

Section 4.03 IT Industry and Technology District [Amended Ordinance #11-03]

Intent - The IT *Districts* are established to provide for development of manufacturing and processing facilities or facilities which may require substantial amounts of *outdoor storage* or *outdoor operations*. *Permitted uses* in this *district* tend to generate heavy traffic and require extensive community facilities. *Permitted uses* in this *district* may require extensive amounts of *outdoor storage* or *outdoor operations*. The *permitted uses* provided for in this *district* should be separated from residential *districts* or village *districts* by less intense industrial *districts*. [Amended Ordinance #11-03]

A. Permitted Uses.

1. *Primary Uses.*
 - a. Automotive Sales & Service: *Quick Oil Change Facility; Automotive Repair – Minor; Automotive Repair – Major.* [Amended Ordinance #08-13, 11-03]
 - b. Communications / Utilities: Electricity Relay Station; Non-municipal Pumping Station; Non-municipal Sewage Treatment Plant; Non-municipal Utility Substation; Non-municipal Water Treatment Plant; Public Wells; Storage Tanks – Non-hazardous; Telephone Exchange; Water Tower. [Amended Ordinance #05-01, 11-03, 15-10]*
 - c. Educational Use: School – Commercial, Trade, Industrial or Business. [Amended Ordinance #11-03]
 - d. Government Use: Fire Station; Municipal / State Road Maintenance Facility; Police Station; Post Office (with or without outdoor parking of delivery vehicles). [Amended Ordinance #11-03]
 - e. Industrial Uses: Assembly or Repair of previously manufactured parts, sub-assemblies or components; Auction House; Distribution Center; Flex-space; Manufacturing-Light; Prototype Process and Production Plant; Truck Terminal; Truck Wash; Warehouse; Wholesale Business. [Amended Ordinance #11-03]
 - f. Office / Professional Services: Business Call Center; Contractor; *Office*; Printing Service; Studio. [Amended Ordinance #11-03, 11-08]
 - g. Public Facilities: *Neighborhood Recycling Collection Point; Recycling Facility*; Transfer Station. [Amended Ordinance #11-03]
 - h. Research and Technology: Data Center; Data Processing or Analysis; Information Technology Services; Laboratory; Research and Development Facility. [Amended Ordinance #11-03]

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2. *Special Exception Uses.*
 - a. Automotive Sales & Service: Gasoline Service Station with minor repair (not exceeding two (2) accessory indoor service bays); Gasoline Service Station without repair. [Amended Ordinance #07-04, Amended Ordinance #08-13, Amended Ordinance #11-03]
 - b. Communication/Utilities: *Telecommunications Tower* [Added Ordinance #15-10]
 - c. Government Use: Fire Station; Municipal / State road Maintenance Facility; Penal or Correctional Institution, Police Station; Post Office (with or without outdoor parking of delivery vehicles). [Amended Ordinance #04-13, Amended Ordinance #11-03]
 - d. Industrial Uses: Commercial and Industrial Machinery and Equipment Repair; Heavy Equipment Sales/Rental; Machine or Welding Shop, Manufacturing-Heavy, Resource Extraction; *Self-storage (Mini-) Warehouse*. [Amended Ordinance #11-03, 19-07]*
 - e. Public Facilities: Construction and Demolition Fill; Electric Transmission and Distribution; Garbage Disposal; Refuse Dump; Resource Recovery Facility. [Amended Ordinance #11-03]
3. *Accessory Uses* – See Section 4.04, A. – Accessory Uses, Buildings and Structures.
4. *Temporary Uses* – See Section 4.04, B., Temporary Uses, Buildings and Structures.

B. Development Standards.

1. Minimum *Lot Width* and *Frontage* - each *single use site, subdivision, or industrial park* shall have a minimum *frontage* on a *public street* of 150 feet.

