

August 5, 2025

1. Call to Order of the Randolph County Planning Board.

There was a meeting of the Randolph County Planning Board on August 5, 2025, at 6:00 PM in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC. Chairman Pell called the meeting to order and welcomed those in attendance. Pell reminded those in attendance that the *Planning Board Rules of Procedure* state that anyone wishing to speak must sign up to speak, and speakers other than the applicant are limited to three minutes.

2. Roll call of the Board members. (Completed by staff.)

The County Planning staff completed the roll call of the members of the Board as they arrived at the meeting. Reid Pell, Kemp Davis, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, Susan Thompson, Nicholas Mooney were present. Steven Maness was absent. Alternate members were also present for the meeting. Assistant County Manager William Johnson was present, and County Attorney Ben Morgan was also present, along with County Planning staff members Kayla Brown, Melissa Burkhardt, David Harris, Cory Hartsoe, Kim Heinzer, Eric Martin, and Janet Moreno.

3. Consent Agenda:

*On the motion of Cable, seconded by Thompson, the Planning Board voted 7-0 to **approve** the Consent Agenda as presented in the agenda.*

- Approval of agenda for the August 5, 2025, Planning Board meeting.
- Approval of the minutes from the July 8, 2025, Planning Board meeting.

*On the motion of Cable, seconded by Thompson, the Planning Board voted 7-0 to **approve** the Consent Agenda as presented in the agenda.*

4. Conflict of Interest:

- Are there any Conflicts of Interest or *ex parte* communication that should be disclosed? *(If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.)*

There were no Conflicts of Interest or *ex parte* communication identified by any Planning Board member.

5. Old Business.

There was no old business for the Planning Board to consider.

6. New Business.

REZONING REQUEST #2025-00022020

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **HOBERT DEAN SEXTON**, Asheboro, NC, and their request to rezone 21.33-acres on Poole Town Rd, Cedar Grove Township, Tax ID #7741036101, Secondary Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a nine-lot subdivision for conventional modulars and site-built homes as per the site plan.

Johnson presented the first case of the night, the rezoning request of Hobert Dean Sexton, Asheboro, NC.

Pell opened the public hearing.

Daniel Tanner, Survey Carolina, 154 S Fayetteville St, Asheboro, NC, said he would be representing the owner, Dean Sexton. Tanner explained to the Board that Sexton was requesting a nine-lot subdivision for conventional modulars and site-built homes. He said that the soil evaluations had been completed, which will require lot number two to be pumped to an off-site system on lot number four.

Pell asked if there were any questions from the Planning Board.

Davis asked if they were proposing off-frame modulars. Tanner answered yes.

Austin asked if the lots would have individual driveway access on Poole Town Rd. Tanner answered yes. Tanner told the Board that lot number eight may require a shared driveway, depending on the proximity of the creek when surveyed.

Beeson asked if the lots would have a turnaround for the driveway. Tanner said they would be willing to put that in as a condition to the request if needed.

Austin asked for more details on septic systems. Tanner said each lot would have its own septic system except for lot number two, as was discussed previously.

Davis asked if lots number two and four would share a septic system. Tanner answered no. He said lot number four would have its own system as well.

Davis asked if considerations had been made for the placement of wells on each lot. Tanner said yes, including a one-hundred-foot setback for lot number one because it borders an agricultural property.

Pell asked if there was anyone else present who would like to speak regarding the request.

Rev. Mark Beane, 2238 Westchapel Rd, Asheboro, explained to the Board that due to the construction on the new US Hwy 64 Bypass, they have lost several access roads in the area, including the west side of Westchapel Rd, Garren Town Rd, and Three B Rd, which has caused a significant increase in traffic for the remaining portion of Westchapel Rd. He also told the Board that he recognizes the need for housing. He asked the Board if they would get clarification regarding the intent of leaving buffers that border his property.

Tanner said there is a 50-foot, no-cut buffer on the east side of the request due to the creek, and although he does not believe the owner had intentions to clear any of the property, a new owner would decide what is needed for improvements to their tract.

Davis asked Tanner if the North Carolina Department of Transportation (NCDOT) had addressed the traffic. Tanner said he was unaware of anything specific from NCDOT, but would assume they would suggest their standard shared driveway response.

