vii. Outdoor storage yards may include up to two (2) storage trailers.

60. Park.

- i. All activity areas and facilities shall be located at least twenty (20) feet from any property line.
- ii. A Type I Bufferyard shall be installed adjacent to any single-family residential zoning.

61. Parking Lot.

- i. The design of any parking lot shall comply with Section XX, Off-Street Parking Standards.
- ii. No business other than the rental of parking spaces shall take place on-site, except where a temporary use permit has been issued in accordance with Section XX.

62. Parking Structure.

- i. The design of any parking structure shall comply with Section XX, Off-Street Parking Standards.
- ii. Parking structures shall comply with the dimensional standards applicable to principal structures in the zoning district where the parking structure is located.
- iii. Parking structures visible from street rights-of-way shall be designed to be compatible with the architectural character of adjacent buildings.
- iv. Parking structure facades shall incorporate variation in color, massing, or architectural features to reduce the appearance of bulk.
- v. Parking structure facades adjacent to residential zoning shall be enclosed to prevent light spillover and the spread of noise or pollutants on the adjoining property.
- vi. Parking structures shall be sufficiently illuminated to promote occupant safety. Fixtures shall be designed and located to illuminate only the interior of the parking structure and not project glare onto adjoining property.
- vii. Lighting shall generate at least one (1) footcandle at any point within the parking structure.

63. Public Recreation Facility.

- i. Public recreation facilities shall have direct access to a collector street or thoroughfare.
- ii. All activity areas and facilities shall be located at least twenty (20) feet from any property line.

- iii. A Type I Bufferyard shall be installed adjacent to any single-family residential zoning district.

64. Quarrying or Mining.

- i. No quarrying or mining areas shall be located closer than 100 feet from any lot line and shall be located at least 300 feet from any residentially-zoned property.
- ii. Access to the property shall be controlled using gates, chains, or fences.
- iii. All unpaved areas shall be maintained in a manner that prevents dust from spreading onto adjoining properties.
- vi. A Type II Bufferyard shall be installed around the perimeter of the site.

65. Racetrack.

- i. No racetrack shall be located closer than 100 feet from any lot line and shall be located at least 500 feet from any residentially-zoned property.
- ii. All racetrack surfaces shall be paved..
- iii. No racing or other vehicular activity shall take place on-site between the hours of 10 p.m. and 8 a.m.

66. Recycling Center, Convenience Stop.

- i. Recycled batteries must be stored in non-porous containers.
- ii. Recycled motor oil and grease shall be stored in above-ground tanks in accordance with the North Carolina Fire Code and associated appendices.
- iii. Recycling center, convenience stops, shall be enclosed by a fence or wall at least six (6) feet in height, located at least 20 feet from any right-of-way and 50 feet from adjoining property lines. This fencing shall be required in addition to any landscaped Bufferyard required per Section XX.
- iv. A minimum separation of five (5) feet shall be maintained along the interior perimeter of this fence or wall and any stored materials.
- v. Access to the recycling center shall be gated, and all gates shall be closed and secured outside of business hours.
- vi. Facilities shall be maintained in a manner which limits dust from drifting onto adjoining properties.

67. Recycling Center, Processing.

- i. Recycled batteries must be stored in non-porous containers..
- ii. Recycled motor oil and grease shall be stored in above-ground tanks in accordance with the North Carolina Fire Code and associated appendices.
- iii. Recycling centers shall be enclosed by a fence or wall at least six (6) feet in height, located at least 20 feet from any right-of-way and 100 feet from adjoining property lines. This fencing shall be required in addition to any landscaped Bufferyard required per Section XX.
- iv. A minimum separation of five (5) feet shall be maintained along the interior

- perimeter of this fence or wall and any stored materials.
- v. Access to the recycling center shall be gated, and all gates shall be closed and secured outside of business hours.
- vi. Facilities shall be maintained in a manner which limits dust from drifting onto adjoining properties.

68. Religious Institution.

- i. Religious institutions on sites of five (5) acres or more shall have direct access to a collector street or thoroughfare.
- ii. A Type I Bufferyard shall be installed adjacent to any single-family residential zoning district.

69. Repair Shop.

- i. All repair activities and storage shall occur indoors.
- ii. Gun repair shops shall be considered Firearm Sales and Service by this Ordinance.

70. Retail, Bulky Item.

- i. All outdoor storage of materials shall be screened from view of adjacent streets and residentially zoned land. This requirement shall not apply to the placement of goods or products for sale on-site.
- ii. Any item that exceeds ten (10) feet in height shall not be placed within required setbacks, parking, or landscape areas.
- iii. Items which are less than or equal to ten (10) feet in height shall be located at least ten (10) feet from any right-of-way and shall not be placed within required parking or landscape areas.

71. Salvage or Junkyard.

- i. The minimum area required to establish a Salvage or Junkyard shall be ten (10) acres.
- ii. Parcels containing salvage or junkyards shall not be closer than 300 feet to any residential zoning district, school, hospital, nursing home, assisted living facility, or day care facility.
- iii. salvage or junkyards shall be enclosed by a fence or wall at least six (6) feet in height, located at least 20 feet from any right-of-way and 50 feet from adjoining property lines. This fencing shall be required in addition to any landscaped Bufferyard required per Section XX.
- iv. A minimum separation of five (5) feet shall be maintained along the interior perimeter of this fence or wall and any stored materials.
- v. Access to the facility shall be gated, and all gates shall be closed and secured outside of business hours.
- vi. Facilities shall be maintained in a manner which limits dust from drifting onto adjoining properties.
- vii. Noise produced by equipment used as part of the salvage or junkyard operation shall not exceed fifty-five (55) decibels as measured at the property

