



THE TOWN OF

# Holly Springs

**Ordinance Number:** 18-UDO-05

**Date Submitted:**

**Date Adopted:**

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES,  
APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE  
OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA**

**BE IT ORDAINED** by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Appendix A: Unified Development Ordinance of the Town is amended as follows:

Part 1:

Add text as indicated in **bold** to Table of Contents; Section 1 Provisions of Common Applicability, as follows:

- 1.23 Historic Structures
- A. Incentive Eligibility**
  - B. Incentive Application**
  - C. Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures**

Part 2:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Table of Contents; Section 7 Special Regulations, as follows:

- 7.01 Landscape Regulations
- A. Required Landscaping / Landscaping Areas
  - B. Types of Landscape Screening
  - C. Calculation of Plant Unit Values
  - D. Landscaping of Required Front, Side and Rear Yards and Required Front, Side and Rear Bufferyards in All Districts
  - E. Required Buffer Areas in All Districts
  - F. Street Trees for Residential Subdivisions and Development Plans
  - G. Foundation Landscaping in Multifamily Districts, Commercial / Mixed Use Districts and Industrial Districts
  - H. Interior Parking Area Landscaping in Multifamily Districts, Commercial / Mixed Use Districts and Industrial Districts
  - I. Parking Area Screening in Multifamily Districts, Commercial / Mixed Use Districts

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- and Industrial Districts
- J. Required Tree Preservation**
- ~~JK.~~ Credit for Preservation of Existing Trees and Vegetation
- ~~KL.~~ Fence, Wall or Berm
- ~~LM.~~ Live Vegetation / Ground Cover / Species Selection Within Required Landscaping
- ~~MN.~~ Landscape Plan Requirements
- ~~NO.~~ Installation of Landscaping
- ~~OP.~~ Maintenance of Landscaping
- ~~PQ.~~ Alternate Landscape Plan Approval

Part 3:

Remove text as indicated in ~~strikethrough~~ to Table of Contents EXHIBITS, as follows:

~~EXHIBITS~~

~~Exhibit A — Conditional Use Permit~~

~~Exhibit B — Commercial / Mixed Use & Industrial District — Perimeter Yard Reduction Option — Plat or Other Legally Binding Instrument Language~~

Part 4:

Add text as indicated in **bold** to Section 1.20 Provisions of Common Applicability; Zoning Districts and Zoning Maps, as follows:

**J. Rules for Individual *Lots* or *Projects* Containing Multiple *Districts***

**Where the Official Zoning Map shows a *district* dividing a *lot* or *project*, each part of the *lot* or *project* shall be used in conformance with the *permitted use* and *development standards* established by this *Ordinance* for the *district* in which that part is located, provided, however, the following:**

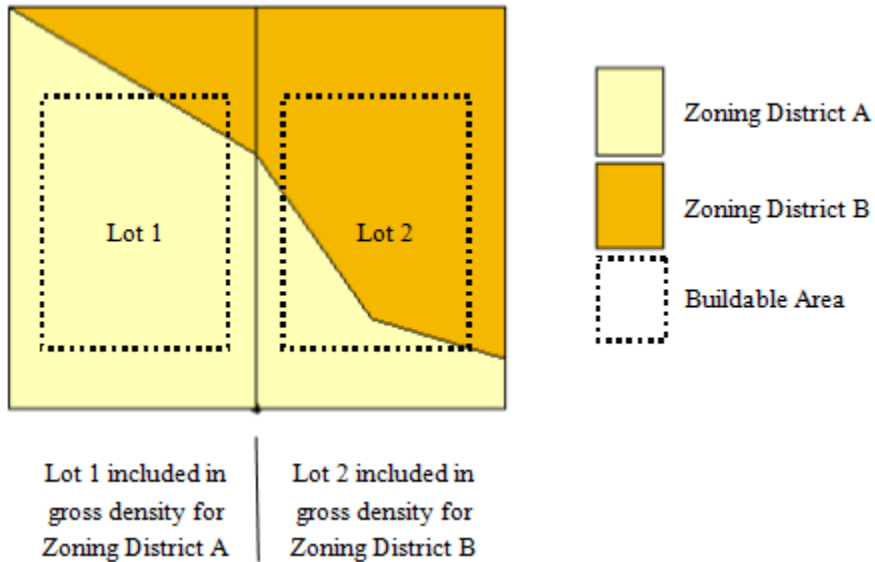
- 1. *Gross density* shall be calculated based on the district in which a majority of the *buildable area* of a *lot* is located. A majority shall be considered fifty**

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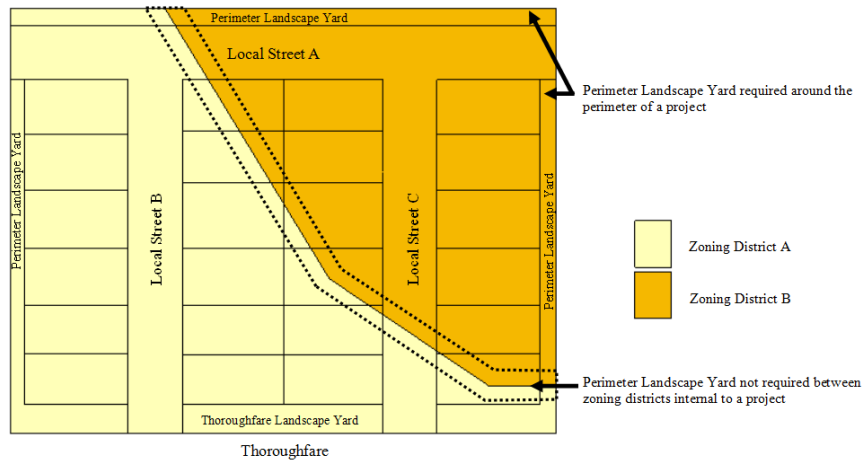
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(50) percent of *buildable area* or greater.



**2. Minimum Yards and Minimum Building Setbacks**

Any portion of a *lot* or *project* that abuts a *perimeter yard* shall be required to comply with the applicable *perimeter yard* requirements set forth by this *Ordinance* for the *district* in which that portion of the *lot* is located. Any portion of a *lot* internal to a *project* shall not be required to provide *minimum perimeter yards* internal to the *project*.