Davis asked if there were any wetlands on the property. Tanners said there are no wetlands or floodplains on the property.

Cable asked if he would consent to a turnaround driveway as a condition. Tanner answered yes.

Pell closed the public hearing, and an amended application was signed to include the turnaround requirement.

Austin asked if the Board should consider a central location for mail delivery. Hedrick mentioned that before making those decisions, the Post Office would need to be notified to prevent restricting a mail carrier of the deliveries.

Hedrick said based on the information given in the agenda packet, NCDOT has not made any comments regarding the proposal, including the normal recommendation of having shared driveways, and feels they must not have issues regarding the traffic impacts on that road.

Hedrick said the request has been reviewed by NCDOT, it fits the area, and he is appreciative that the preliminary septic approvals and repair areas are all shown on the plat that was provided.

Beeson stated that lots number one, five, and nine would remain 5.00 acres due to the limited road frontage.

*On the motion of Hedrick, seconded by Beeson, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning*

Board packet.

Pell explained the fifteen-day waiting period to allow for any appeals on the rezoning.

REZONING REQUEST #2025-00022021

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **DAN W. TANNER, II**, Asheboro, NC, and their request to rezone 35.01-acres at 1017 Rockcliff Ter, Grant Township, Tax ID #7760409657, Primary Growth Area, from *RR - Residential Restricted District* to *RA-CD - Residential Agricultural - Conditional District*. The proposed Conditional Zoning District would specifically allow up to two Class B manufactured homes and a site-built home with future personal use outbuildings and shops as per the site plan.

Johnson presented the last case of the night, the rezoning request of Dan W. Tanner, II, Asheboro, NC.

Pell opened the public hearing.

Daniel Tanner, 1016 Worth St, Asheboro, explained that his request is for an immediate family member to stay in a temporary housing situation. He said he needs to be allowed to install a single-wide on a temporary foundation rather than a double-wide on a permanent foundation, which is required under the current zoning designation.

Tanner submitted maps indicating the location of the proposed single-wide (*See Exhibit #1*). He also provided an aerial photo showing the housing in the area, as well as the location of the single-wide as proposed (*See Exhibit #2*). He said he already has approval for a septic system for a six-bedroom home on the site, which is part of his ten-year plan, and he owns the fifty acres to the south of this site as well.

Davis asked if he was requesting two mobile home sites. Tanner answered yes and stated that only one would be for immediate use.

Austin asked if Rockcliff Ter is a maintained road. Tanner said the road is a city-maintained road, which was intended to be extended into another multi-lot phase of the subdivision before he purchased it for his own personal homestead.

Austin asked about the road entering off Rockcliff Ter to the south of his property. Tanner said that it is just a gravel path for riding his side-by-side through the property.

Davis asked if Tanner owned the adjacent larger tract of property. Tanner said he owns approximately fifty-two acres south of this tract, which is currently under the

Forestry Management program.

Davis also asked if there was farmland located behind his property. Tanner answered yes.

Having no additional questions from the Planning Board, Pell asked if there was anyone else present who would like to speak to the Board regarding this request.

Ron Small, 793 Rockcliff Ct, Asheboro, said he is the resident closest to the request, and he has no problems with Tanner. He said his only concern for the property was that it would become a mobile home park if sold in the future.

Morgan explained to Small that additional mobile homes beyond this request would not be allowed without a new proposal brought back to the Planning Board.

Tanner told the Board that there is an approximate forty-foot buffer of trees between his property and Small's property, which he intends to leave for privacy for both parties.

Pell asked if any of the Board members had any questions. Hearing none, Pell closed the public hearing.

Cable said there is a total of over eighty acres, with no opposition.

Davis asked if there were any technical issues with the request. Morgan asked Davis to be more specific. Hedrick stated that the *RM – Residential Mixed* zoning nearby is less restrictive than the *RA-CD – Residential Agricultural - Conditional District* zoning requested. Cable said he thinks this request is a better realignment and clean-up after taking over from the city zoning.

Hedrick also explained that a mobile home park is outlined in the *Randolph County Unified Development Ordinance* as having three mobile homes. He said there would be no additional mobile homes allowed on this property without the required Special Use Permit.

