

CONTENTS

CONTENTS XXXV

ARTICLE 1 GENERAL PROVISIONS..... 1

1.1 TITLE 1

1.2 AUTHORITY 1

 1.2.1 General 1

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

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

1.3 PURPOSE..... 1

 1.3.1 General 1

 1.3.2 Specific 1

1.4 APPLICABILITY AND JURISDICTION 2

 1.4.1 General 2

 1.4.2 Application to Town 2

 1.4.3 No Development Until Compliance with this Ordinance..... 2

 1.4.4 Bonafide Farms Exempt 2

1.5 OFFICIAL ZONING DISTRICT MAP 3

 1.5.1 Official Zoning District Map..... 3

 1.5.2 Incorporated by Reference 3

 1.5.3 Zoning District Boundaries 3

 1.5.4 Changes to Official Zoning District Map 3

 1.5.5 Mapping Disputes 3

1.6 INTERPRETATION AND CONFLICT 3

 1.6.1 Meaning and Intent..... 3

 1.6.2 Text Controls 3

 1.6.3 Authority for Interpretation 3

 1.6.4 Statutory References 3

 1.6.5 Computation of Time 3

 1.6.6 Delegation of Authority 4

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

 1.6.8 Mandatory and Discretionary Terms 4

 1.6.9 Conjunctions 4

 1.6.10 Tense and Usage 4

 1.6.11 Gender 4

1.7 RELATIONSHIP TO OTHER REGULATIONS AND PRIVATE AGREEMENTS 4

 1.7.1 Conflicts with Other Regulations 4

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

 1.7.3 Repeal of Inconsistent or Conflicting Provisions 4

1.8 LIABILITY FOR DAMAGES 5

1.9 SEVERABILITY 5

1.10 EFFECTIVE DATE / TRANSITIONAL PROVISIONS 5

 1.10.1 Effective Date 5

 1.10.2 Final Approval..... 5

 1.10.3 Complete Applications 6

 1.10.4 Violations Continue..... 6

 1.10.5 Legal Nonconformities Under Previous Ordinances 6

 1.10.6 Tree Clearing 6

ARTICLE 2 ADMINISTRATION..... 1

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

2.1.1	Town Council	1
2.1.2	Planning Board	2
2.1.3	Board of Adjustment	5
2.1.4	Transit Advisory Committee	8
2.1.5	Parks, Recreation, and Cultural Resources Advisory Commission	10
2.1.6	Planning Director	11
2.1.7	Technical Review Committee	12
2.1.8	Hearing Officer.....	13
2.1.9	Apex Environmental Advisory Board	14
2.1.10	Housing Advisory Board	14
2.2	COMMON REVIEW PROCEDURES	16
2.2.1	Authority to File Applications	16
2.2.2	Planning Director Authorized to Establish Application Submission Schedule.....	17
2.2.3	Simultaneous Processing	17
2.2.4	Form of Application.....	17
2.2.5	Fees.....	17
2.2.6	Pre-Application Meeting	17
2.2.7	Neighborhood Notice	18
2.2.8	Application Submission	19
2.2.9	Staff Report.....	20
2.2.10	Scheduling Public Hearing(s)	20
2.2.11	Public Notification	20
2.2.12	Withdrawal of Application	23
2.2.13	Citizen Comments	23
2.2.14	Review and Recommendation of Planning Board	24
2.2.15	Action by the Town Council	24
2.2.16	Decisions	24
2.2.17	Notification of Decision	25
2.2.18	Public Hearing Procedures	25
2.2.19	Quasi-judicial Public Hearing Procedures	26
2.3	DEVELOPMENT APPROVALS	29
2.3.1	General Overview	29
2.3.2	Amendments to the Text of this Ordinance or Official Zoning District Map (Rezoning) ...	30
2.3.3	Conditional Zoning Districts	31
2.3.4	Planned Development Districts	34
2.3.5	Special Use Permit	49
2.3.6	Site Plan	51
2.3.7	Subdivision	56
2.3.8	Variance Permit	60
2.3.9	Administrative Adjustment	62
2.3.10	Certificate of Zoning Compliance	63
2.3.11	Temporary Use	64
2.3.12	Appeals.....	65
2.3.13	Beneficial Use Determination	67
2.3.14	Vested Rights	71
2.3.15	Tree Removal and/or Pond Drainage Plan	74
2.3.16	Sustainable Development Conditional Zoning District	77
2.3.17	Site Work Prior to Development Approvals	81
2.3.18	Utility Service	81
ARTICLE 3	ZONING DISTRICTS.....	1
3.1	PURPOSE AND INTENT	1
3.2	ZONING DISTRICTS ESTABLISHED	1
3.2.1	Residential Districts	1
3.2.2	Business Districts	1
3.2.3	Reserved	1