**Part 5:**

Remove text as indicated in ~~strike through~~ to Sections 2.02 B. 5. c. R-20 Residential District; Development Standards; Minimum Yards and Minimum Building Setbacks, as follows:

- c. Rear – a *minimum rear yard* and *minimum building setback* shall be provided along all *rear lot lines* as follows:

- (1) Primary *Building* – 20 feet.
- (2) *Accessory Building* or *Structure* other than an Alley Accessed Garage – five (5) feet. ~~measured from the minimum building setback for an alley accessed lot.~~
- (3) *Accessory Building* or *Structure*, Alley Accessed Garage – twenty (20) feet. ~~measured from the minimum building setback for an alley accessed lot.~~

Part 6:

Remove text as indicated in ~~strikethrough~~ to Sections 2.03 B. 5. c. R-15 Residential District; Development Standards; Minimum Yards and Minimum Building Setbacks, as follows:

- c. Rear – a *minimum rear yard* and *minimum building setback* shall be provided along all *rear lot lines* as follows:
  - (1) Primary *Building* – 20 feet.
  - (2) *Accessory Building* or *Structure* other than an Alley Accessed Garage – five (5) feet. ~~measured from the minimum building setback for an alley accessed lot.~~
  - (3) *Accessory Building* or *Structure*, Alley Accessed Garage – twenty (20) feet. ~~measured from the minimum building setback for an alley accessed lot.~~

Part 7:

Remove text as indicated in ~~strikethrough~~ to Sections 2.04 B. 5. c. R-10 Residential District; Development Standards; Minimum Yards and Minimum Building Setbacks, as follows:

- c. Rear – a *minimum rear yard* and *minimum building setback* shall be provided along all *rear lot lines* as follows:
  - (1) Primary *Building* – 20 feet.
  - (2) *Accessory Building* or *Structure* other than an Alley Accessed Garage – five (5) feet. ~~measured from the minimum building setback for an alley accessed lot.~~
  - (3) *Accessory Building* or *Structure*, Alley Accessed Garage – twenty (20) feet. ~~measured from the minimum building setback for an alley accessed lot.~~

Part 8:

Remove text as indicated in ~~strikethrough~~ to Sections 2.05 B. 5. c. R-8 Residential District; Development Standards; Minimum Yards and Minimum Building Setbacks, as follows:

- c. Rear – a *minimum rear yard* and *minimum building setback* shall be provided along all *rear lot lines* as follows:
  - (1) Primary *Building* – 20 feet.
  - (2) *Accessory Building* or *Structure* other than an Alley Accessed Garage – five (5) feet. ~~measured from the minimum building setback for an alley accessed lot.~~
  - (3) *Accessory Building* or *Structure*, Alley Accessed Garage – twenty (20) feet. ~~measured from the minimum building setback for an alley accessed lot.~~

Part 9:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 2.07 C. 2. R-MF-15 Multifamily Residential District; Design Features, as follows:

2. Design Features.

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The design features listed below may be utilized in a *multifamily project* in order to increase *project gross density* or increase maximum *building height* as set forth above.

- a. Recreational opportunities are provided in manner and amount which: (i) exceed the minimum requirements of the R-MF-15 *district* by at least 50% in area; (ii) are superior in design and layout from minimum requirements; and, (iii) are appropriate to the anticipated resident profile of the project;
- b. The project includes a community *building* / club house featuring four (4) or more common recreational facilities including, but not limited to, a swimming pool, hot tub, tennis court, basketball court, lounge area, multi-purpose room, game room, and the like which are appropriate to the project;
- c. If the *project* features a flat roof, design a 'cool roof' which is specifically designed to reflect the heat that comes from sunshine. They can be bright white membrane roofs, paint-on coatings (for retrofit applications or light colored-);
- d. The provision of a transit stop, park and ride lot, **rideshare pickup/dropoff location, protected bicycle storage lockers** or other facility to encourage alternative means of travel (i.e. greenway), in an amount and design as approved in connection with the *development plan* for Architectural and Site Design Review;
- e. Façade comprised of masonry materials covering more than fifty (50) percent of the front, sides and rear façade-;
- f. Use landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries-;
- g. Green Building Elements. Any building achieving the elements necessary for any level of LEED, Energy Star, Green Globes, North Carolina High Performance Building Guidelines, BRE Environmental Assessment Method, or similar approved certifying program;
- h. The utilization of re-use water or storm water ponds for on-site irrigation;
- i. ~~On-site area set aside as car wash facility, either covered or open, available to residents.~~ **Other Design Features as approved by Director, which contribute to the well-being of the residents of the *multifamily project*, and/or measurably reduces the environmental impact of the development.**

#### Part 10:

Add text as indicated in **bold** to Section 2.08 F. General Regulations for Residential Districts; Additional Development Standards, as follows:

### **8. Requirements for the Completion of Developed Recreational Open Space**

**When *developed recreational open space* is required by this ordinance or otherwise approved and shown on a *preliminary plan* or *development plan*, no more than eighty-five (85) percent of *certificates of occupancy* shall be issued**

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**prior to the completion of such *developed recreational open space*.**

Part 11:

Remove text as indicated in ~~strikethrough~~ to Section 3.02. B. 2. a. (2). LB Local Business District; Development Standards; Yards and Building Setbacks, as follows:

- (2) Any 30' minimum *front yard* and minimum *building setback* listed above on *collector streets, local streets, cul-de-sac streets, or residential gateways* may be reduced to fifteen (15) feet with a maximum of thirty-five (35) percent of the façade of the building at the fifteen (15) foot line, by utilizing the following design features:
  - (a) *Parking areas* shall be located only to the side and rear of the building; and
  - (b) provide outdoor seating for restaurants and/or *outdoor display* or sales of merchandise along the *front yard* ~~not exceeding ten (10) percent of the gross floor area of the tenant space and locate so that the building entrance of the business or building is not blocked;~~ and
  - (c) all architectural regulations as stated in Section 3.08 are provided without alternate compliance for the façade adjacent to the *front yard*.