Morgan said he does not want to scare Small, but the information that he has been given is under the assumption that the laws and regulations do not change.

Hedrick said per our *Growth Management Plan*, having different property types is encouraged in a *Primary Growth Area*.

Cable said now that this is County zoning instead of the City, the request seems to be the least invasive and the best solution for the property. Hedrick also mentioned that this homestead proposal takes care of the traffic concerns the Board normally faces with major subdivisions.

*On the motion of Cable, seconded by Davis, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

Pell advised Tanner of the fifteen-day waiting period to allow for any appeals to the rezoning.

U.D.O. UPDATE

Sign regulations update to the *Randolph County Unified Development Ordinance*.

Johnson presented the proposed sign regulation amendments to the Planning Board (See Exhibit #3).

After discussion among the Board members, it was requested that the staff evaluate the heights of the signs and document the difference between "election" and "political" signs either by definition or categories before approving the amendments to the Ordinance.

Austin asked if there were guidelines that should be considered for foundations or even underground wiring for signs. It was expressed that Building Inspections should handle those regulations through inspections, but this would be confirmed.

On the motion of Cable, seconded by Hedrick, with a vote of 7-0, the Planning Board voted to table the request.

Pell announced that the Sign Amendment request would be brought back before the Board at the next Planning Board meeting on September 9th, 2025.

7. Update from the Interim Planning Director/Assistant County Manager.

Johnson informed the Board that he had begun conducting phone interviews with several of the applicants for Planning Director, and he planned to start formal in-person interviews by the end of the month.

8. Adjournment.

At 6:46 pm on motion of Cable, seconded by Davis, the Board voted 7-0 to adjourn.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
September 9, 2025**



EXHIBIT
1



Proposed Amendments to the *Randolph County Unified Development Ordinance*
Section 635.

Added the following definitions:

- Agricultural Product Sign;
- Banner;
- Billboard;
- Church Sign;
- Commercial Business Park Identification Sign;
- Directional Gateway Sign;
- Emblem;
- Government Sign;
- Home Occupation Sign;
- Insignia;
- Off-Premise Church Sign;
- Pennant;
- Principal Use Sign;
- Public Building Sign;
- Real Estate Sign;
- Sign;
- Subdivision Identification Sign;
- Tempoary Informational Sign;
- Temporay Promotional Sign;
- Trade Name; and
- Trademark.

Completely replaced **Section 635** with new sign regulations.



ARTICLE 100: GENERAL PROVISIONS

101: APPLICATION

- A. The provisions of this Ordinance shall apply to all development projects and programs according to NCGS § 160D or applicable or related local acts. To the extent there are contrary provisions in local chapters or acts, NCGS § 160D-1011 is applicable unless this Ordinance expressly provides otherwise. The provisions of this Ordinance also apply to any other local ordinances that substantially affect land use and development.
- B. To the extent there are conflicts between the provisions of other development regulations and the provisions of this Ordinance, the more specific provisions shall control.
- C. Randolph County shall also apply any of the definitions and procedures authorized by NCGS § 160D to any ordinance that does not substantially affect land and development regulations adopted under the general police power of cities and counties, Article Eight of Chapter 160A, and Article Six of Chapter 153A respectively, and may employ any organizational structure, Board, Commission or staffing arrangement authorized by this Chapter to any or all aspects of those ordinances. The inclusion of a regulation authorized by NCGS § 160D or a local act in this Ordinance does not expand, diminish, or alter the scope of authority for those regulations.
- D. NCGS § 160D does not expand, diminish, or alter the scope of authority for planning and development regulation authorized by other Chapters of the General Statutes.

102: UNIFIED DEVELOPMENT ORDINANCE DEFINITIONS

Unless otherwise specifically provided, or unless otherwise clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this Ordinance. Unless otherwise specifically provided, all references to specific North Carolina General Statutes shall mean the definition at the date of adoption of this Ordinance and as the statute may be amended in the future by the North Carolina General Assembly.

Any term not defined by this Ordinance shall have the commonly accepted definition as found in a dictionary or the most recent edition of *Black's Law Dictionary* or as determined by the Randolph County Planning Director.