- line.
- viii. Operations that produce noise that is audible off-site shall be prohibited between 6 p.m. and 7 a.m.
- ix. No vibration shall be produced which is transmitted through the ground and which is discernable without the aid of instruments at or beyond the property line.
- x. Emissions of smoke and burning of non-vegetative matter shall not be permitted on-site.
- xi. Open dumping of trash or garbage on-site shall be prohibited.
- xii. Disposal of toxic/hazardous matter on-site shall be prohibited.
- xiii. Storage of fuels shall be in below-ground tanks meeting the requirements of the state of North Carolina. No fuel storage shall take place within 1,000 feet of any structure containing residential, education, or institutional uses.
- xiv. A spill containment plan must be approved by the fire department serving the property where the use is located.
- xiv. Gasoline and oil shall be removed from scrap engines or vehicles stored on-site.
- xv. The site shall be adequately drained to ensure that no standing water exists which could provide an insect breeding habitat.
- xvi. Weeds and grasses shall be controlled within the salvage or junkyard.
- xvii. Salvage materials shall be stored in piles not exceeding ten (10) feet in height, and piles shall be arranged to permit easy access to the entire operation for firefighting purposes.
- xviii. Where environmental protection regulations require the installation of a monitoring well on-site, results of all required tests shall be forwarded to the City of Trinity as well as the appropriate state agencies.
- xix. No more than 200 unmounted tires may be stored on-site, and any unmounted tires shall be stored in an enclosed structure to prevent accumulation of water within the well of the tire.

72. School, Elementary.

- i. Elementary schools located on sites of three (3) acres or more shall have direct access to a collector street or thoroughfare.
- ii. The minimum side and rear setbacks shall be at least 50 feet, unless a greater setback is required by the underlying zoning district.
- iii. A Type I Bufferyard shall be installed along all lot lines shared with residentially-zoned property.
- iv. Manufactured structures may be allowed as temporary classroom units in accordance with Section XX [temporary use standards].
- v. The maximum height for any school building shall be the lesser of 50 feet or the maximum height of the underlying zoning district.

73. School, High/Middle.

- i. Schools located on sites of three (3) acres or more shall have direct access to a collector street or thoroughfare.
- ii. The minimum side and rear setbacks shall be at least 50 feet, unless a greater setback is required by the underlying zoning district.

- iii. A Type I Bufferyard shall be installed along all lot lines shared with residentially-zoned property.
- iv. Manufactured structures may be allowed as temporary classroom units in accordance with Section XX [temporary use standards].
- v. The maximum height for any school building shall be the lesser of 50 feet or the maximum height of the underlying zoning district.

74. School, Vocational.

- i. Facilities within a vocational school which generate significant noise or fumes, such as auto body or engine repair facilities, shall be located at least 100 feet from any adjacent residentially-zoned property.

75. Shooting Range (Indoor).

- i. All activities associated with this use shall take place within enclosed and soundproofed structures.

76. Shooting Range (Outdoor).

- i. Skeet and trapshooting ranges shall be located on lots of no less than fifteen (15) acres in size, and the distance between the firing point and any residential property shall be no less than 300 yards.
- ii. Rifle and pistol ranges shall be prohibited.
- iii. Shooting-related activities shall be prohibited between the hours of 9 p.m. and 8 a.m.

77. Short-Term Rental.

- i. No exterior advertising of the short-term rental shall be allowed.
- ii. No activities other than lodging shall be allowed in conjunction with any short-term rental unit.
- iii. The duration of any short-term rental stay shall not exceed thirty (30) days.
- iv. The maximum occupancy of any short-term rental shall be two (2) persons per bedroom, plus two (2) additional persons.
- v. The owner or operator of the property shall maintain liability insurance on the property which covers the short-term rental use and guests of the property.
- vi. The operator of the property shall comply with all applicable State, County, and City laws.
- vii. The zoning permit number authorizing the short-term rental shall be posted on all advertisements for the rental, as well as within the rental.

78. Single-Family Attached Dwelling

- i. A minimum ten (10) foot separation shall be maintained between all single-family attached dwellings and any accessory buildings on the same lot.
- ii.

79. Single-Family Detached Dwelling.

- i. Modular homes shall comply with the standards in Section 160D-91 of the North Carolina General Statutes and the State Residential Building Code, and shall be treated as site-built single-family detached structures.

80. Small Wireless Facility Collocation.

- i. Small Wireless Facilities shall comply with the the standards of NCGS 160D-935.

81. Solar Farm.

- i. The standards of this Section shall apply to any solar farm established after the effective date of this Ordinance. Maintenance, repair, or expansion of existing solar farms shall not be subject to these standards.
- ii. The minimum lot size for a solar farm shall be ten (10) acres or more.
- iii. A minimum setback of 100 feet shall be provided between adjacent properties and any solar panels and inverters.
- iv. The maximum height of any solar panel installed on-site shall not exceed fifteen (15) feet.
- v. A fence a minimum of six (6) feet in height shall be provided around the entire facility.
- vi. Access to the facility shall be gated, and all gates shall be closed and secured outside, except as necessary to operate or maintain the facility.
- vii. In addition to the fence described in subsection v., the facility shall also be screened by a Type I Bufferyard, which may exist inside or outside of the fence.
- viii. The solar farm shall be constructed in accordance with applicable building and electrical codes. Solar panels and any other equipment shall be mounted and installed according to manufacturer's specifications.
- ix. If the facility is to be connected to the local power grid, proof of conditional approval from the local utility shall be provided at the time of application for the special use permit.
- x. The electrical disconnect switch shall be clearly identified on plans and in the field, and shall remain unobstructed at all times. A map showing the location of the switch shall be provided to the City of Trinity's police, fire, and public works departments. Emergency access to the facility by governmental authorities shall be allowed at all times.
- xi. Written notification of the intent to establish a solar farm shall be submitted by the applicant to the North Carolina Commanders Council for consideration of potential impacts to low altitude military flight paths. This notification shall be sent 30 days prior to the hearing for the special use permit establishing this use, and shall include the details regarding the technology to be used on-site, the site's location, and its size in acres.
- xii. Written notification of the intent to establish a solar farm shall also be submitted by the applicant to the Federal Aviation Administration's (FAA)

Airport District Office (ADO) with oversight of North Carolina. This notification shall be sent 30 days prior to the hearing for the special use permit establishing this use, and shall include the details regarding the technology to be used on-site, the site's location, its size in acres, and a glare analysis using the latest version of the Solare Glare Hazard Analysis Tool (SGHAT).

- xiii. Confirmation from the North Carolina Commanders Council and the FAA ADO that the proposed solar farm shall not cause safety hazards or operational issues for aircraft shall be required prior to the issuance of any building permits for the facility.