Each *lot* or *out lot* shall have sufficient *frontage* and *access* as set forth in Section 7.06, B., 1. Lot Arrangement of this UDO. [Amended Ordinance #13-09]

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

- a. Front - a minimum *front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or *existing right-of-way* shall be provided as follows:

<i>Freeway – NC-540 / US 1:</i> [Amended Ordinance #14-07]*	100'
<i>Freeway – NC 55 Bypass:</i>	50'
<i>Thoroughfare:</i> [Amended Ordinance #14-07]*	50'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-Sac Street:</i>	30'

Provided, however, any 50' minimum *front yard* and minimum *building setback* listed above for a *thoroughfare* may be reduced to 30', and any 30' minimum *front yard* and minimum *building setback* listed above for a *collector street, local street* or *cul-de-sac street* may be reduced to 20' by either: [Amended Ordinance #14-07]*

- (1) increasing the *plant unit value* of required perimeter yard landscaping to, at a minimum, two (2) times greater than the minimum required *plant unit value* for the applicable *front yard*; or,
 - (2) designing the site so that no *parking areas* or *interior access drives* are located between the *front lot line* and the front line of any portion of the *building* served (*loading areas* are also prohibited by Section 4.05 – Architectural and Site Design Requirements and Section 7.05 – Off-Street Loading Regulations).
- b. Minimum *Side Yard* and *Setback* - shall be provided from the *lot line* as follows:
 - (1) Minimum *Side Yard* - 20 feet
 - (2) Minimum *Side Bufferyard* - 150 feet

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- c. Minimum *Rear Yard* and *Setback* - shall be provided from the *lot line* as follows:
 - (1) Minimum *Rear Yard* - 20 feet
 - (2) Minimum *Rear Bufferyard* - 150 feet

- d. *Minimum Yards for Out Lots*- Within the *IT District*, all *lots* or *multi-tenant buildings* which are part of a *business park* or *industrial park* shall be considered *out lots*. *Out lots* within an *integrated center* shall provide a *minimum yard* of twenty (20) feet along all *lot lines* in common with other *out lots*. If any portion of an *out lot* abuts the perimeter of the *integrated center*, that portion of the *out lot* shall be required to comply with the applicable *minimum front, side* or *rear yard* requirements set forth above. If an *out lot* is for an *individual tenant space* within a *multi-tenant building*, there shall be a *minimum side yard* of zero (0) feet. [Added Ordinance #14-07]*

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *minimum yards* and *bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from structures except where expressly permitted below:

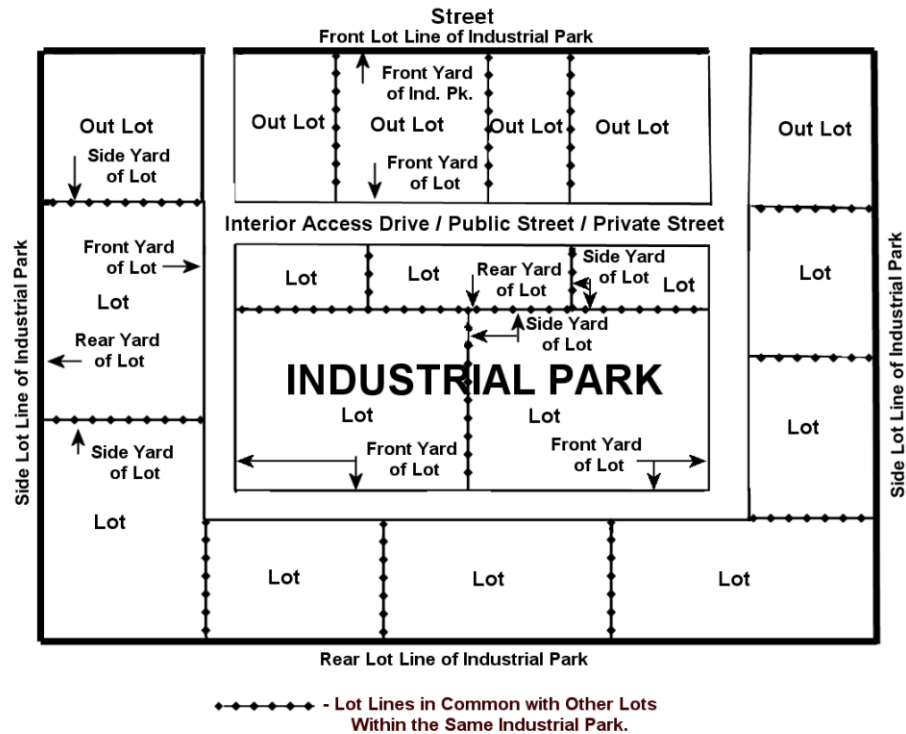
- a. Minimum *Front Yards* - may include *driveways, parking areas* or *interior access drives* (provided that no portion of any *parking area, interior access driveway* or *interior access drive* may be located closer to the *right-of-way* than fifteen (15) feet), *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