3.2.4	Other Districts	1
3.2.5	Conditional Zoning Residential Districts	1
3.2.6	Conditional Zoning Business Districts	2
3.2.7	Conditional Zoning Planned Development Districts	2
3.2.8	Conditional Zoning Other Districts	2
3.2.9	Overlay Districts.....	2
3.3	DISTRICT PURPOSES.....	2
3.3.1	Residential Districts	2
3.3.2	Business Districts	3
3.3.3	Planned Development Districts	4
3.3.4	Other Districts	7
3.3.5	Overlay Districts.....	7
3.4	OFFICIAL ZONING DISTRICT MAP AND DISTRICT BOUNDARIES	8
3.4.1	Establishment of Official Zoning District Map	8
3.4.2	Amendment to the Official Zoning District Map	8
3.4.3	Replacement of Official Zoning District Map	8
ARTICLE 4	USE REGULATIONS	1
4.1	GENERAL OVERVIEW	1
4.1.1	General	1
4.1.2	Outside Storage and Sales.....	1
4.2	USE TABLE	2
4.2.1	General	2
4.2.2	Use Table	6
4.3	USE CLASSIFICATIONS	14
4.3.1	Residential Uses	14
4.3.2	Public and Civic Uses	16
4.3.3	Utilities	18
4.3.4	Recreational Uses	19
4.3.5	Commercial Uses	21
4.3.6	Industrial Uses	28
4.3.7	Agricultural Uses.....	30
4.4	SUPPLEMENTAL STANDARDS	30
4.4.1	Residential Uses	30
4.4.2	Public and Civic Uses	34
4.4.3	Utilities	36
4.4.4	Recreational Uses	54
4.4.5	Commercial Uses	57
4.4.6	Industrial Uses	69
4.5	ACCESSORY USES AND STRUCTURES.....	72
4.5.1	Purpose	72
4.5.2	Generally	72
4.5.3	Accessory Structures.....	72
4.5.4	Single-Family Recreational Accessory Use	72
4.5.5	Home Occupation	73
4.5.6	Accessory Apartment.....	74
4.6	TEMPORARY USES AND STRUCTURES	75
4.6.1	Permit Required.....	75
4.6.2	No Permit Required	78
ARTICLE 5	MEASUREMENTS	1
5.1	TABLE OF INTENSITY AND DIMENSIONAL STANDARDS	1
5.1.1	Residential Districts	1