Decommissioning Plan - The applicant will be required to submit a plan defining conditions upon which decommissioning will be initiated. Notice shall be provided to the Zoning Administrator when the facility is placed out of service. Facilities which are not operating for a period of six (6) months or more shall be removed by the property owner within one hundred twenty (120) days. Furthermore, a form of surety equal to one hundred percent (100%) of the cost of decommissioning under the plan, as estimated by a North Carolina licensed engineer (under seal), and approved by the Zoning Administrator and City Attorney, either through cash, a surety performance bond, irrevocable letter of credit or other instrument readily convertible into cash at face value, either with the City or in escrow with a financial institution designated as an official depository of the City. This surety shall be retained by the City to cover all cost of the decommissioning requirements

82. Sports Facility, Outdoor.

- i. The minimum site size for this use shall be five (5) acres.
- ii. Minimum setbacks from residential zoning districts shall be 100 feet, while minimum setbacks from other districts shall be 50 feet.
- iii. A Type I Bufferyard shall be installed adjacent to any single-family residential zoning district.

83. Telecommunications Tower, Major or Minor or Concealed.

- i. Telecommunications facilities shall comply with the regulations of Appendix A, the *Wireless Telecommunications Facility Siting Ordinance for the City of Trinity*, and the standards of NCGS 160D.

84. Theater, Drive-In.

- i. Any projection screens shall be so oriented to as to not attract the attention of motorists on adjacent streets.
- ii. The audio of any screened films shall be delivered to each motor vehicle through individual speakers. No loudspeakers shall be permitted.
- iii. Film screenings shall be prohibited between the hours of midnight and 8 a.m.
- iv. Outdoor activity areas shall be set back a minimum of 100 feet from any adjacent residentially-zoned property.
- v. The entire drive-in theater complex shall be screened from adjacent

residentially-zoned property by a Type II Bufferyard, and from all other adjacent properties by a Type I Bufferyard.

- vi. The facility shall have at least two points of ingress and egress on a collector street or thoroughfare.

85. Transfer Station.

- i. All structures shall be located a minimum of 300 feet from any residentially-zoned property.
- ii. Equipment producing noise in excess of 70 decibels shall be located no closer than 100 feet to any residentially-zoned property.
- iii. Any transfer station shall be located on a lot with access to a collector street or thoroughfare.
- iv. Access to the facility shall be gated, and all gates shall be closed and secured outside of business hours.
- v. No access road or driveway shall be located closer than fifteen (15) feet to any adjoining property.
- vi. The siting and design of the facility shall comply with the applicable requirements of the North Carolina Solid Waste Management Rules.
- vii. The operation of the facility shall be in compliance with the State of North Carolina's operation, maintenance, and monitoring regulations for solid waste disposal facilities.

86. Truck Terminal.

- i. All driveways and lanes of circulation shall be paved.
- ii. Unpaved storage areas shall be maintained in a manner which limits dust from drifting onto adjoining properties.
- iii. Fencing a minimum of six (6) feet in height shall be provided around any outdoor storage and staging areas.
- iv. Where a truck terminal is adjacent to a railroad right-of-way which provides rail service to the terminal, no setback shall be required between said right-of-way and the truck terminal operation.

87. Urgent Care.

- i. Off-street parking areas shall be located no closer than thirty (30) feet to residentially-zoned property.

88. Utility Substation, Minor or Major.

- i. A Utility substation shall be enclosed by a non-climbable fence at least six (6) feet in height to prevent access to the facility by the general public. Such fencing shall be opaque where the utility substation is adjacent to residentially-zoned property.
- ii. Access to the utility substation shall be gated, and all gates shall be closed and secured except as necessary to operate or maintain the facility.
- iii. Any buildings or structures shall be set back at least 50 feet from all residentially-zoned property, and at least twenty (20) feet from all property

- lines.
- iv. Any on-site equipment producing noise in excess of 70 decibels shall be located at least 100 feet from any residentially-zoned property.
- v. Vehicles or materials stored on-site shall be stored within a building or under a structure.

89. Vehicle Painting/Body Shop.

- i. The use shall be located at least 300 feet from any residential zoning district.
- ii. Vehicles shall not be stored on-site for the purposes of being a source of parts.
- iii. Any outdoor vehicle storage area for more than ten (10) vehicles shall be located to the side or rear of the principal structure on-site, and shall be screened by a six (6) foot tall opaque fence.
- iv. Any outdoor vehicle storage area shall constitute no more than twenty-five (25) percent of the total area of the lot the use is located on.
- v. Outdoor servicing, repair, or disassembly of vehicles is not allowed.
- vi. Junkyards, automobile graveyards, or the outdoor storage of materials for resale are prohibited.

90. Vehicle Repair and Servicing (Without Painting or Bodywork).

- i. Air compressors, hydraulic lifts, vehicle access pits, repair equipment, lubrication equipment, and similar equipment shall be entirely enclosed within a building.
- ii. Vehicles shall not be stored on-site for the purposes of being a source of parts.
- iii. Any outdoor vehicle storage area for more than ten (10) vehicles shall be located to the side or rear of the principal structure on-site, and shall be screened by a six (6) foot tall opaque fence.
- iv. Any outdoor vehicle storage area shall constitute no more than twenty-five (25) percent of the total area of the lot the use is located on.
- v. Outdoor servicing, repair, or disassembly of vehicles is not allowed.
- vi. Junkyards, automobile graveyards, or the outdoor storage of materials for resale are prohibited.

91. Vehicle Sales or Rentals.

- i. Vehicle display areas shall be surfaced with concrete or asphalt.
- ii. No vehicles, displays, or other items shall be displayed on the top of a building or used as signage.
- iii. Repair and service activities are allowed accessory to the vehicle sales or rental use, provided all repair-related activities occur within an enclosed structure.

92. Vehicle Sports.

- i. No vehicle sports facility shall be located closer than 50 feet from any lot

line and shall be located at least 200 feet from any residentially-zoned property.

- ii. All unpaved areas shall be maintained in a manner that prevents dust from spreading onto adjoining properties.
- iii. No vehicular activity shall take place on-site between the hours of 10 p.m. and 8 a.m.