- (1) **Abandoned Motor Vehicle:** A vehicle that is:



- (a) Left on public grounds or County-owned property in violation of a law or ordinance prohibiting parking;
 - (b) Left for longer than 24 hours on property owned or operated by the County;
 - (c) Left for longer than two hours on private property without the consent of the landowner, occupant, or lessee of the property; or
 - (d) Left for longer than seven days on public grounds.
- (2) **Access Corridor:** A strip of land lying between the side lot boundary lines of lakefront lots offering access to lots one lot depth away from the water's edge.
- (3) **Access Lot:** A lot having lake or river frontage and road frontage, which offers lake frontage and/or lake access to those lots not having direct lake frontage within lakefront subdivisions.
- (4) **Accessory Building:** A detached subordinate building that is usually smaller than the primary building, the use of which is incidental to that of a principal building on the same lot. For this Ordinance, an *accessory building* cannot be used for residential purposes or commercial operations unless the parcel is properly zoned.
- (5) **Accessory Manufactured Home:** A manufactured home that is incidental and subordinate to the principal use or building and located on the same lot as the principal use or building. **The use of an *accessory manufactured home* for storage in any zoning district is strictly prohibited.**
- (6) **Accessory Use:** A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.
- (7) **Activities of Daily Living:** Bathing, dressing, personal hygiene, ambulation, or locomotion, transferring, toileting, and eating.
- (8) **Address:** A unique identification of a location that may consist of a number, road name, unit number, if any, and ZIP Code.
- (9) **Advanced Air Mobility Radar:** A system for detecting the presence, direction, distance, and speed of unmanned electrical aircraft or electric vertical take-off and landing aircraft, in both controlled and uncontrolled airspace, by sending out pulses of high-frequency electromagnetic waves that are reflected off the object back to the source that supports a transportation system of unmanned electrical aircraft or electrical vertical take-off and landing aircraft.
- (10) **Advertising Sign:** A large display outdoors that is used to advertise various businesses or activities to the traveling public.



- (11) **Addressing Axes:** A paralleled grid system shall be used to assign starting numbers on both public and private roads. Baselines selected for the paralleled grids are US Highway 220 Business from north to south, and that portion of Randleman Road to Guilford County, and US Highway 64 from east to west. Each addressing baseline shall pass through the County from boundary to boundary. The computer-generated grid system shall be used in such a manner and grid as to generate addressable numbers for every twenty feet per road frontage.
- (12) **Administrative Decision:** Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards outlined in this Ordinance. These are sometimes referred to as *ministerial decisions* or *administrative determinations*.
- (13) **Administrative Hearing:** A proceeding to gather facts needed to make an administrative decision.
- (14) **Adult Bookstore:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (15) **Adult Entertainment Establishment:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (16) **Adult Live Entertainment:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (17) **Adult Live Entertainment Business:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (18) **Adult Motion Picture Theatre:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (19) **Adult Motel:** A hotel, motel, or similar commercial establishment that:
- (a) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions that depict or describe *specified sexual activities*, or *specified anatomical areas* as one of its principal business purposes;
 - (b) Offers a sleeping room for rent for a period that is less than ten hours; or
 - (c) Allows a tenant or occupant of a sleeping room to subagent the room for a period that is less than ten hours.



- (20) **Adult Mini Motion Picture Theatre:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (21) **Adult Theatre:** See *Adult Motion Picture Theatre* and *Adult Mini Motion Picture Theatre*.
- (22) **Adult Video/Bookstore:** See *Adult Bookstore*.
- (23) **Aerospace:** The study of science, engineering, and businesses to allow flight in the atmosphere of Earth and surrounding space.
- (24) **Aerospace Business:** Researches, designs, manufactures, operates, and maintains aircraft or spacecraft.
- (25) **Agricultural Product Sign:** An outdoor sign for agricultural products produced on the property.
- (26) **Agritourism:** Any activity carried out on a farm or ranch that allows members of the public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions.
- (27) **Airfields (General Aviation):** See *Airport*.
- (28) **Airport:** Means any area of land or water, except a restricted landing area, which is designed for the landing and takeoff of aircraft, whether facilities are provided for the shelter, servicing, or repair of aircraft, or for receiving or discharging passengers or cargo, and all appurtenant areas used or suitable for airport buildings or other airport facilities, and all appurtenant rights-of-way, whether heretofore or hereafter established.
- (29) **Airport Hazards:** Any structure, tree, or use of land, that obstructs the airspace required for or is otherwise hazardous to the flight of aircraft landing or taking off at the airport.
- (30) **Alley:** A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street.
- (31) **Alterations:** This word shall include any of the following:
- (a) Any addition to the height or depth of a building;
 - (b) Any change in the location of any of the exterior walls of a building;
or
 - (c) Any increase in the interior accommodations of a building.