5.1.2	Business Districts	3
5.1.3	Planned Development Districts	4
5.1.4	Other Development Districts.....	5
5.1.5	Small Town Character Overlay District.....	6
5.2	GENERAL MEASUREMENT REQUIREMENTS	6
5.2.1	Density	6
5.2.2	Setbacks	6
5.2.3	Lot Measurement.....	10
5.2.4	Height Measurement and Requirements.....	10
5.2.5	Bulk Measurement and Requirements	11
5.2.6	Distances	11
5.2.7	Dimensional Standards for Detached Accessory Structures.....	11
ARTICLE 6	OVERLAY DISTRICTS	1
6.1	WATERSHED PROTECTION OVERLAY DISTRICTS	1
6.1.1	Purpose, Authority, and Enactment.....	1
6.1.2	Primary and Secondary Watershed Protection Overlay Districts	1
6.1.3	Exemptions	2
6.1.4	General	3
6.1.5	Uses.....	3
6.1.6	Low-Density Development Option	3
6.1.7	High-Density Development Option	5
6.1.8	Clustered Development Option	7
6.1.9	Definition of Built-Upon Area	7
6.1.10	Calculation of Built-Upon Area	7
6.1.11	Riparian Buffers	8
6.1.12	Stormwater Control Measures (SCMs).....	22
6.1.13	Modifications by Variance.....	27
6.1.14	Mitigation for Riparian Buffers	35
6.1.15	Civil Penalties	41
6.1.16	Criminal Penalties.....	43
6.1.17	Remedies.....	43
6.2	FLOOD DAMAGE PREVENTION OVERLAY DISTRICT	43
6.2.1	Authority.....	43
6.2.2	Findings	43
6.2.3	Purpose	43
6.2.4	Objectives	44
6.2.5	Applicability.....	44
6.2.6	Basis for Establishing the Special Flood Hazard Areas	44
6.2.7	Establishment of Floodplain Development Permit.....	44
6.2.8	Compliance.....	45
6.2.9	Abrogation and Greater Restrictions	45
6.2.10	Interpretation.....	45
6.2.11	Warning and Disclaimer of Liability	45
6.2.12	Penalties for Violation	45
6.2.13	Administration	45
6.2.14	Administrative Procedures.....	48
6.2.15	Variance Procedures	49
6.2.16	Provisions for Flood Hazard Reduction.....	51
6.2.17	Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas	55
6.2.18	Standards for Subdivisions.....	56
6.2.19	Terms Defined	56
6.3	SMALL TOWN CHARACTER OVERLAY DISTRICT	64
6.3.1	Small Town Character Overlay District.....	64

ARTICLE 7	SUBDIVISION	1
7.1	GENERAL PROVISIONS	1
7.1.1	Authority and Exemptions	1
7.1.2	Jurisdiction	2
7.1.3	Registration of Plats	2
7.1.4	Conformance with Article Prerequisite to Acceptance of Streets, Extension of Services	2
7.1.5	Conformance with Official Plans	2
7.1.6	Condominium and Townhouse Developments	2
7.1.7	Substitution of Fees in Lieu of Public Improvements	4
7.1.8	Penalties and Remedies for Violation of Article	4
7.1.9	Inspection Fees as Prescribed	5
7.2	DESIGN STANDARDS	5
7.2.1	Streets	5
7.2.2	Blocks	11
7.2.3	Lots	11
7.2.4	Easements	13
7.2.5	Single-Family Residential Grading	13
7.3	PRIVATE RECREATION AND OPEN SPACE	16
7.3.1	Privately-owned Play Lawns	16
7.4	DEDICATION OF ROW	17
7.4.1	Reasonable Relationship	17
7.4.2	No Deprivation of Land	17
7.4.3	Density Credit Transfer	17
7.5	REQUIRED IMPROVEMENTS	17
7.5.1	Generally and Exemptions	17
7.5.2	Permanent Reference Points	18
7.5.3	Water Lines and Sanitary Sewers	18
7.5.4	Streets	19
7.5.5	Required Landscaped Median	24
7.5.6	Reserved	25
7.5.7	Storm Drainage	25
7.5.8	Underground Utilities	25
7.5.9	Schedule of Installation	25
7.5.10	Installation of and Reimbursement for Oversized and/or On-Site/Off-Site Improvements	27
7.5.11	Ownership of Completed Improvements	27
7.5.12	Installation Prerequisite to Approval of Final Plat and Extension of Town Services or Utilities	27
7.5.13	Performance Guarantee in Lieu of Construction Prior to Acceptance of Final Plat	28
7.5.14	Defects Guarantee	28
7.5.15	Maintenance Guarantee	29
7.5.16	Final Plat Approval Contingent on Execution of Guarantees	29
7.5.17	Irrevocable Letter of Credit in Lieu of Surety Bond or Other Guarantee of Performance	29
ARTICLE 8	GENERAL DEVELOPMENT STANDARDS	1
8.1	RESOURCE CONSERVATION	1
8.1.1	General	1
8.1.2	Resource Conservation Area	1
8.1.3	Tree and Vegetation Conservation	10
8.1.4	Development Restrictions on Steep Slopes	14
8.1.5	Reserved	15
8.1.6	Retaining Structures	15
8.2	LANDSCAPING, BUFFERING, AND SCREENING	16
8.2.1	Purpose and Intent	16
8.2.2	General Landscaping Design Standards	16