93. Vehicle Towing and Storage Lot.

- i. Any vehicle storage area shall be surfaced with concrete, asphalt, or crushed stone.
- ii. The use shall be screened in accordance with the standards of Section XX, Outdoor Storage Area Screening.
- iii. No more than 50 vehicles shall be stored on the property at any time.
- iv. Access to the facility shall be gated, and all gates shall be closed and secured outside of business hours.
- v. No storage area shall be permitted within 100 feet of any residentially-zoned property.

94. Veterinary Clinic.

- i. All activities associated with this use shall take place within enclosed and soundproofed structures, unless the conditions of subsections ii. through iii. are met.
- ii. All activities shall be at least 200 feet from any residentially-zoned lot.
- iii. Any outdoor kennels or runs shall be enclosed by a fence of at least six (6) feet in height.
- iv. Veterinary Clinics with outdoor kennels must also comply with the standards of (THAT USE)

95. Warehouse, Distribution or Storage

- i. Facilities shall be maintained in a manner which limits dust from drifting onto adjoining properties.
- ii. Uses engaged in the storage or distribution of flammable materials shall meet the requirements established by the fire prevention code of the National Board of Fire Underwriters and the National Fire Protection Association standards, Flammable and Combustible Liquids Code, NFPA 30 and Standards for the Storage and Handling of Liquefied Petroleum Gases, NFPA 58, as applicable.

96. Warehouse – Self-Storage Facilities

- i. Minimum lot size for this use shall be two (2) acres.
- ii. The storage of hazardous, toxic, or explosive substances is prohibited.
- iii. No business activity other than the rental of storage units, moving trucks and trailers, and the sale of moving supplies, may be conducted on the premises.
- iv. Outdoor storage is prohibited. All goods and property shall be stored inside an enclosed building. Outdoor storage of boats, recreational vehicles, and

- storage in containers or pods is prohibited.
- v. Only the following building cladding materials shall be allowed: brick and brick veneer; stone and stone veneer; textured precast concrete panels; fiber cement board; glass; stucco; and, wood.
- vi. Building facades greater than 75 feet in linear length shall be articulated with recesses or projections which equal at least ten (10) percent of that façade's length.
- vii. Glass display windows must cover at least twenty-five (25) percent of any street-facing building façade. Faux windows may be substituted for display windows, provided they mimic the look of true windows.
- viii. Facilities shall be maintained in a manner which limits dust from drifting onto adjoining properties.
- ix. The maximum height of any external access self-storage facility shall be twenty (20) feet.
- x. An opaque fence or wall at least six (6) feet in height shall be provided between the self-storage facility and all adjacent properties and rights-of-way.

97. Water Storage Facility.

- i. All buildings, structures, and related apparatus shall be set back at least twenty (20) feet from all property lines.
- ii. Vehicles or materials stored on-site shall be stored within a building or under a structure.
- iii. The entire facility shall be surrounded by a fence at least six (6) feet in height, except where the facility is secured and constructed of brick or concrete.
- iv. Where the facility is surrounded by a fence, access to the facility shall be gated, and all gates shall be closed and secured except as necessary to operate the facility.

98. Water Treatment Facility.

- i. All buildings, structures, and related apparatus shall be set back at least 50 feet from all residentially-zoned property, and at least twenty (20) feet from all property lines.
- ii. Any on-site equipment producing noise in excess of 70 decibels shall be located at least 100 feet from any residentially-zoned property.
- ii. Vehicles or materials stored on-site shall be stored within a building or under a structure.
- iii. The entire facility shall be surrounded by a fence at least six (6) feet in height, except where the facility is secured and constructed of brick or concrete.
- iv. Where the facility is surrounded by a fence, access to the facility shall be gated, and all gates shall be closed and secured except as necessary to operate the facility.
- v. Outdoor storage shall be allowed in the HI district.

Sec. 7.4 STANDARDS APPLICABLE TO ALL ACCESSORY USES

A. Purpose.

This section authorizes the establishment of accessory uses and structures that are incidental and subordinate to principal uses on the same lot. The purpose of this section is to allow a broad range of accessory uses and structures, provided they comply with the standards set forth in this section in order to reduce potentially adverse impacts on the surrounding community.

B. Procedure for Establishment.

1. Accessory uses or structures may be approved in conjunction with the approval of the principal use or subsequently following the establishment of the principal use through the approval of a zoning permit or special use permit, as specified in Table XX (Table of Common Accessory Uses). No accessory use or structure shall be approved, established, or constructed before a principal use is approved and established in accordance with this Ordinance.
2. All accessory uses which are proposed to be allowed in a Planned Development District shall be noted on the master plan for the district or on the rezoning application for the district.

C. General Standards for all Accessory Uses.

1. Nature of Accessory Uses and Structures .

Accessory uses and structures shall be clearly incidental and subordinate to the allowed principal use(s) on a site in both purpose and size. Accessory structures and uses are only permitted on lots where a principal use has been established.

2. Location of Accessory Uses and Structures.

- i. Except for fences and walls contributing to the screening function of a bufferyard, no accessory use or structure shall be located within a required landscaping area.
- ii. Accessory structures shall be located at least five (5) feet from the rear property line, and shall meet the side setback for principal structures in the underlying zoning district except as otherwise indicated.
- iii. Accessory structures taller than twelve (12) feet shall meet all principal building setback requirements of the underlying zoning district.
- iv. All accessory buildings and structures shall be located to the side or rear of the principal building on the lot, except that accessory structures located on lots equal or greater to two and a half (2 ½) acres may be allowed in front of principal buildings which are set back at least 100 feet from the street right-of-way, as long as said accessory structures are also set back at least 100 feet from the street right-of-way.
- v. No accessory use or structure shall be located within a designated fire lane; obstruct required sight distance triangles; impede ingress or egress to the lot or principal structure on the lot; or interfere with drainage, stormwater, or erosion control devices.
- vi. No accessory use or structure shall be located within any platted or recorded easement without the prior written consent of the easement holder.

3. Timing of Establishment.

Except for construction-related activities or structures, no accessory use or structure shall be established on a lot or site prior to the establishment of a principal use. However, nothing shall limit the properly permitted establishment of a temporary use per Section XX, Temporary Uses, on a lot or site that does not contain a principal use.

