

ZONING ORDINANCE

TOWN OF GRANITE FALLS, NORTH CAROLINA

TABLE OF CONTENTS

ARTICLE I: AUTHORITY AND ENACTMENT CLAUSE 1

ARTICLE II: SHORT TITLE 1

ARTICLE III: APPLICATION 1

 Section 301 Territorial Jurisdiction 1

 Section 302 Incorporation of Zoning Map 1

 Section 303 Bona Fide Farms Exempt 1

ARTICLE IV: DEFINITION OF TERMS 2

 Section 401 Interpretations and Definitions of Certain Words and Terms 2

 Section 402 Definitions 2

ARTICLE V: ESTABLISHMENT OF DISTRICTS 26

 Section 501 Use Districts 26

 Section 502 District Boundaries Shown on Map26

 Section 503 Due Consideration Given to District Boundaries 26

 Section 504 Rules Governing Boundaries 26

ARTICLE VI: USE REQUIREMENTS BY DISTRICTS 27

 Section 601 RSF-15 Residential Single Family District 27

 Section 602 R-8 Residential Medium-High Density District 31

 Section 603 R-8A Residential High Density District 32

 Section 604 R-MH Residential Mobile Home District 33

 Section 605 O-I Office and Institutional District 33

 Section 606 N-B Neighborhood Business District 36

 Section 607 C-B Central Business District 39

 Section 608 H-B Highway Business District 40

 Section 609 M-1 General Manufacturing District 43

 Section 610 R-20 Residential Low Density District.....45

 Section 611 R-20A Residential Medium Density District 47

 Section 612 TND Traditional Neighborhood Design District 49

 Section 613 RSF-15A Residential Single Family District 66

 Section 614 R-8SF Residential Single Family District 66

ARTICLE VII: GENERAL PROVISIONS 81

 Section 701 Application 81

 Section 702 Relationship of Building to Lot 81

 Section 703 Reduction of Lot and Yard Areas Prohibited 81

 Section 704 Location of Building Lines on Irregularly Shaped Lots81

 Section 705 Visibility of Intersections.....81

 Section 706 Regulations for Specific Uses.....81

 Section 707 Accessory Buildings/Structures82

 Section 708 Nonconforming Uses 83

Section 709	Appearance Criteria for Manufactured Homes	85
Section 710	Regulations Governing Mobile Home Parks.....	86
Section 711	Site Plan Requirements	89
Section 712	Home Occupations.....	91
ARTICLE VIII:	EXCEPTIONS AND MODIFICATIONS	101
Section 801	Lot of Record	101
Section 802	Front Yard for Dwellings	101
Section 803	Wireless Communication Facilities.....	101
Section 804	Planned Development	113
Section 805	Special Use Permit.....	119
ARTICLE IX: DEVELOPMENT STANDARDS		131
Section 901	Off-Street Parking.....	131
Section 902	Bicycle Parking.....	133
Section 903	Overflow Parking.....	133
Section 904	Landscaping of Parking Lots	133
Section 905	Lighting.....	134
Section 906	Solid Waste	134
Section 907	Access	134
Section 908	General Landscaping	135
Section 909	Utility Wiring.....	136
Section 910	Sidewalks	136
Section 911	Buffer Strips and Screening.....	136
ARTICLE X: ADMINISTRATION AND ENFORCEMENT		146
Section 1001	Zoning Administrator	146
Section 1002	Zoning Permit Required	146
Section 1003	Application for Zoning Permit	146
Section 1004	Certificate of Occupancy Required	147
Section 1005	Conditional Use Permits	147
ARTICLE XI: BOARD OF ADJUSTMENT		148
Section 1101	Establishment of Board of Adjustment	148
Section 1102	Decision of the Board of Adjustment	148
Section 1103	Proceedings of the Board of Adjustment	148
Section 1104	Appeals, Hearings, and Notice	149
Section 1105	Stay of Proceedings	149
Section 1106	Powers and Duties of the Board of Adjustment	149
Section 1107	Decisions of the Board of Adjustment	152
Section 1108	Duties of the Zoning Administrator, Board of Adjustment, Courts and Town Council on Matters of Appeal.....	152
ARTICLE XII: AMENDMENTS AND CHANGES		152
Section 1201	Procedure for Amendments	152
Section 1202	Protest Petition	153

