

HOW TO USE THIS CODE

IF YOU OWN PROPERTY AND WANT TO KNOW WHAT RULES APPLY:

STEP 1: Find your zoning district and any overlay districts by looking at the Zoning Map (found in the Planning Department).

STEP 2: Go to §2.1, Districts Established, to review the intent of the district(s) applied to your property.

STEP 3: Go to §2.2, Permitted Land Uses, for details on uses permitted on your property. Find the row that lists the group of uses or specific use you've identified. Match this row to your district (across the top of the table) to determine if the use you want to establish is permitted. To determine if the use you've identified is part of group of uses go to §2.3, Use Interpretation.

STEP 4: If your use is permitted, before building the structure or establishing the use, you must get the appropriate permits approved (see Article 9). For details on minimum lot size and required yards (setbacks) see §2.4. For specific use standards see Article 4. The use may also be subject to the general standards in Article 3 and the natural resource protection standards in Article 7.

STEP 5: Don't forget that the overlay districts established in §2.5 may apply to your property. These requirements are intended to help you and the County ensure that your project is legally established and that it matches the development vision that Lincoln County, as a community, desires. You should also review any applicable design guidelines for other applicable development information.

IF YOU WANT TO BUILD OR ESTABLISH A PARTICULAR USE:

Follow Steps 1 through 5 above, to identify your zoning district and the permitted uses. You can find the specific details for the permitted uses in your zoning district in either Article 3 or Article 12. You can also find the various development standards that apply to your property in Article 3 and Article 5.

IF YOU WANT TO CHANGE YOUR ZONING DISTRICT:

Only the Board of Commissioners may rezone property – following public notice and hearings. See §9.4, Rezoning, for details on the procedure.

IF YOU WANT TO SUBDIVIDE YOUR PROPERTY:

Property can only be subdivided in accordance with §9.6, Subdivision Review.

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C O N T E N T S

ARTICLE 1. GENERAL PROVISIONS.....	1-1
§1.1. TITLE.....	1-1
§1.2. AUTHORITY AND ENACTMENT	1-1
§1.3. PURPOSE.....	1-1
§1.4. RIGHT-TO-FARM AND RANCH POLICY	1-1
§1.5. EFFECTIVE DATE	1-2
§1.6. JURISDICTION	1-2
§1.7. SEVERABILITY	1-2
§1.8. CONDITIONS, LIMITATIONS AND REPRESENTATIVES	1-2
§1.9. REPEAL OF CONFLICTING ORDINANCE	1-3
§1.10. DIRECTOR.....	1-3
§1.11. APPLICATION OF REGULATIONS	1-3
§1.12. INTERPRETATION OF REGULATIONS	1-3
§1.13. COMPLIANCE WITH PLANS.....	1-3
§1.14. TRANSITIONAL PROVISIONS	1-4
§1.15. GRAPHICS AND ILLUSTRATIONS	1-6
ARTICLE 2. ZONING DISTRICTS	2-1
§2.1. DISTRICTS ESTABLISHED	2-1
§2.2. PERMITTED LAND USES.....	2-7
§2.3. USE INTERPRETATION	2-13
§2.4. GENERAL USE DISTRICT STANDARDS	2-18
§2.5. OVERLAY DISTRICT STANDARDS	2-39
§2.6. MEASUREMENTS AND EXCEPTIONS	2-60
ARTICLE 3. GENERAL DEVELOPMENT STANDARDS	3-1
§3.1. CONSTRUCTION STANDARDS.....	3-1
§3.2. BUILDING DESIGN	3-1
§3.3. RECREATION AND OPEN SPACE REQUIREMENTS	3-3
§3.4. LANDSCAPING, SCREENING AND BUFFERING.....	3-9
§3.5. ACCESS MANAGEMENT	3-30
§3.6. OFF-ROAD PARKING AND LOADING	3-35
§3.7. FIRE HYDRANTS	3-47
§3.8. STORMWATER DRAINAGE AND EROSION CONTROL	3-48
§3.9. SIGNS	3-49
§3.10. OUTDOOR STORAGE AND DISPLAY.....	3-66
§3.11. OUTDOOR LIGHTING.....	3-68
§3.12. OPERATIONAL PERFORMANCE STANDARDS	3-70
ARTICLE 4. SPECIFIC USE STANDARDS	4-1
§4.1. COMPLEXES.....	4-1
§4.2. RESIDENTIAL USE STANDARDS	4-2
§4.3. CIVIC USE STANDARDS	4-13
§4.4. COMMERCIAL USE STANDARDS	4-16
§4.5. INDUSTRIAL USE STANDARDS	4-24
§4.6. ACCESSORY STRUCTURES AND USES	4-26
§4.7. TEMPORARY USES.....	4-35
§4.8. LAKE NORMAN AREA STANDARDS	4-43
ARTICLE 5. SUBDIVISION STANDARDS	5-1
§5.1. GENERAL.....	5-1
§5.2. SURVEYS AND MONUMENTS.....	5-2
§5.3. EASEMENTS.....	5-2
§5.4. ROADS.....	5-2