4. Accessory Structure Height.

Except as otherwise indicated, the maximum height of an accessory structure shall not exceed twenty-five (25) feet when measured from the lowest adjacent grade to the highest point of the roof.

5. Lot Coverage.

The maximum cumulative lot coverage of all accessory structures shall not exceed the cumulative lot coverage of all principal structures, except that a minimum of 750 square feet shall be allowed regardless of lot size, provided the total lot coverage does not exceed the requirements of the Water Management Ordinance. and.

Accessory structures shall be included in the calculation of maximum allowable lot coverage in determining compliance with the Water Management Ordinance.

6. Utilities.

Water, sanitary sewer, gas, and electric utilities shall be provided via branching service from the principal structure on the lot rather than via separate connections. City Council may approve separate utilities connections via the Special Use Permit process where Council determines such connections are appropriate.

D. Unlisted Accessory Uses.

Where a use is not included in either Table XX, Principal Use Table or Table XX, Table of Common Accessory Uses, a determination regarding the permissibility of the use shall be made in accordance with Section XX, Unlisted Uses.

Sec. 7.56 STANDARDS APPLICABLE TO PARTICULAR ACCESSORY USES

A. Table of Common Accessory Uses.

Table XX lists the names, allowed zoning districts, and approval processes for common accessory uses. The table indicates whether the accessory use type is permitted by right (denoted by the letter “P”), permitted with a special use permit (denoted by the letter “S”), or prohibited within a zoning district (where no letter is provided). The Use Standards column indicates the section reference for any relevant use-specific standards.

B. Accessory Dwelling Unit, Attached.

An attached accessory dwelling unit (ADU) is permitted as accessory to a single-family detached dwelling in accordance with the following standards:

1. No more than one (1) attached ADU shall be allowed per single-family detached dwelling and the ADU must be located on the same lot as said single-family dwelling. Only one ADU of any type shall be allowed per zoning lot;
2. An attached ADU shall meet the setback requirements for principal structures in the underlying zoning district;
3. An attached ADU shall be no larger than fifty (50) percent of the finished floor area of the principal dwelling on the site, but in no case shall be larger than 1,500 square feet, and;
4. An attached ADU shall have at least one dedicated off-street parking space.
5. A home occupation meeting the requirements of Section XX may be conducted within an attached ADU.

C. Accessory Dwelling Unit, Detached.

A detached accessory dwelling unit (ADU) is permitted as accessory to a single-family detached dwelling in accordance with the following standards:

1. No more than one (1) detached ADU shall be allowed per single-family detached dwelling and the ADU must be located on the same lot as said single-family dwelling. Only one ADU of any type shall be allowed per zoning lot;
2. A detached ADU shall meet the setback requirements for principal structures in the underlying zoning district;
3. A detached ADU shall be no larger than fifty (50) percent of the finished floor area of the principal dwelling on the site, except that a minimum size of 500 square feet shall be required regardless of the size of the principal dwelling;
4. In no case shall a detached ADU be larger than 1,500 square feet;
5. A detached ADU shall be located to the side or rear of the principal dwelling on the site;
6. A detached ADU shall have at least one dedicated off-street parking space, and;
7. A detached ADU shall be built on a permanent foundation, and the use of recreational vehicles, travel trailers, campers, and the like as ADUs shall be prohibited.
8. A home occupation meeting the requirements of Section XX may be conducted within a detached ADU.

D. Amateur Communications Equipment.

Amateur radio antennas shall comply with Section 160D-905 of the North Carolina General Statutes and the following standards:

1. Towers associated with an amateur ham radio operator or private television antenna shall not exceed 100 feet above grade;
2. Towers or antennas attached to a principal structure shall be located on a side or rear elevation, and;

3. Freestanding towers or antennas shall be located to the rear of the principal structure on the site.

E. Automated Teller Machine.

1. If an Automated Teller Machine (ATM) is designed for use by customers in their vehicles, it shall comply with the accessory use standards (including permitted districts) of Section XX, Drive-Through.
2. The materials and architectural character of the ATM shall be compatible with that of the principal structure on the site.

F. Child or Adult Care, Incidental.

An incidental child or adult care is permitted as an accessory use to an occupied residential dwelling unit if it complies with Article 7 of Chapter 110 of the North Carolina General Statutes, and the Summary of North Carolina Child Care Laws and Rules pamphlet prepared by the NC Department of Health and Human Services.

G. Detached Garage or Carport.

1. Detached garages and carports are permitted in all zoning districts.
2. Detached garages and carports shall be subject to the setback requirements for principal structures in the underlying zoning district.

H. Dish Antenna (Large).

Dish antennas of less than one (1) meter in diameter are exempted from the requirements of this Ordinance; dish antennas greater than one (1) meter in diameter shall comply with the following standards:

1. General Requirements.
 - i. A zoning permit is required when installing, moving, constructing, or reconstructing dish antennas subject to these standards.
 - ii. Dish antennas subject to these standards shall be installed on the ground and shall not be attached to a building.
 - iii. A dish antenna shall not be installed or located within any public right-of-way or in any drainage or utility easement.
2. Location and Setback Requirements.
 - i. A dish antenna shall be located to the side or rear of the principal structure on the lot.
 - ii. A dish antenna shall be subject to the setback requirements for principal buildings within the underlying zoning district.
3. Height Requirements.

A dish antenna shall be no taller than the principal structure on the lot.
4. Screening Requirements.

A dish antenna shall be screened so that the view of the lower two-thirds (2/3) of the dish and mounting pole are blocked from view of all public streets.

I. Drive-Through.

Drive-through facilities shall comply with the following standards:

1. Outdoor speakers associated with a drive-through shall be at least fifty (50) feet from any lot in a residential zoning district;
2. Drive-through windows, menu boards, or order boxes shall not be located within a required setback;
3. Drive-through windows shall include stacking spaces in accordance with Section XX, Drive-Through Stacking Lanes, and;
4. Drive-through facilities shall not obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between building entrances and customer parking spaces.
5. Drive-through facilities shall be so situated so as to prevent light pollution into existing adjacent development.