Section 1203	Procedure for Resubmission of a Proposed Amendment	154
ARTICLE XIII:	LEGAL PROVISIONS	154
Section 1301	Interpretation, Purpose, and Conflict	154
Section 1302	Town Attorney May Prevent Violation	154
Section 1303	Reenactment and Repeal of Existing Zoning Ordinance	155
Section 1304	Validity	155
Section 1305	Penalties	155
ARTICLE XIV:	SIGN REGULATIONS	
Section 1401	Purpose	161
Section 1402	Classification and Definition of Signs	161
Section 1403	Sign Definition-General.....	162
Section 1404	General Regulations	162
Section 1405	Nonconforming Signs	163
Section 1406	Amortization of Nonconforming Signs	164
Section 1407	Signs Prohibited In All Districts.....	165
Section 1408	Illuminated Signs	165
Section 1409	Flashing, Blinking, Animated, Pulsating Signs	165
Section 1410	Billboards.....	165
Section 1411	Measurement of Sign Size	166
Section 1412	Maintenance Required	166
Section 1413	Removal of Obsolete Signs.....	166
Section 1414	Political Signs	167
Section 1415	Real Estate Signs.....	167
Section 1416	Temporary Signs.....	167
Section 1417	Measurement of Sign Height.....	167
Section 1418	Front Yard for Ground Signs and Outdoor Advertising Signs	167
Section 1419	Signs Over Public Right-of-Way.....	168
Section 1420	Side Yard for Ground Signs and Outdoor Advertising Signs.....	168
Section 1421	Signs Associated With A Business.....	168
Section 1422	Signs Posted on Private Property.....	168
Section 1423	Number of Free Standing Signs.....	168
Section 1424	Number of Signs on Corner Lots.....	168
Section 1425	Number of Signs on Lots Having Access from Two Streets	168
Section 1426	Number of Signs on Double Frontage Lots	169
Section 1427	Signs in the Central Business District.....	169
Section 1428	Signs Permitted In All Districts	169
Section 1429	Illumination	170
Section 1430	Animated Signs.....	170
Section 1431	Canopy Signs	170
Section 1432	Electronic Message Signs.....	171
Section 1433	Flashing Signs.....	171
Section 1434	Ground Signs	171
Section 1435	Marquee Signs	171
Section 1436	Portable Signs	171

Section 1437	Projection Signs	171
Section 1438	Roof Signs	171
Section 1439	Shingle Signs	172
Section 1440	Suspended Signs	172
Section 1441	Time/Date/Temperature Signs	172
Section 1442	Wall Signs.....	172
Section 1443	Window Signs	172
Section 1444	Sign Regulations for Specific Commercial and Office Situations	172
Section 1445	Sign Regulations for Each Specific District	173

**ZONING ORDINANCE
TOWN OF GRANITE FALLS, NORTH CAROLINA**

An ordinance regulating the uses of buildings, structures and land for trade, industry, commerce, residence, recreation, public activities or other purposes; the size of yards, courts and other open spaces; the location, height, bulk, number of stories and size of buildings and other structures, the density and distribution of population; creating districts of said purposes, and establishing the boundaries thereof; defining certain terms used herein; providing for the method of administration, amendment and enforcement; providing penalties for violations; providing for a Board of Adjustment and defining the duties and powers of said Board; repealing conflicting ordinances; and for other purposes.

ARTICLE I

AUTHORITY AND ENACTMENT CLAUSE

The Town Council of the Town of Granite Falls, in pursuance of the authority granted by the General Statutes, particularly Chapter 160A, Article 19, Part 3, hereby ordains and enacts into law the following Articles and Sections.

ARTICLE II

SHORT TITLE

This ordinance shall be known and may be cited as the "Official Zoning Ordinance of the Town of Granite Falls, North Carolina" and the map referred to is identified by the title "Official Zoning Map, Granite Falls, North Carolina," and they may both be known as the "Zoning Ordinance" and the "Zoning Map."

ARTICLE III

APPLICATION

Section 301. Territorial Jurisdiction. For the purposes of this ordinance, the zoning jurisdiction shall apply within the corporate limits of the Town of Granite Falls and that land as designated by the Zoning Map as authorized by North Carolina G.S. 160A-360, to be known as extraterritorial area.

Section 302. Incorporation of Zoning Map. The Official Zoning Map, Granite Falls, North Carolina, and all notations, references and other information shown on the map are hereby incorporated by reference and made part of this ordinance.

Section 303. Bona Fide Farms Exempt. This ordinance shall in no way regulate, restrict, prohibit or otherwise deter any bona fide farm and its related uses.