- b. Minimum *Front Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

- c. Minimum *Side* and *Rear Yards* - minimum *side* and *rear yards* may include *interior access driveways* connecting to adjoining *lots* provided that the remainder of said yards shall be maintained as *open space* free from *buildings* or *structures*;

- d. Minimum *Side* and *Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as *open space* free from *buildings* or *structures*.

- e. *Minimum Yards for Lots Within the Same Industrial Park* - along all *lot lines* in common with other *lots* or *out lots* located within the same *industrial park*: [Amended Ordinance #14-07]*



Minimum Yards for Lots Within the Same Industrial Park

- (1) Side Yards – That portion of a minimum *side yard*:
 - (a) located between the *front lot line* and minimum *front building setback line* may include: *driveways*; or, *interior access driveways* connecting to adjoining *lots*; and, [Amended Ordinance #14-07]*
 - (b) located behind the minimum *front building setback line* may include: *parking areas*; *loading areas*; *interior access driveways*; *interior access drives*; trash containers; or, *outdoor storage*; and, [Amended Ordinance #14-07]*
- (2) Rear Yards – Minimum rear yards may include *parking areas*, *loading areas*, *interior access driveways*, *interior access drives* or *outdoor storage*; provided, however, that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*, and that:
 - (a) the area of each such *minimum yard* that would have been

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devoted to landscaping and the amount of landscape material that would have been required to be installed in each such *minimum yard*, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected *out lots* as either additional *foundation landscaping area* or additional interior *parking area* landscaping; and,

- (b) documentary assurances are provided on the *final plat* or by other legally binding instrument which binds the adjoining *lots* to be developed in compliance with the special provisions of this sub-Section allowing such *minimum yards* to be used for *parking areas, loading areas, interior drives* or *interior access drives* subject to the provision of such additional *foundation landscaping area* or additional interior *parking area* landscaping.

[Removed Ordinance #14-07]*

- 4. *Maximum Building Height* - unlimited, provided however, that:
 - a. no portion of any *building* located between thirty (30) feet and fifty (50) feet from a *front lot line* shall be in excess of thirty-five (35) feet; and,
 - b. the *setback* for that portion of any *building* or *structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the *building* or *structure* above thirty-five (35) feet until the maximum height of the *building* or *structure* is allowed.
- 5. *Parking* – See Section 7.04 – Off-Street Parking Regulations.
- 6. *Loading* - See Section 7.05 – Off-Street Loading Regulations.
- 7. *Signs* - See Section 7.03 – Sign Regulations.
- 8. *Outdoor Storage* and Operations.
 - a. *Operations*

All operations, servicing and processing located either within three-hundred (300) feet of a Residential *district* boundary or within a *gateway corridor* (except *outside storage, off-street parking* and *off-street loading*) shall be conducted within completely enclosed *buildings*.

b. Storage

All storage of materials or products shall be either:

- (1) within completely enclosed *buildings*; or,
- (2) within a defined storage area in compliance with the following:
 - (a) Enclosed within a chain link, lattice, *ornamental fence*, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence. [Amended Ordinance #19-03]*
 - (b) The height above *grade* of said fence shall be at least six (6) feet and shall not exceed ten (10) feet.
 - (c) Materials or products stored within the fenced storage area shall not exceed the height of the fence.
 - (d) The fenced storage area shall be surrounded by landscaping installed in compliance with the requirements for a Type C landscape screening with a *plant unit value* of at least seventy-five (75).

c. Amount of *Outdoor Storage and Operations*

The total area devoted to *outdoor storage* and *operations* shall not exceed fifty (50) percent of total *lot area*.

d. Business Vehicles [Added Ordinance #11-03]

- (1) The total number of *business passenger vehicles* shall not exceed five (5) *passenger vehicles* per business with a GVWR $\leq 8,500$ lbs. Additional *business passenger vehicles* and *non-passenger vehicles* may be stored on the same property in compliance with the *outdoor storage* requirements.
- (2) *Business passenger vehicles* must be parked on the same property as the business location.