Part 12:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 3.02. B. 8. a. LB Local Business District; Development Standards; Outdoor Operations; Outdoor seating as follows:

- a. Outdoor seating for restaurants provided that such outdoor seating:
  - (1) shall not be located in any required yard or *street right-of-way* except for a *front yard* along a *collector street, local street, cul-de-sac street, or residential gateway*; **and**
  - (2) shall be permitted only along the business' tenant bay or storefront façade; and;
  - (3) shall not block the entrance to the business or building; **and**
  - (4) shall not be located between a *building line* and a *bufferyard*; **and**
  - (5) shall be included in the calculation of required *foundation landscaping area* and any applicable *building foundation landscaping area* and associated *plant unit value* shall be extended or relocated around the perimeter of the outdoor seating area; **and**
  - (6) shall not exceed **twenty-five 40% (25%) percent** of the *gross floor area* of the restaurant; and
  - (7) shall be located so as not to interfere with *sidewalks* or pedestrian ways by maintaining five (5) feet of *sidewalk* clear for pedestrian flow; and
  - (8) shall provide parking bumpers **or other separation measures such as bollards, ornamental fencing, seatwalls, or planters as deemed necessary by the Director** if the outdoor seating area is located adjacent to an *off-street parking area*.

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Part 13:

Add text as indicated in **bold** to Section 3.02. B. 8. c. LB Local Business District; Development Standards; Outdoor Operations; Outdoor Storage, as follows:

- c. *Outdoor Storage* – Storage of materials not for sale but associated with the *primary use*.
- (1) shall be *accessory* to the *primary use*;
  - (2) shall only be located along the rear façade of the *building* or those area(s) designated as *outdoor storage* on an approved site specific *development plan*;
  - (3) shall not exceed the lesser of: ten (10) percent of the *gross floor area* for each non-related and separately operated *use*;
  - (4) shall not be located in a *required yard* or *required bufferyard*;
  - (5) shall be enclosed within a chain link, lattice, ornamental, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence, if a solid wall is constructed, the primary masonry *building material* of the *primary building* shall be used;
  - (6) The height above *grade* of said fence shall be at least six (6) feet and shall not exceed the lesser of twenty (20) feet or the height of the roofline; and
  - (7) **Materials or products stored within the fenced storage area shall not exceed the height of the fence.**

Part 14:

Add text as indicated in **bold** to Section 3.02. B. 8. LB Local Business District; Development Standards; Outdoor Operations, as follows:

- g. **Outdoor *playgrounds* provided that such outdoor *playground* provided:**
- (1) **is an *accessory use* to a *permitted use*; and**
  - (2) **shall be included in the calculation of required *foundation landscaping area* and any applicable *building foundation landscaping area* and associated *plant unit value* shall be extended or relocated around the perimeter of the *outdoor playground area*.**

Part 15:

Remove text as indicated in ~~strike through~~ to Section 3.03. A. 1. c. TV Town Village District; Permitted Uses; Primary Uses, as follows:

- c. Food Sales and Service: Bakery – Retail; *Bar*; ~~*Brewpub*~~; Convenience Store; Dairy Bar – Retail; Delicatessen; Farmers Market; Grocery; Ice Cream Store – Retail; Restaurant – Fast Food; Restaurant – Sit-down; *Tavern*; Yogurt Store – Retail.

Part 16:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 3.03. B. 8.

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TV Town Village District; Development Standards; Outdoor Operations, as follows:

a. Outdoor seating for restaurants provided that such outdoor seating:

- ~~(1) shall not be located in any street right-of-way;~~
- (21) shall be permitted only along the business' tenant bay or storefront façade;
- (32) shall not block the entrance to the business or *building*;
- (43) shall be located so as not to interfere with *sidewalks* or pedestrian ways by maintaining five (5) feet of sidewalk clear for pedestrian flow; and
- (54) shall provide parking bumpers **or other separation measures such as bollards, ornamental fencing, seatwalls, or planters as deemed necessary by the Director** if the outdoor seating area is located adjacent to an *off-street parking area*.

Part 17:

Add text as indicated in **bold** to Section 3.03. B. 8. TV Town Village District; Development Standards; Outdoor Operations, as follows:

e. **Outdoor playgrounds provided that such outdoor playground provided:**

- (1) is an **accessory use to a permitted use; and**
- (2) shall be included in the calculation of required **foundation landscaping area and any applicable building foundation landscaping area and associated plant unit value shall be extended or relocated around the perimeter of the outdoor playground area.**

Part 18:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 3.04. B. 8. OR Office, Research & Development Park District; Development Standards; Outdoor Operations, as follows:

a. Outdoor seating for restaurants:

- (1) shall not be located between a *building line* and a *bufferyard*;
- (2) shall not be located in any required *yard* or any *street right-of-way*;
- (3) shall be located adjacent to the business' tenant bay or storefront façade;
- (4) shall be included in the calculation of required *foundation landscaping area* and any applicable *building foundation landscaping area* and associated *plant unit value* shall be extended or relocated around the perimeter of the outdoor seating area;
- (5) shall not exceed **twenty-five 40% (25%) percent** of the *gross floor area* of the restaurant;

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Part 19:

Add text as indicated in **bold** to Section 3.04. B. 8. OR Office, Research & Development Park District; Development Standards; Outdoor Operations, as follows:

- d. **Outdoor playgrounds provided that such outdoor playground provided:**
- (1) **is an accessory use to a permitted use; and**
  - (2) **shall be included in the calculation of required foundation landscaping area and any applicable building foundation landscaping area and associated plant unit value shall be extended or relocated around the perimeter of the outdoor playground area.**

Part 20:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 3.05. B. 7. CB Community Business District; Development Standards; Outdoor Operations, as follows:

- a. Outdoor seating for restaurants:
- (1) shall not be located between a *building line* and a *bufferyard*;
  - (2) shall not be located in any required *yard* or any *street right-of-way*;
  - (3) shall be located adjacent to the business' tenant bay or storefront façade;
  - (4) shall be included in the calculation of required *foundation landscaping area* and any applicable *building foundation landscaping area* and associated *plant unit value* shall be extended or relocated around the perimeter of the outdoor seating area;
  - (5) shall not exceed **twenty-five 40% (25%) percent** of the *gross floor area* of the restaurant;

Part 21:

Add text as indicated in **bold** to Section 3.05. B. 7. CB Community Business District; Development Standards; Outdoor Operations, as follows:

- g. **Outdoor playgrounds provided that such outdoor playground provided:**
- (1) **is an accessory use to a permitted use; and**
  - (2) **shall be included in the calculation of required foundation landscaping area and any applicable building foundation landscaping area and associated plant unit value shall be extended or relocated around the perimeter of the outdoor playground area.**

Part 22:

Add text as indicated in **bold** to Section 3.08 A. 8. Architectural and Site Design Requirements

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for Commercial / Mixed Use Districts; Mechanical Equipment, as follows:

8. Mechanical Equipment.

All roof mechanical equipment shall be screened from view from a *front lot line* along a *public/private street frontage, interior access drive* or a *side or rear lot line* abutting a residential *district* or *bufferyard* based upon an elevation view of the *building*.