J. Electric Vehicle Charging Station.

1. Electric vehicle (EV) charging station spaces shall be reserved for the charging of electric vehicles only and shall be posted with signage identifying the spaces as reserved only for the charging of electric vehicles; amperage and/or voltage levels; any usage time limits or tow-away provisions, and; contact information for reporting non-functional equipment or other problems.
2. Any EV charging equipment shall be located so as not to interfere with vehicle, bicycle, or pedestrian access and circulation, or required landscaping.
3. Electrical transformers and similar equipment shall be screened in accordance with Section XX (Outdoor storage area screening standards).

K. Family Health Care Structure.

1. One (1) family health care structure meeting the standards of Section 160D-915 of the North Carolina General Statutes shall be allowed per single-family detached dwelling.
2. The family health care structure must be located on the same lot as said single-family dwelling.
3. Any family health care structure shall be removed within 60 days of when the mentally or physically impaired person is no longer receiving or is no longer in need of the assistance provided for by NCGS 160D-915. If the temporary family health care structure is needed for another mentally or physically impaired person, the temporary family health care structure may continue to be used or may be reinstated on the property within 60 days of its removal, as applicable

L. Guard House or Gatehouse.

A guard house or gatehouse shall be allowed within a required yard or setback, provided it complies with the following standards:

1. The guard house or gatehouse shall have a maximum floor area of 100 square feet;
2. The guard house or gatehouse shall have a maximum height of fifteen (15) feet;
3. The guard house or gatehouse is located outside any required sight distance triangles, and;
4. The guard house or gatehouse is located a minimum of five (5) feet from any public street right-of-way.

M. Home Occupation.

A home occupation is permitted accessory to any dwelling unit pursuant the following standards:

1. The issuance of a zoning permit shall be required;
2. Only one (1) home occupation may exist on a lot at any time;
3. The home occupation must be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling;
4. The home occupation must employ no more than one (1) person who is not a resident of the dwelling;
5. A home occupation may be located in the principal structure on the lot or in an accessory structure meeting the standards of this Article;
6. Where a home occupation is located within the principal structure on the lot, it must occupy no more than twenty-five (25) percent of its total square footage;
7. No outside display or storage of materials used in conjunction with the home occupation shall be allowed;
8. Permitted home occupations include, but are not limited to typing services, telephone sales, barber/beauty services, doctor/dentist offices, other professional offices, music and art lessons, day care of five (5) or fewer persons, catering, and handcrafting;
9. The home occupation shall not utilize mechanical, electrical, or other equipment which create nuisances for adjacent properties including smoke, odor, dust, noise, or health hazards, and;
10. No business identification or advertising signs shall be permitted, except that one non-illuminated four (4) square foot sign may be allowed. Such sign may either be a wall sign or freestanding sign.
11. Contractor Services may be permitted as a home occupation on parcels of five (5) or more acres in size where the following additional conditions are met:
 - i. All buildings related to this use shall be set back a minimum of fifty (50) feet

- from any property line, and 200 feet from any right-of-way.
- ii. No more than five (5) commercial vehicles may be simultaneously parked at the property at any time. Vehicles with three (3) or more axles are prohibited from being parked on-site.
- iii. A dish antenna shall not be installed or located within any public right-of-way or in any drainage or utility easement.
- vi. This use shall not be operated on-site between the hours of 9 p.m. and 6 a.m.
- v. A Type XX Bufferyard shall be installed on-site adjacent to any residentially zoned property.

N. Outdoor Display or Sales.

The outdoor display or sale of goods shall only be allowed within a commercial or mixed-use development, and shall comply with the following standards:

1. Outdoor display or sales areas shall not encroach into any required setback;
2. Outdoor display or sales areas shall not be located closer than five (5) feet from any property line, and;
3. Outdoor display or sales areas shall not be located within any required sight distance triangles.

O. Outdoor Storage.

The Accessory use outdoor storage shall include all goods and materials not returned to an enclosed building at the end of each business day, except where such goods or materials meet the description of outdoor display or sales in this Ordinance.

1. Outdoor storage shall include up to two (2) storage trailers placed on a single lot;

P. Recycling Convenience Site.

Such facilities shall only be operated by a local government or non-profit organization, and shall be accessory to a school, fire station, or other government facility.

Q. Solar Energy System (Small-Scale).

A small-scale solar energy system (SES) shall comply with the following standards:

1. An SES may be roof-mounted, ground-mounted, attached to a principal or accessory structure, or placed over a parking area;
2. The footprint of a ground-mounted SES shall not exceed 35 percent of the footprint of the principal structure on the lot, or half an acre, whichever is less;
3. An SES shall comply with the setback requirements for principal structures for the zoning district where the SES is located;
4. An SES shall not obscure any required sight distance triangles, and;
5. A ground-mounted SES shall not exceed twenty (20) feet in height.

R. Recycling Convenience Site.

Such facilities shall only be operated by a local government or non-profit organization, and shall be accessory to a school, fire station, or other government facility.

S. Storage Structure.

Placement of a permanent storage structure shall require issuance of a zoning permit and shall comply with the standards of Section XX, Standards Applicable to all Accessory Uses.

T. Private Swimming Pool.

1. Private swimming pools shall be located on the same zoning lot as a residential dwelling and shall be located to the side or rear of said dwelling.
2. Private swimming pools shall conform to the general dimensional requirements for accessory structures of Section XX, and shall be set back a minimum of ten feet from the principal building on the lot.
3. Private swimming pools shall be fenced in accordance with the NC Building Code.

Sec. 7.7 TEMPORARY USES

A. Purpose.

This section allows for the establishment of specific temporary uses of limited duration, provided that such temporary uses are discontinued upon the expiration of a set time period. Temporary uses shall not involve the construction or alteration of any permanent building or structure.

B. Applicability.

The standards in this Section apply to non-permanent uses that take place on a temporary basis. The activities listed in this Section require the issuance of a temporary use permit, except as exempted, in accordance with the standards in Section XX, Temporary Use Permit, and compliance with the standards in Section XX, General Standards for all Temporary Uses and Structures, and Section XX, Standards for Specific Temporary Uses and Structures, as applicable.