8.2.3	Maintenance Responsibility and Replacement of Damaged Vegetation	21
8.2.4	Building Landscaping Requirements	23
8.2.5	Vehicle Use Area Landscaping	24
8.2.6	Buffering	26
8.2.7	Fences, Walls, and Berms.....	38
8.2.8	Screening.....	41
8.3	OFF-STREET PARKING AND LOADING	42
8.3.1	Applicability.....	42
8.3.2	Off-Street Parking Requirements	42
8.3.3	Rules for Computing Requirements	47
8.3.4	Location	47
8.3.5	Off-Street Loading Requirements.....	49
8.3.6	Parking Lot Design Standards.....	50
8.3.7	Use of Off-Street Parking Areas	54
8.3.8	Accessible Parking for Physically Handicapped Persons	55
8.3.9	Off-Street Parking Alternatives	56
8.3.10	Parking Structures	59
8.3.11	Electric Vehicle Charging Spaces	60
8.4	COMMUNITY AMENITIES AND PEDESTRIAN FLOW	61
8.4.1	General	61
8.4.2	Applicability.....	61
8.4.3	Community Amenities.....	61
8.4.4	Pedestrian Flows	62
8.4.5	Public Art on Private Property	63
8.5	OPERATIONAL COMPATIBILITY STANDARDS	63
8.5.1	Glare	63
8.5.2	Heat and Humidity	63
8.5.3	Noise.....	63
8.5.4	Vibration.....	64
8.5.5	Operational/Physical Compatibility	64
8.5.6	Evidence of Compliance	64
8.6	EXTERIOR LIGHTING	64
8.6.1	Purpose and Intent	64
8.6.2	Lighting Plan	65
8.6.3	Illumination Standards	65
8.6.4	Design Requirements	66
8.6.5	Exemptions	74
8.6.6	Final Inspection.....	74
8.6.7	Lighting Definitions	74
8.7	SIGNS	75
8.7.1	Permitted Signs: Location, Size, and Number.....	75
8.7.2	Prohibited Signs.....	98
8.7.3	Sign Area Measurement.....	99
8.7.4	Sign Design and Color.....	99
8.7.5	Master Sign Plan Requirement.....	100
8.7.6	Installation Requirements	100
8.7.7	Central Business District, Apex National Register Historic District, Small Town Character Overlay District, and Mixed Office-Residential-Retail.....	102
8.7.8	Nonconforming Signs	106
8.7.9	Definitions	106
ARTICLE 9	DESIGN STANDARDS	1
9.1	GENERAL.....	1
9.1.1	Purpose and Intent	1
9.1.2	Applicability.....	1