All ground mounted mechanical equipment (**including gas canisters**) shall be screened from view from any *front lot line* along a *public/private street frontage, interior access drive* or a *side or rear lot line* abutting a residential *district* or *bufferyard*.

All roof mounted equipment that is visible from a *front lot line* along a *public/private street frontage, interior access drive* or a *side or rear lot line* abutting a residential *district* or *bufferyard* when the roof line is below such grade, shall be painted to match the color of the roof material to reduce the visual impact of such equipment.

Part 23:

Add text as indicated in **bold** to Section 4.01 B. 8. g. BT Business and Technology District; Development Standards; Outdoor Operations, as follows:

**g. Outdoor playgrounds provided that such outdoor playground provided:**

- (1) is an **accessory use to a permitted use; and**
- (2) shall be included in the calculation of required **foundation landscaping area** and any applicable **building foundation landscaping area** and associated **plant unit value** shall be extended or relocated around the perimeter of the **outdoor playground area**.

Part 24:

Add text as indicated in **bold** to Section 4.02 B. 8. e. RT Research and Technology District; Development Standards; Outdoor Operations, as follows:

**e. Outdoor playgrounds provided that such outdoor playground provided:**

- (1) is an **accessory use to a permitted use; and**
- (2) shall be included in the calculation of required **foundation landscaping area** and any applicable **building foundation landscaping area** and associated **plant unit value** shall be extended or relocated around the perimeter of the **outdoor playground area**.

Part 25:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 7.01 A. 3. Landscaping Regulations; Required Landscaping / Landscaping Areas, as follows:

A. Required Landscaping / Landscaping Areas.

1. New Development and Additions – Within the Town of Holly Springs and its extra-territorial jurisdiction, all new developments and all additions to existing

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development (i.e., *building additions, parking area expansions, installation of free standing signs, etc.*) shall provide landscaping as required by this Section for such new development or addition.

2. Location of Landscaping – Required landscaping areas shall consist of four (4) types: (i) landscaping of required perimeter *yards or bufferyards*; (ii) *foundation landscaping*; (iii) interior *parking area* landscaping; and, (iv) *parking area* screening.
3. Preservation – The preservation of existing trees and vegetation is ~~encouraged~~ **required and as specified** ~~provided for in Section 7.01, J. – Credit for~~ Preservation of Existing Trees and Vegetation.

Part 26:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 7.01 Landscaping Regulations; Table 7.01 – C: Type and Plant Unit Value of Required Landscaping as follows:

Table 7.01 – C: Type and Plant Unit Value of Required Landscaping																
Zoning / Designation of Abutting Property	Zoning of Subject Property															
	R-30	R-20	R-15	R-10	R-8	R-MF-8	R-MF-15	LB	TV	OR	CB	GB	BT	RT	IT	PUD
R-30	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-20	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-15	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-10	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-8	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-75	B-75	C-75 <sup>(3)</sup>	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-MF-8	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-40	B-40	C-75	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
R-MF-15	A-20	A-20	A-20	A-20	B-40 <sup>(4)</sup>	B-40	B-40	C-75	A-50	C-75	C-150	C-225	C-225	C-225	C-225	TBD
LB	A-20	A-20	A-20	A-20	A-20 <sup>(4)</sup>	A-20	A-20	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	B-75 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	TBD
TV	A-20	A-20	A-20	A-20	A-20 <sup>(4)</sup>	A-20	A-20	A-20 <sup>(2)</sup>	* <sup>(1)</sup>	A-20 <sup>(2)</sup>	B-75 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	TBD
OR	A-20	A-20	A-20	A-20	A-20 <sup>(4)</sup>	A-20	A-20	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	B-75 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	C-150 <sup>(2)</sup>	TBD
CB	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
GB	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
BT	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
RT	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
IT	A-20	A-20	A-20	A-20	B-40	B-40	B-40	A-20 <sup>(2)</sup>	*	A-20 <sup>(2)</sup>	A-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	B-75 <sup>(2)</sup>	TBD
NC-540 US 1	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	B-75 <sup>(5)</sup>	*	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	TBD
NC 55 Bypass	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	C-225 <sup>(5)</sup>	B-75 <sup>(5)</sup>	*	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	B-75 <sup>(5)</sup>	TBD
Major Thoroughfare	B-225	B-225	B-225	B-225	B-225	B-75	B-75	A-50	*	B-75	A-75	B-75	B-75	B-75	B-75	TBD

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PUD	A-20	A-20	A-20	A-20	B-40	B-40	B-40	B-150	A-50	B-150	C-225	C-225	C-225	C-225	TBD
Types of Landscaping: Type A - Open Landscaping Type B - Semi-Opaque Landscaping Type C - Opaque Landscaping TBD - To Be Determined by the <i>Town Council</i> on a case-by-case basis.								How to Read This Table: <u>Example: B-75</u> Letter = Type of Landscaping (See Section 7.01, B. for description of Type of Landscaping) Number = Required Plant Unit Value (See Section 7.01, C. for determination of Plant Unit Values) Solution: B-75 = Semi-Opaque Landscape Screen with a Plant Unit Value of 75 points.							