§5.5.	SIDEWALKS	5-8
§5.6.	LOTS AND BLOCKS	5-9
§5.7.	UTILITIES.....	5-11
§5.8.	PUBLIC FACILITIES	5-13
§5.9.	RESPONSIBILITY FOR PAYMENT FOR INSTALLATION COSTS	5-13
§5.10.	GUARANTEE OF IMPROVEMENTS	5-14
§5.11.	HOMEOWNERS ASSOCIATIONS	5-16
ARTICLE 6. RESERVED		6-1
ARTICLE 7. NATURAL RESOURCE PROTECTION.....		7-1
§7.1.	GENERAL.....	7-1
§7.2.	RESOURCE CONSERVATION AREAS	7-1
§7.3.	WATERSHED PROTECTION	7-3
§7.4.	FLOODPLAIN PROTECTION.....	7-16
§7.5.	STREAMSIDE BUFFERS.....	7-24
ARTICLE 8. REVIEW BODIES AND OFFICIALS		8-1
§8.1.	BOARD OF COMMISSIONERS	8-1
§8.2.	PLANNING BOARD	8-1
§8.3.	BOARD OF ADJUSTMENT	8-2
§8.4.	HISTORIC PRESERVATION COMMISSION	8-3
§8.5.	ADEQUATE PUBLIC FACILITIES COMMITTEE	8-6
§8.6.	DIRECTOR.....	8-6
§8.7.	FLOODPLAIN ADMINISTRATOR	8-8
§8.8.	TECHNICAL REVIEW COMMITTEE.....	8-10
ARTICLE 9. DEVELOPMENT REVIEW		9-1
§9.1.	SUMMARY OF REVIEW AUTHORITY	9-1
§9.2.	COMMON REVIEW PROCEDURES	9-1
§9.3.	TEXT AMENDMENT	9-6
§9.4.	REZONING	9-8
§9.5.	PLANNED DEVELOPMENT REVIEW	9-10
§9.6.	SUBDIVISION REVIEW	9-15
§9.7.	SITE PLAN REVIEW	9-31
§9.8.	TRAFFIC IMPACT ANALYSIS	9-38
§9.9.	ZONING PERMIT.....	9-42
§9.10.	RESERVED	9-44
§9.11.	SPECIAL USE REVIEW	9-44
§9.12.	CERTIFICATE OF APPROPRIATENESS	9-49
§9.13.	TEMPORARY USE REVIEW	9-55
§9.14.	SIGN PERMIT	9-57
§9.15.	COMMON SIGNAGE PLAN	9-58
§9.16.	FLOODPLAIN DEVELOPMENT PERMIT	9-60
§9.17.	WRITTEN INTERPRETATION	9-66
§9.18.	VARIANCE	9-67
§9.19.	ADMINISTRATIVE APPEALS	9-70
§9.20.	ZONING VESTED RIGHTS	9-73
ARTICLE 10. NONCONFORMITIES.....		9-76
§10.1.	GENERAL.....	10-1
§10.2.	NONCONFORMING STRUCTURES.....	10-1
§10.3.	NONCONFORMING USES	10-1
§10.4.	NONCONFORMING LOTS (LOTS OF RECORD)	10-2
§10.5.	NONCONFORMING SIGNS	10-3
§10.6.	NONCONFORMITIES IN THE AIRPORT OVERLAY (-AO)	10-3

CONTENTS

§10.7. NONCONFORMITIES IN THE WATERSHED PROTECTION OVERLAY (-WPO).....	10-4
ARTICLE 11. ENFORCEMENT AND PENALTIES.....	11-1
§11.1. ENFORCEMENT OF PROVISIONS	11-1
§11.2. PENALTIES.....	11-1
ARTICLE 12. DEFINITIONS.....	12-1
§12.1. GENERAL.....	12-1
§12.2. ABBREVIATIONS	12-2
§12.3. DEFINED TERMS	12-3
INDEX	