C. General Standards for All Temporary Uses and Structures.

All temporary uses and structures shall comply with the following standards, unless otherwise specified in this Ordinance.

1. General Requirements.

An applicant proposing a temporary use or structure shall:

- a. Secure written permission from the landowner;
- b. Obtain the appropriate permits and licenses from the City and other agencies;
- c. Comply with the applicable requirements for signs in Section XX, if signage is proposed;
- d. Meet public utility requirements for proper connection to water, sewer, electrical and other utility service connections, as applicable;
- e. Not violate the applicable conditions of approval that apply to a site or use on the site;
- f. Not result in a situation where the principal use, if present, fails to comply with the standards of this Ordinance;
- g. Ensure the site of a temporary use or structure contains sufficient land area for the temporary use and for the parking and traffic movement associated with the temporary use, without impacting environmentally sensitive lands;

- h. Ensure temporary uses remain in place no longer than 90 days if located within a Special Flood Hazard Area (SFHA);
- i. Provide adequate on-site restroom facilities (as appropriate); and
- j. Cease all outdoor activities within 500 feet of a residential use by 10:00 PM.

D. General Conditions.

In approving a temporary use, the Zoning Administrator is authorized to impose any of the following general conditions as may be necessary to reduce or minimize any potential adverse impacts upon other property in the area, as long as the condition relates to a situation created or aggravated by the proposed temporary use:

- a. Provision of temporary parking facilities, including vehicular access and egress;
- b. Control of nuisance factors, such as but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibration, smoke, dust, dirt, odors, gases, and heat;
- c. Prohibition of the storage or use of hazardous materials;
- d. Regulation of placement, height, size, and location of equipment;
- e. Provision of sanitary and medical facilities;
- f. Provision of solid waste collection and disposal;
- g. Provision of security and safety measures;
- h. Use of an alternate location or date;
- i. Modification or elimination of certain proposed activities;
- j. Regulation of operating hours and days, including limitation of the duration to a shorter time period than requested or specified in this subsection; and
- k. Submission of a performance guarantee to ensure that any temporary use will be removed from the lot or site within a reasonable time and the lot or site will be restored to its former condition.

E. Duration.

Temporary uses and structures subject to the standards of this section shall comply with the maximum duration requirements in Table XX.

F. Standards for Specific Temporary Uses and Structures.

All temporary uses and structures shall comply with the following standards, unless otherwise specified in this Ordinance.

1. Food Truck.

- a. Location
 - i. Food trucks may only be operated in the [list districts] districts.
 - ii. Food trucks shall not be parked within any public street, right-of-way, or sidewalk unless the operator has received written permission from the City of Trinity or NCDOT.
 - iii. Food trucks shall not occupy parking spaces that are used to meet a minimum parking requirement.
 - iv. Food trucks shall not interfere with the required minimum number and area of parking spaces, driveways and drive aisles.
 - iv. Food trucks shall be removed after operating hours or a special event and be stored in a legally permissible location.

- v. Food trucks operating between the hours of 8AM and 5PM shall not be parked in an on-street parking space for more than two consecutive hours unless the street has been closed for a special event and the operator has received written permission from the City of Trinity or NCDOT.
 - vi. Food sales shall not impede pedestrian traffic along the sidewalk.
- b. Operation
- i. The food truck operator or designee shall be present at all times except in case of emergency.
 - ii. Food trucks shall not open prior to 7AM and shall not close later than 9PM except for during special events.
 - iii. Food trucks shall either sell food or beverages that are exempt from health department regulation or shall obtain approval from the Randolph County Health Department.
 - iv. Food truck operators are responsible for the proper disposal of waste and trash associated with operation. Operators shall remove all waste and trash from their location at the end of each day or as needed to maintain the health and safety of the public.
 - v. Operators shall keep all areas within ten (10) feet of the truck clean of grease, trash, paper, cups, or cans associated with the operation. No liquid waste or grease shall be disposed of into tree pits, storm drains, or onto the streets, sidewalks, or other public locations.
- c. Associated Features
- i. No audio amplifier or similar device shall be used to attract the attention of the public.
 - ii. No tables, chairs, or other structures shall be allowed outside of the food truck.
 - iii. Advertising consisting of business name, logo, and items available for sale may be displayed on the food truck. No other form of advertising shall be permitted.

2. Horse or Pet Show

- a. The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site.
- b. The amount of noise generated shall not disrupt the activities of the adjacent land uses.
- c. The applicant shall submit a plan to the Zoning Administrator showing how the parking generated by the show can be accommodated without undue disruption to or interference with the normal area traffic flow.

3. Itinerant Merchant Sales

Itinerant merchant sales, not including food truck vendors, are permitted on lots in non-residential and Planning Development districts, subject to the following standards:

- a. The sale of merchandise, products, or material must be a permitted principal use in the zoning district where the sales are temporarily located;
- b. Itinerant merchant sales shall be located outside of street rights-of-way, required sight distance triangles, required landscape areas, and vehicular circulation areas;

- c. All merchandise and related materials shall be removed from the site following the sale, and;
- d. Itinerant merchant sales shall not take place prior to 7AM and shall not cease later than 11PM.

4. Outdoor Seasonal Sales

Outdoor seasonal sales are permitted in all zoning districts, subject to the following standards:

- a. Seasonal sales shall be limited to seasonal agricultural products such as Christmas trees, pumpkins, and living plants;
- b. Outdoor seasonal sales shall not take place prior to 7AM and shall not cease later than 11PM, except when located in a residential district, where sales shall cease by 9PM;
- c. Exterior lighting shall comply with the requirements of Section XX (Lighting Standards), and;
- d. The on-site accessory sale of seasonal products in association with an agricultural or retail use is not considered Outdoor Seasonal Sales and is not subject to these standards.