- \* Large Deciduous Trees planted forty (40) foot on-center.
- \* <sup>(1)</sup> Applicable only to Front Yards. Trees not required in side yard or rear yard.
- \* <sup>(2)</sup> Applicable only to Front Yards. Side and rear yards of: a single use site, integrated center, business park or industrial park when abutting another Commercial / Mixed Use District or Industrial District; or, any side or rear yard of an out lot when abutting another out lot within the same integrated center, business park or industrial park or when abutting the main portion of the integrated center, business park or industrial park, shall have a PUV of A-20.
- \* <sup>(3)</sup> Applicable only to Front Yards along collector streets, local streets, cul-de-sac streets, or residential gateways. Front Yards along collector streets, local streets, cul-de-sac streets, or residential gateways that have been reduced by utilizing additional design features, shall have a PUV of A-40.
- \* <sup>(4)</sup> A project or subdivision using Infill Development Options shall not be required to provide perimeter landscaping when the project or subdivision is located within the adopted Village District Area Plan as specified in the Comprehensive Plan.
- \* <sup>(5)</sup> **Existing vegetation shall remain undisturbed within *Buffer Areas* per UDO Section 7.06 D. Lot Design and shall be supplemented to meet minimum PUV requirement**

**Part 27:**

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 7.01 F. 1. d. Landscaping Regulations; Street Trees for Residential Subdivisions and Development Plans; Type/ Size/ Spacing of Trees; Quality of Street Trees as follows:

d. Quality of Street Trees

For the purposes of this section, trees shall be nursery grown, typical of their species or variety, freshly dug, normally shaped, heavy and well branched; with full foliage when in leaf and shall have healthy, well developed root systems. Trees must be self-supporting, with straight trunks and with leaders intact. All wounds present at the time of digging must exhibit callusing, with the bark at the edges of any such wound tight and intact. No abrasions or unhealed cuts are allowed on the trunks of trees. All trees furnished shall be free of any insect infestations and diseases. [Amended Ordinance #18-03]\*

All trees planted to meet the street tree requirement must be well matched specimens. The developer shall provide written certification that the plant material meets this quality requirement at the time of installation.

In order to maintain a high quality of urban streetscape, each residential street must contain at least two (2) species of trees with a similar canopy. No more than **fifty-five (50-55)** percent of a single species shall be used on each street.

**Part 28:**

Add text as indicated in **bold** to Section 7.01 J. 5. c. Landscaping Regulations, Required Tree Preservation, Tree Preservation Areas Required, Tree Preservation Area Priority, as follows:

c. Tree Preservation Area Priority

- (1) The highest priority *tree preservation areas* must be those that preserve *specimen trees* and existing significant tree stands, particularly those located on the perimeter of proposed *projects* **and along greenway trails**. The order of ranking, from highest to lowest, shall be from sub-Section (a)., to sub-Section

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(b)., to sub-Section (c)., to sub-Section (d)., outlined below :

Part 29:

Remove text as indicated in ~~strikethrough~~ to Section 7.01 J. 5. c. (d). Landscaping Regulations, Required Tree Preservation, Tree Preservation Areas Required, Tree Preservation Area Priority, Significant Natural Resource Areas, as follows:

(d) Significant Natural Resource Areas

- (i) To qualify as a significant natural resource area, the *project area* must have an observed presence of rare species, rare or high-quality natural communities or other important ecological or geologic features.
  - a. Jurisdictional and non-jurisdictional wetlands or endangered species habitat as delineated by state and federal agencies for environmental permitting. Delineated wetland/stream *buffer areas* and *riparian buffer areas* otherwise referenced in Section 7.06 D. Buffer Areas of this UDO shall **may be counted toward the** ~~account for no more than fifty (50)-percent-of-tree preservation area requirement.~~ **[Reference: North Carolina General Statutes (GS §143-214.23A)]**

Part 30:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 7.04 Off-Street Parking Regulation; Table 7.04 D: Required Off Street Parking; Food Sales and Service, as follows:

Food Sales and Service	Three and one half (3.5) parking spaces for each one-thousand (1,000) square feet of gross floor area. One (1) bicycle rack.
<b><i>Bar, Nightclub, Tavern</i></b>	<del>Thirteen (13) parking spaces per one-thousand (1,000) square feet of gross floor area.</del> <b>Ten (10) parking spaces per one-thousand (1,000) square feet of gross floor area. One (1) bicycle rack.</b>
<b><i>Tasting Room, Artisan Food and Beverage Producer</i></b>	<b>Ten (10) parking spaces per one-thousand (1,000) square feet of gross floor area of product tasting or direct sales, plus one (1) parking space for each one thousand (1,000) square feet of gross floor area of production, plus one (1) parking space for each three thousand (3,000) square feet of gross floor area distribution or warehouse. One (1) bicycle rack.</b>
<del>Nightclub</del>	<del>Thirteen (13) parking spaces per one-thousand (1,000) square feet of gross floor area</del>
<del>Tavern</del>	<del>Thirteen (13) parking spaces per one-thousand (1,000) square feet of gross floor area.</del>

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**Part 31:**

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 7.04 Off-Street Parking Regulation; Table 7.04 D: Required Off Street Parking; Recreation, as follows:

Recreation	Three and one-half (3.5) parking spaces per one-thousand (1,000) square feet of gross floor area.
Ball or Soccer Fields	One (1) <del>parking space for every on-field player per team (based upon highest potential number if multipurpose fields)</del> <b>the maximum potential athletes in the facility at any given time</b> , plus one (1) <i>parking space</i> for every on-field official ( <b>if any</b> ), plus one (1) <i>parking space</i> for every four (4) seats in permanent stands (if any), plus <del>thirteen (13)</del> <b>ten (10)</b> <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> of lounge/bar area (if any), plus three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office use, concession stands or other related uses (if any). One (1) bicycle rack per field.
Dance Studio	Thirteen (13) parking spaces per one-thousand (1,000) square feet of gross floor area. One (1) bicycle rack.
Private Recreation Development	Five (5) parking spaces per one-thousand (1,000) square feet of gross floor area within buildings plus one and one-half (1.5) parking spaces per one-thousand (1,000) square feet of site area accessible to the members, exclusive of the parking area. One (1) bicycle rack.
<b>Private Recreation Development (Accessory use serving single-family, two-family, or multifamily townhouse subdivision or project)</b>	<b>Ten (10) parking spaces per one-thousand (1,000) square feet of swimming pool water surface area, plus four (4) parking spaces per individual sports amenity (court, field, playground, park, etc.) facility, plus one (1) parking space per three-hundred (300) square feet of interior gathering space (Clubhouse), plus three and one-half (3.5) parking spaces per one-thousand (1,000) square feet of gross floor area devoted to office or</b>

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	related retail uses. <b>One (1) bicycle rack.</b>
<b>Private Recreation Development (Accessory use serving multifamily [excluding multifamily townhouse] subdivision or project)</b>	<b>Six (6) bicycle racks or 1 rack per thirty (30) dwelling units, whichever is greater.</b>

Part 32:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 7.06 B. Lot Design and Public Place Reservation; Lots, as follows:

5. *Double Frontage Lots.*

*Double frontage lots shall be avoided whenever practical. Double frontage lots may be acceptable when necessary to provide for the separation of a development and its related access points from the traffic on a bordering thoroughfare street or to overcome specific disadvantages of topography and orientation affecting the project or subdivision.*

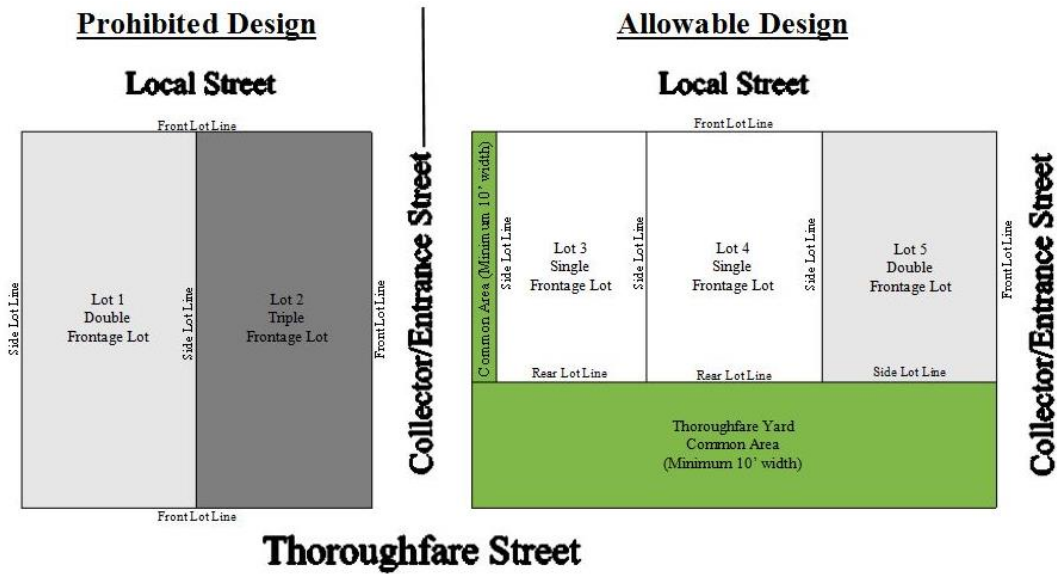
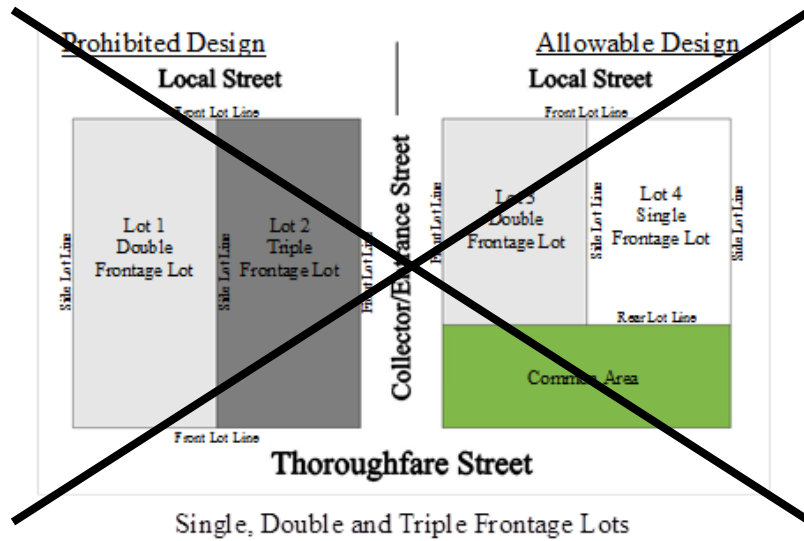
**A private open space area may be used to prevent a double frontage lot, provided that the private open space area is a minimum ten (10) feet in width.**

6. *Triple Frontage Lots.*

*Triple frontage lots (those lots which have frontage on three (3) streets) shall be prohibited in residential developments unless a waiver is granted by the Town Council.*

**A private open space area may be used to prevent a triple frontage lot, provided**

that the private *open space* area is a minimum ten (10) feet in width.



Single, Double, and Triple Frontage Lots

Part 33:

Add text as indicated in **bold** and remove text as indicated in ~~strike through~~ to Section 7.06 F. Lot Design and Public Place Reservation; Recreational Facilities and Open Space, as follows:

F. Recreational Facilities and Open Space.

1. Dedication, Generally; Fee In Lieu of Dedication, Generally.  
In order to provide park, recreation, open space or greenway sites to serve the future residents of the Town of Holly Springs and its extraterritorial jurisdiction, in conformance with any adopted plans of the Town of Holly Springs, every residential *subdivision* shall, at the **applicable** time of final plat **stated below**,

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include:

- a. the dedication of a portion of such land, as set forth in this Section, below;  
**or,**
- b. an equitable amount of land in another location; or,
- c. pay to the Town of Holly Springs a fee-in-lieu of dedication, **as follows:**
  - (1) **for single family, two family, and multifamily townhouse dwellings: payment shall be made on date of submittal of the approval of the final plat mylar for signatures to be recorded with the Wake County Register of Deeds, in the amount per dwelling unit as specified in the current Town of Holly Springs Fee Schedule, as set forth in this Section, below.**
  - (2) **for multifamily dwellings: payment shall be made prior to the issuance of a building permit, in the amount per dwelling unit as specified in the current Town of Holly Springs Fee Schedule, as set forth in this Section, below.**

Part 34:

Add text as indicated in **bold** to Section 7.07. B. 5. Street Design and Right-of-Way Reservation; Secondary Means of Access, as follows:

5. Secondary Means of Access.

See Town of Holly Springs' Engineering and Design Construction Standards- **for requirements and specifications for maximum length of dead end streets permitted prior to requiring a turn-around and for maximum number of residential dwelling units permitted prior to a secondary means of access being required.**

Part 35:

Add text as indicated in **bold** to Section 7.07. B. 13. Street Design and Right-of-Way Reservation; Street Design; Widening and Realignment of Existing *Streets* and *Thoroughfares*, as follows:

13. Widening and Realignment of Existing *Streets* and *Thoroughfares*.

- a. *Projects or Subdivisions*

When any land proposed for a residential *subdivision*, *multifamily project*, *non-residential incremental subdivision*, commercial / mixed use *project*, industrial *project* or any other type of *project* or *subdivision*: has *frontage* on a proposed or existing *street*, *alley* public way or other *thoroughfare*; borders an existing narrow *street*; or, when the *Comprehensive Transportation Plan* indicates plans for realignment or widening of a *street* that would require use of some of the land in the *project* or *subdivision*, one-half (1/2) of the *right-of-way* of such *street*,

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*alley*, public way or other *thoroughfare* shall be dedicated for the full length of the *frontage* of such *lot*, *project* or *subdivision* in accordance **with North Carolina General Statutes §136-66.10** and with the requirements and specifications of the *Town of Holly Springs Comprehensive Transportation Plan* and Town of Holly Springs Engineering Design and Construction Standards in connection with: the final plat for a subdivision; or, the issuance of a certificate of compliance for any other project (except UDO permits for signs). Further, Owners shall agree to construct the improvements (including medians and sidewalks as determined by the Director of Engineering) required in such right-of-way along the entire frontage or frontages of the lot, project or subdivision in accordance with the provisions of the *Comprehensive Transportation Plan* and the Town of Holly Springs' Engineering Design and Construction Standards. Subject to the approval of the Town Council, a payment-in-lieu of street construction may be accepted. Minor Subdivisions of land under individual ownership, for the purpose of creating single family residential lots, shall not ordinarily be required to construct road improvements.

b. *Single Family Dwelling or Two Family Dwelling*

Prior to the issuance of a *UDO permit* for the *development* of any *single family dwelling* or *two family dwelling* on any *lot* located along any existing or proposed *street* or *thoroughfare* as indicated on the *Town of Holly Springs' Comprehensive Transportation Plan*, the Owner shall dedicate *right-of-way* to the *Town of Holly Springs* for such *street* or *thoroughfare* in accordance **with North Carolina General Statutes §136-66.10** and with the requirements and specifications of said *Comprehensive Transportation Plan*.

Part 36:

Add text as indicated in **bold** to Section 7.08 B. 1. b. (2) Utility Design and Reservation, Utilities, General Requirements, Underground Installation required, as follows:

b. **Underground Installation Required.**

- (1) **New Installations** – All new utility lines and services shall be provided underground. All such installations shall be provided in conformance with the Town of Holly Springs' Engineering Design and Construction Standards.

Underground service connections at the *street* property line shall be provided to each *lot* by the developer or *subdivider*. At the discretion of the *Town Council*, the requirement for individual service connections to each *lot* may be *waived* in the case of adjoining *lots* to be retained in single ownership and intended to be developed for the same *primary use*.

- (2) **Relocation** – Where any *major subdivision*, *non-residential incremental subdivision*, *multifamily dwelling project*, *commercial / mixed use project* or *industrial project* is proposed, existing overhead utility services along or through the proposed development shall be relocated underground, provided, however, where the existing utility service is of a nature where relocation underground is not feasible, the *Town Council* may waive this requirement upon recommendation of the *Director of Engineering* **and**

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**payment of a fee-in-lieu of such relocation.**

Part 37:

Add text as indicated in **bold** to Section 9.05 B. 6. e. UDO Permit and Development Petition Requirements and Procedures, Platting, Project Construction Drawing Approval and Recombination Procedures, Final Plats, Amendments to Final Plats, as follows:

- a. Amendments to *Final Plats*.
- (1) Substantial Amendment – A substantial amendment to a final plat shall include any amendment which will:
- (a) substantially alter any *street* layout, *lot line*, or utility easements shown on the *master plan* or *preliminary plan*;
  - (b) increase the total number of *lots*/units within the overall original approved *master plan* or *preliminary plan* by more than ten (10) percent, or ten (10) *lots*/units, whichever is less;
  - (c) reduce the *open space* within the overall *project* or *subdivision* by more than ten (10) percent;
  - (d) increase the *master plan* or *preliminary plan* acreage by more than ten (10) percent or five (5) acres whichever is less (except for PUDs);
  - (e) reduce a *perimeter yard*; or increase the total number of *freestanding signs*, increase the total *sign surface area* for any type of *sign* (*building sign* or *freestanding sign*) or the height of a *freestanding sign* that requires a *waiver of sign* regulation in accordance with the provisions of Section 7.03, H. Waiver of Sign Regulations;
  - (f) **Substantially reduce, relocate, or alter the composition of any *tree preservation area* specified on the *master plan* or *preliminary plan* required with the provisions of Section 7.01, J. Required Tree Preservation and not listed within Section 7.01, J., 3. Exemptions.**

Part 38:

Add text as indicated in **bold** to Section 9.05 B. 5. UDO Permit and Development Petition Requirements and Procedures, Platting, Project Construction Drawing Approval and Recombination Procedures; Construction Drawings, as follows:

5. Construction Drawings

*Construction drawings* are required to be reviewed and approved by the Town of Holly Springs and all other appropriate local, state, federal and other authorities exercising jurisdiction over such matters prior to the commencement of any earth work, site preparation or construction activity at any *project* or *subdivision*. **Town of Holly Springs' Engineering Design and Construction Standards construction drawing expiration**

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**procedures, requirements and specifications shall apply.**

Part 39:

Add text as indicated in **bold** to Section 9.05 D. 5. b. UDO Permit and Development Petition Requirements and Procedures, Development Plans for Architectural and Site Design Review, Development Options and Infill Development Options, Amendments to *Development Plans* for Architectural and Site Design Review, *Development Options*, and *Infill Development Options*, as follows:

- b. Amendments to *Development Plans* for Architectural and Site Design Review, *development options*, and *infill development options* Pending Determination by the *Director*.

Amendments to *development plans* for Architectural and Site Design, *development options*, and *infill development options* pending determination by the *Director*, in accordance with the provisions of Section 9.09 – Decision Matrix of this UDO, may be made by the applicant at any time prior to a determination being made by the *Director*. If, in the sole discretion of the *Director*, the proposed amendment is of such a nature that additional time is needed for review, the amended *development plan* shall be deemed a new filing and shall be reviewed in accordance with the procedures set forth in the Town of Holly Springs Development Procedures Manual.

Amendments to Approved *Development Plans* for Architectural and Site Design Review, *Development Options*, and *Infill Development Options*.