ILLUSTRATIONS

Figure 1. Conventional Residential Subdivision.....	2-19
Figure 2. Conservation Residential Subdivision.....	2-19
Figure 3. Subdivision Design Process.....	2-25
Figure 4. Step 1: Open Space Designation	2-25
Figure 5. Step 2: Building Site Location.....	2-26
Figure 6. Step 3: Road and Lot Layout.....	2-26
Figure 7. Step 4: Drawing in Lot Lines	2-27
Figure 8. Blank Wall Area.....	2-47
Figure 9. Conical Zone.....	2-58
Figure 10. Building Coverage	2-60
Figure 11. Impervious Surface.....	2-60
Figure 12. Buildings (Height).....	2-61
Figure 13. Fences and Walls (Height)	2-61
Figure 14. Signs (Height).....	2-62
Figure 15. Lot (Area)	2-62
Figure 16. Parcel (Area).....	2-63
Figure 17. Site (Area)	2-63
Figure 18. Building (Width).....	2-64
Figure 19. Lot (Width).....	2-64
Figure 20. Types of Yards	2-65
Figure 21. Types of Yards (Double Frontage).....	2-65
Figure 22. Mechanical Equipment.....	2-66
Figure 23. Driveways.....	2-66
Figure 24. Planters, Retaining Walls, etc.....	2-67
Figure 26. Nonresidential Districts (Except Industrial)	2-69
Figure 26. Blank Wall Area	3-2
Figure 27. Configuration of Recreation and Open Space	3-5
Figure 28. Recreation and Open Space, Adjoining.....	3-5
Figure 29. Foundation Planting Requirements	3-10
Figure 30. Parking Buffers.....	3-12
Figure 31. Buffer Classifications	3-15
Figure 32. Plant and Structure Location within Buffer (Canopy Trees).....	3-16
Figure 33. Plant and Structure Location within Buffer (Fence or Wall).....	3-17
Figure 34. Planting in Easements (Dry Detention Ponds)	3-17
Figure 35. Planting in Easements (Buffers)	3-18
Figure 36. Berms.....	3-19
Figure 37. Fences.....	3-19
Figure 38. Collector Road Buffers.....	3-21
Figure 39. Road Yard Trees.....	3-22
Figure 40. Mechanical Equipment.....	3-24
Figure 41. Fencing and Walls	3-25
Figure 42. Interior Islands.....	3-26
Figure 43. Terminal Islands	3-26
Figure 44. Shrubs and Ground Cover (Height).....	3-27
Figure 45. Shrubs and Ground Cover (Container Size)	3-27
Figure 46. Architectural Planters	3-28
Figure 47. Width of Driveway (Residential)	3-32
Figure 48. Width of Driveway (Two or More)	3-32
Figure 49. Location of Driveway Access Points.....	3-32

CONTENTS

Figure 50. Corner Lots	3-33
Figure 52. Sight Triangle Design Standards	3-34
Figure 51. Driveways.....	3-34
Figure 53. Dimensions (Maximum Grade)	3-39
Figure 54. Markings (Parking Lot)	3-40
Figure 55. Parking Setbacks	3-41
Figure 57. Wheel Stops, Alternative 2.....	3-42
Figure 56. Wheel Stops, Alternative 1	3-42
Figure 58. Separation from Walkways and Roadways	3-42
Figure 59. Drainage	3-43
Figure 60. Entrances and Exits	3-43
Figure 61. Fire Hydrants	3-48
Figure 62. Awning/Marquee/Canopy/Hanging Sign	3-50
Figure 63. Roof Sign.....	3-51
Figure 64. Computation of Sign Area.....	3-52
Figure 65. Wall/Fascia Sign.....	3-53
Figure 66. Projecting Sign	3-55
Figure 67. Pole Sign.....	3-56
Figure 68. Monument Sign	3-56
Figure 69. Ground Sign.....	3-57
Figure 70. Illumination (Freestanding Signs)	3-58
Figure 71. Landscaping.....	3-59
Figure 72. Directional Sign.....	3-60
Figure 73. Temporary Signs	3-61
Figure 74. Tract Identification Sign.....	3-62
Figure 75. Outdoor Display	3-66
Figure 76. Fixture Height (Light)	3-68
Figure 77. Building Separation	4-2
Figure 78. Zero Lot Line House.....	4-2
Figure 79. Internal Connectivity Ratio	5-4
Figure 80. Cul-de-sac Roads.....	5-7
Figure 81. Panhandle Lots	5-9
Figure 82. Panhandle Lots	5-10
Figure 83. Blocks.....	5-10
Figure 84. Pedestrian Connection	5-10
Figure 85. Elevated Buildings.....	7-19
Figure 86. Streamside Buffer Zones	7-25
Figure 87. Housing Types.....	12-3