5. Portable Storage Containers

Portable storage containers may be permitted as a temporary use to a residential principal use except for individual multifamily dwelling units, subject to the following standards:

- a. Types Distinguished
 - i. Containers used for the purposes of storing personal property such as household items being temporarily stored or relocated;
 - ii. Roll-off boxes, bins, or dumpsters used for the collection and hauling of waste or debris, and;
 - iii. Fully enclosed, non-motorized trailers (commonly known as “semi-trailers”) with wheels intended to be towed to a site for the purpose of storage or transport of goods, materials, or equipment.
- b. Permit Required

A building permit shall not be required for a portable storage container, but a temporary use permit is required.
- c. Exemptions

The standards in this section shall not apply to portable storage containers used as temporary construction trailers, construction dumpsters, or construction materials recycling facilities, provided construction on-site is ongoing.
- d. Maximum Size

Containers shall be no larger in dimension than eight (8) feet in height, eight (8) feet in width, and twenty (20) feet in length.
- e. Maximum Number

No more than two (2) portable storage containers shall be located on a single parcel of land simultaneously.
- f. Hazardous Substances

Portable storage containers shall not be used to store or transport non-residential materials and substances, including but not limited to solid waste;, hazardous materials; explosives; or, unlawful substances and materials.

g. Location

- i. A portable storage container may be located in a driveway, a designated parking area, or to the rear of the primary structure on the site.
- ii. If site conditions make placement of the portable storage container according to the conditions of subsection i. above impracticable, then the portable storage container may be located immediately adjacent to the driveway or designated parking area;
- iii. In no instance shall a portable storage container be located within a street right-of-way or in a location that poses a threat to public health or safety.

6. Public Event

- a. Temporary public events of a civic, religious or of a nonprofit nature may be issued a temporary zoning permit. Such events shall include but not be limited to outdoor concerts, revivals, fundraisers, and festivals. Such permits shall be issued for a fixed period, not to exceed 30 days. Public Events shall be permitted in all zoning districts with the issuance of a temporary permit.
- c. At least a week prior to the event, the applicant must present a site plan showing where the event will take place, adequate parking, and points of ingress and egress. The applicant must be the coordinator and contact person for the event. The applicant must also present a letter of approval to use the property if the applicant is not the property owner. This permit must be applied for before any tents, equipment or utilities are set up.

6. Special Event

A special event is permitted in an institutional, non-residential, mixed-use, or Planned Development District, subject to the following standards:

- a. Special events include, but are not limited to arts and crafts shows, cultural events, musical events, concerts and stage shows, celebrations, festivals, fairs, carnivals, circuses, or outdoor religious events;
- b. The principal access to the event location must be from a collector street or higher capacity road;
- c. The hours of operation allowed shall be compatible with the land uses adjacent to the event;
- d. The amount of noise generated shall not disrupt the activities of the adjacent land uses, and;
- e. The applicant shall submit a plan to the Zoning Administrator showing how the parking generated by the special event can be accommodated without undue disruption to or interference with the normal area traffic flow.
- f. The applicant shall also submit a plan showing how adequate bathroom facilities will be provided for the event.
- g. The applicant shall note how trash removal for the event will be provided.
- h. The applicant shall specify the number of days the event will be in operation for, up to a maximum of thirty (30) consecutive days.

7. Temporary Educational Structure

- a. Manufactured structures may be allowed as temporary classroom units where such units are approved by the NC Department of Insurance. The zoning administrator shall issue temporary use permits for 12 months, renewable for successive 12-month periods where the structure is found to still be in compliance with all applicable ordinance requirements.

8. Temporary Disaster Housing

a. Recreational Vehicles

- i. A property owner may be issued a temporary use permit for a recreational vehicle provided by the Federal Emergency Management Agency (FEMA), or other governmental agency to be placed temporarily on a lot with an existing single-family dwelling provided that the recreational vehicle is occupied by residents of the on-site single-family dwelling which is under repair.

b. Manufactured Homes

- i. Permits for temporary disaster housing provided by the Federal Emergency Management Agency (FEMA), or other governmental agency may be issued for the placement of manufactured homes on lots with an existing single-family dwelling regardless of zoning district.
- ii. The property owner or a licensed contractor shall request the permit for the manufactured home.
- iii. Manufactured homes shall meet all HUD Code requirements.
- iv. Manufactured homes shall be placed in the rear yard unless placement in the front or side yard is approved by the Zoning Administrator and said placement does not violate applicable setbacks, restrict sufficient driveway access, and is not over existing septic systems or drain fields.
- v. The manufactured home shall be removed from the property within forty-five (45) days of re-occupancy of the permanent home on site.
- vi. The manufactured home shall be connected to municipal water and sewer systems or to a functional well and/or septic system as approved by the Randolph County Health Department.
- vii. Manufactured homes shall meet the requirements of Section XX (Floodplain Protection Standards).

9. Temporary Dwelling

A temporary dwelling is permitted on a lot in a residential or Planning Development District, subject to the following standards:

- a. A temporary dwelling may be either a dwelling that meets all applicable State Building Code requirements or a recreational vehicle.
- b. The temporary dwelling shall be situated on the lot to meet the dimensional standards of the property's zoning district to the maximum extent practicable.

10. Temporary Real Estate Office

A temporary real estate office shall comply with the following standards:

- a. The office is located on a lot that is part of the real estate development being marketed;
- b. Any signage shall comply with the applicable standards of Section XX (Sign Standards);
- c. The office complies with the dimensional requirements of the zoning district in which it is located, and;
- d. The temporary office shall be converted into a dwelling or removed within sixty (60) days after all units are sold or leased.

11. Temporary Wireless Telecommunications Facility

A temporary wireless telecommunications facility shall comply with the following standards:

- a. A temporary wireless telecommunications facility may be allowed on a lot after a disaster or other emergency for a period not to exceed 14 days, except that the temporary use permit may be renewed where good cause is shown;
- b. A temporary wireless telecommunications facility may be allowed on a lot to evaluate the technical feasibility of the site for a period not to exceed 14 days, except that the temporary use permit may be renewed where good cause is shown;
- c. A temporary wireless telecommunications facility may be allowed on a lot in association with an event where the anticipated demand cannot be handled by existing facilities for a period not to exceed 14 days, and;
- d. A temporary wireless telecommunications facility may be allowed on a lot with an existing permanent wireless telecommunications facility where the permanent structure is undergoing reconstruction or maintenance and the temporary facility is needed to maintain sufficient levels of service. The temporary facility shall be removed after reconstruction or maintenance is complete and service restored on the permanent structure.