Acceptable Amendments – Minor amendments to *development plans* for Architectural and Site Design Review, *Development Options*, and *Infill Development Options* which have already received approval and which do not involve:

- (a) expansion of building footprint area by more than twenty-five (25) percent;
- (b) increase in *building height* by more than fifteen (15) percent;
- (c) expansion or reduction in the amount of *off-street parking areas* by more than ten (10) percent (expansion above 110% of the minimum requires a *Town Council* approved *waiver* if the building footprint is greater than 20,000 sq. ft.);
- (d) increase in the total number of *lots/units* within the overall original *development plan* approval by more than ten (10) percent, or ten (10) *lots/units*, whichever is less.
- (e) reduction of *open space* within the overall *project* or *subdivision* by more than ten (10) percent;
- (f) increase in *project* acreage by more than ten (10) percent or five (5) acres whichever is less (except for PUDs);
- (g) the designation of additional land *uses*;
- (h) Substantially reduce, relocate, or alter the composition of any *tree***

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***preservation area specified on the development plans for Architectural and Site Design Review, development options, and infill development options required with the provisions of Section 7.01, J. Required Tree Preservation and not listed within Section 7.01, J., 3. Exemptions.***

Part 40:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 11.01 Definitions; Interpretation of Terms or Words, as follows:

The language of this Ordinance shall be interpreted in accordance with the following regulations:

- A. The word "person" includes a firm, association, organization, partnership, trust, limited liability company, corporation, or other legal entity, as well as an individual;
- B. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular, in each case, if the context so requires;
- C. The words "shall" **and "must"** ~~is~~ **are** mandatory, the words "may" **and "should"** ~~is~~ **are** permissive;
- D. The words "used" or "occupied" include the words "intended", "designed", "constructed", "altered", or "arranged" to be used or occupied;
- E. The word "lot" includes the words "plot", "tract", or "parcel"; and
- F. Where a regulation involves two or more items, conditions, provisions or events connected by the conjunction "and", "or", or "either ... or", the conjunction shall be interpreted as follows:
  - G. "And" indicates that all the connected items, conditions, provisions or events shall apply.
  - H. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
  - I. "Either ... or" indicates that all the connected items, conditions, provisions or events shall apply singly but not in combination.
- J. The terms "more intense" and "less intense" are terms used herein to describe relationships between particular zoning Districts. This relationship is based upon the uses permitted within each District. A "more intense" District permits more uses or a greater density of uses than a "less intense" District. District intensity groupings progress from Agricultural, to Residential, to Commercial, to Industrial Districts, in the sequence listed within each group of Districts from least intense to the most intense.

Part 41:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to Section 11.02 Definitions, as follows:

~~Brewpub: An establishment that produces beverages for public sale and consumption on-site, and where packaged beverages may be sold for consumption off-site, and may include bar and/or restaurant uses. Production shall be limited to no more than 5,000 barrels per calendar year. [Added Ordinance #12-09]~~

Dwelling, Single Family: An individual, detached *building* containing one (1) *dwelling unit*, **which may include an *in-law suite***, which is either:

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- (a) built in compliance with the CABO One and Two-Family Dwelling Code and the Town of Holly Springs Building Code; or,
- (b) a *modular dwelling*.

**Fence, Ornamental:** A type of fence used to create or delineate a boundary that is primarily designed for aesthetic appeal. An ornamental fence generally features decorative elements such as rings, scrolls, finials, swoops, or arches and is usually constructed of aluminum or iron.



**Ornamental Fence**



**Not Ornamental Fence**

Subdivision: All divisions of a tract or parcel of land into two or more *lots*, *building sites*, or other divisions when any one or more of those divisions is created for the purpose of sale or *building* development (whether immediate or future) and shall include all divisions of land involving the dedication of a new *street* or a change in existing *streets*; but the following shall not be included within this definition nor be subject to the regulations of this UDO pertaining to preliminary plan approval:

- (a) The combination or recombination of portions of previously subdivided and recorded *lots* where the total number of *lots* is not increased and the resultant *lots* are equal to or exceed the standards of this UDO;
- (b) The division of land into parcels greater than ten (10) acres where no *street right-of-way* dedication is involved;
- (c) The public acquisition by purchase of strips of land for the widening or opening of *streets*;
- (d) The division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) *lots*, where no *street right-of-way* dedication is involved and where the resultant *lots* are equal to or exceed the standards of this UDO;
- (e) a division of land into cemetery plots for the purpose of burial; ~~and~~,
- (f) a division of a *lot of record*, which is or may be legally developed with a *two family dwelling* or a *multifamily dwelling*, into *sub-lots* for the purpose of transfer of ownership of the individual *dwelling units* and their associated portion of the *lot of record*, provided that no additional development sites are created by the division and that no *sub-lots* are created which do not contain a *dwelling unit*;
- (g) **The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the North Carolina General Statutes.**

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Email: [dick.sears@hollyspringsnc.us](mailto:dick.sears@hollyspringsnc.us)

**[Reference: North Carolina General Statutes (GS §160A-376)]**

~~Taproom~~ **Tasting Room:** A use associated with and on the same premises as a brewery, **winery, or distillery**, at which guests may sample/purchase the manufacturer's products, which may be no more than 25 (twenty five) percent of the gross floor area.

**Townhouse:** A *multifamily dwelling* with: (a) all *dwelling units* constructed in a row; (b) with each *dwelling unit* having an individual front and rear ingress and egress; and, (c) no *dwelling unit* located over another *dwelling unit*. **A townhouse shall not include an in-law suite.**

Part 42:

Remove Exhibit "A" Conditional Use Permit, in its entirety.

Part 43:

Remove Exhibit "B" Commercial/Mixed Use & Industrial District Perimeter Yard Reduction Option, in its entirety.

Part 44:

Change all references of ornamental fencing to *ornamental fence* throughout entire UDO.

Part 45:

Change all references of *Tap Room* to *Tasting Room* throughout entire UDO.

Part 46: REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 47: SEVERABILITY

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 48: INCLUSION IN CODE

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 49: EFFECTIVE DATE

The provisions of this ordinance shall become effective March 19, 2019 in accordance with the laws of the State of North Carolina.

Adopted this, the 19<sup>th</sup> day of March 2019.

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Attested to:



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Dick Sears, Mayor

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Linda McKinney, Town Clerk

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