9. Landscape Requirements - See Section 7.01 – Landscape Regulations.

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C. Architectural and Site Design Review.

All development within the IT *district* shall be subject to the architectural and site design requirements set forth in Section 4.05 – Architectural and Site Design Requirements of this UDO.

D. Special Regulations for *Permitted Uses*. [Added Ordinance #19-07]*

1. Special Regulations for *Self-storage (Mini-) Warehouse Uses*
 - a. In addition to complying with the *Development Standards* contained in Section 4.03 - IT Industry and Technology District, and the requirements for a *Special Exception Use* in Section 9.10 - Special Exception Uses, all *Self-storage (Mini-) Warehouse uses* shall comply with the following additional *development standards*:
 - (1) *Minimum Height* – All *buildings* or *structures* in which any portion of the *lot* is located within a *gateway corridor* shall be a minimum of two (2) stories in height.
 - (2) *Separation* – New *Self-storage (Mini-) Warehouse uses* shall have a minimum separation radius from other *Self-storage (Mini-) Warehouse uses*, as measured from *property line* to *property line*, of one thousand three hundred and twenty (1,320) feet or one-quarter (1/4) mile.
 - (3) *Climate Control* – All storage units located in a multi-story *building* or *structure* shall be climate controlled with a working HVAC system.
 - (4) *Outdoor Storage* and Operations.
 - (a) *Outdoor storage* shall be prohibited.
 - (5) *Accessory Uses*
 - (a) In addition to the *accessory uses* permitted in Section 4.04, A. – Accessory Uses, Buildings and Structures, *Truck – Rental Service* shall be permitted as an *accessory use* only if included and shown on an approved site specific *Development Plan* with the following additional development standards:
 - (i) No more than a total of six (6) vehicles and/or trailers for rent shall be parked on site at any time in association with the *Truck – Rental Service*.
 - (ii) Vehicles and trailers associated with the *Truck – Rental Service* shall be parked as follows:

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1. Shall be parked in a designated *off-street parking space* and shall not interfere with any minimum required *off-street parking spaces* or safe and efficient flow of vehicular and pedestrian traffic around the *parking area*.
 2. Shall not be parked or located between a *front building line* and *front lot line*.
 3. Shall not block the entrance to the *building* or any required *off-street loading area*.
 4. Shall not be permitted along a *building* façade which is parallel to or within ninety (90) degrees of being parallel to a *front lot line* or *bufferyard*. Parking or locating of vehicles and/or trailers along a *building* façade which is located between ninety (90) and one-hundred and twenty (120) degrees of being parallel to a *front lot line* or *bufferyard* shall be effectively screened from such *front lot line* or *bufferyard* by either:
 - a. a screening wall accompanied by foundation landscaping; or,
 - b. Type C landscape screening with a plant unit value of at least forty (40), for the full depth of the off-street parking spaces.
6. Loading
- (a) In addition to the requirements in Section 7.05 Off-Street Loading Regulations, each multi-story *building or structure* shall provide a minimum of one (1) *off-street loading space* with an attached loading dock that is accessible to semi-tractor combinations or other delivery vehicles for loading or unloading goods directly into the *building or structure*.
- (7) Architectural and Site Design Review
- (a) *Self-storage (Mini-) Warehouse uses* shall be subject to the architectural and site design requirements set forth in

Section 3.08 – Architectural and Site Design Requirements of this UDO.

- (b) Interior architecture that is visible from the exterior (e.g. elements located within ten (10) feet and visible through translucent windows), including walls, doors, etc., shall have a color pallet that has been approved in a manner consistent with the exterior of the *building*.
- (c) There shall be no exterior storage unit access doors on the *front façade* of any *building* facing a *thoroughfare*.