9.1.3	General Compatibility Requirement.....	1
9.2	BUILDING AESTHETICS	1
9.2.1	Purpose	1
9.2.2	Building Design.....	1
9.2.3	Avoiding Monotony of Design.....	2
9.2.4	Harmony of Design.....	2
9.3	ARCHITECTURAL CHARACTER.....	4
9.3.1	Purpose	4
9.3.2	Roofs	4
9.3.3	Facades	4
9.3.4	Entryways	5
9.3.5	Color and Materials.....	5
9.3.6	Reserved	5
ARTICLE 10	NONCONFORMITIES	1
10.1	PURPOSE AND INTENT	1
10.2	NONCONFORMING USES.....	1
10.2.1	Normal Maintenance or Repair.....	1
10.2.2	Enlargement or Expansion	1
10.2.3	Relocation.....	1
10.2.4	Damage and Restoration of Structure Housing Nonconforming Use.....	1
10.2.5	Change in Use	1
10.2.6	Discontinuance or Abandonment	1
10.2.7	Unsafe Because of Maintenance.....	2
10.3	NONCONFORMING STRUCTURES.....	2
10.3.1	Normal Maintenance.....	2
10.3.2	Enlargement or Expansion	2
10.3.3	Relocation.....	2
10.3.4	Damage and Restoration of Nonconforming Structure	2
10.3.5	Unsafe Because of Maintenance.....	3
10.3.6	Mobile Homes on Individual Lots.....	3
10.4	NONCONFORMING LOTS OF RECORD	3
10.4.1	Setback Reductions.....	3
10.5	NONCONFORMITIES CREATED BY EMINENT DOMAIN PROCEEDINGS	3
10.5.1	Authority to Gain Certificate of Conformity	3
10.5.2	Applicability.....	3
10.5.3	Procedure	3
10.6	NONCONFORMING SIGNS	5
10.6.1	Notification of Nonconformities.....	5
10.6.2	Removal of Nonconforming Signs	5
10.6.3	Nonconforming Signs Not Altered	5
10.6.4	Moving or Replacing Nonconforming Signs	5
10.6.5	Damage to Nonconforming Signs.....	5
10.6.6	Changing Message of Nonconforming Signs	5
10.6.7	Repair and Renovation of Nonconforming Signs	5
10.6.8	Discontinuance of Business	6
10.6.9	Nonconforming Billboards Left Blank	6
10.6.10	Amortization of Nonconforming Signs.....	6
ARTICLE 11	ENFORCEMENT	1
11.1	GENERAL.....	1
11.1.1	Authority.....	1
11.1.2	Purpose	1

11.1.3 Unlawful to Violate this Ordinance.....	1
11.1.4 Responsible Person.....	1
11.2 INSPECTION	1
11.3 PERFORMANCE BOND.....	1
11.4 REMEDIES AND PENALTIES.....	2
11.4.1 Permit Revocation	2
11.4.2 Disapproval of Subsequent Permits and Development Approvals.....	2
11.4.3 Injunction and Abatement Order.....	2
11.4.4 Civil Penalties	2
11.4.5 Criminal Penalty.....	3
11.4.6 Other Relief.....	3
11.5 PROCEDURES.....	3
11.5.1 Investigation.....	3
11.5.2 Warning of Violation.....	3
11.5.3 Notice of Violation and Correction Order	3
11.5.4 Appeal to Board of Adjustment.....	3
11.5.5 Extension of Time Limit to Correct Violation	4
11.5.6 Enforcement Action After Time to Correct Violation	4
11.5.7 Emergency Enforcement Without Notice.....	4
ARTICLE 12 DEFINITIONS.....	1
12.1 GENERAL.....	1
12.2 TERMS DEFINED	1
ARTICLE 13 TRANSPORTATION	1
13.1 PURPOSE.....	1
13.2 AUTHORITY	1
13.3 FINDINGS	1
13.4 DEFINITIONS.....	1
13.5 APPLICABILITY	3
13.6 CONDITION OF APPROVAL	3
13.7 BENEFIT DISTRICTS.....	3
13.8 RESERVED.....	3
13.9 RESERVED.....	3
13.10 RESERVED.....	3
13.11 RESERVED.....	3
13.12 RESERVED.....	3
13.13 RESERVED.....	3
13.14 RESERVED.....	3
13.15 RESERVED.....	3
13.16 DEVELOPER AGREEMENTS	4
13.17 RESERVED.....	4
13.18 RESERVED.....	4
13.19 TRAFFIC IMPACT ANALYSIS REQUIRED.....	4

13.20 RESERVED..... 5

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

14.1 PARK, RECREATION, AND OPEN SPACE SITES 1

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

 14.1.2 Exemptions 1

 14.1.3 Standards for Dedication 1

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

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

 14.1.6 Computation of Size of Area Required for Dedication..... 4

 14.1.7 Computation of Fee-In-Lieu of Dedication..... 5

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

 14.1.9 Special Committee to Settle Disagreements Between Town and Developer 6

14.2 GREENWAYS..... 6

 14.2.1 Greenways..... 6