- (32) **Alternative Tower Structure:** Clock towers, sculptures, bell steeples, light poles, and similar alternative-design mounting structures that conceal the presence of antennas or towers and are architecturally compatible with the area.
- (33) **Amusements, Indoor Commercial:** See *Indoor Commercial Amusements*.
- (34) **Amusements, Outdoor Commercial:** See *Outdoor Commercial Amusements*.
- (35) **Animal Breeding:** The process of selective mating of various animals to maintain or enhance the breed or species.
- (36) **Antenna:** Communications equipment that transmits, receives, or transmits and receives electromagnetic radio signals used in the provision of all types of wireless communications services.
- (37) **Apartment:** A room or suite of one or more rooms in a multi-family residence (three or more dwelling units) intended for use as a place of residence of a single-family or a group of individuals living together as a single housekeeping unit.
- (38) **Apparel:** Any type of clothing.
- (39) **Appeal:** An action initiated at the request of a citizen to challenge or overturn a decision of any administrative officer (e.g., Planning Director, Code Enforcement Officer, etc.) or Board (e.g., Randolph County Planning Board, etc.) following the procedures outlined in this Ordinance.
- (40) **Applicable Codes:** The North Carolina State Building Code and any other uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization, together with State or local amendments to those codes enacted solely to address imminent threats of destruction of property or injury to persons.
- (41) **Appliance Sales:** A facility that sells machines that are used around the home or business, such as a stove, oven, microwave oven, water heater, clothes washing, or drying machine.
- (42) **Application:** A request submitted by an applicant to Randolph County for a permit. For Article 600, Section 620, Wireless Telecommunication Facilities, this definition shall include collating wireless facilities or approving the installation, modification, or replacement of a utility pole, city utility post, or a wireless support structure.
- (43) **Asphalt Plant:** A facility designed to mix aggregates and other components to create asphalt.
- (44) **Auction Sales:** A sales event where potential buyers place bids in an open or closed format.



- (45) **Auction Sales Yard (Permanent):** A permanent location where auction sales take place on a regular or near regular basis (e.g., weekly, bi-weekly, monthly).
- (46) **Auction Sales Yard (Temporary):** A location where an auction sale takes place on a short-term basis (e.g., one day, two days).
- (47) **Automobile and Truck Rental:** A facility designed for short-term rentals of automobiles and trucks.
- (48) **Automobile Body Shops:** Businesses that specialize in bodywork repair of automobiles or large vehicles. This definition does not include the open storage of wrecked vehicles.
- (49) **Automobile Car Wash:** A facility used to clean the exterior and, in some instances, the interior of a motor vehicle.
- (50) **Automobile Part Sales:** A facility that offers repair parts and accessories for automobiles and large vehicles for retail or wholesale sales.
- (51) **Automobile Racetrack:** A facility designed, built, and used for racing vehicles. This term shall be applied to all facilities used for racing vehicles, regardless of the size of the facility.
- (52) **Automobile Service Station:** A building or other structure or a tract of land where gasoline or other similar fuel, stored in tanks, is dispensed directly to users of motor vehicles. The following activities are included as accessory uses to a service station: the dispensing of oil, grease, antifreeze, tires, batteries, and automobile accessories directly to users of motor vehicles; tuning motors, minor wheel, and brake adjustment, waxing and polishing, and other minor servicing and repair to the extent of installation of the items listed above; washing of automobiles, provided that no chain conveyor, blower, steam cleaner or other mechanical device is employed. All other activities shall be prohibited, including, but not limited to, upholstering work, auto glasswork, painting, welding, tire recapping, auto dismantling, and auto sales.
- (53) **Automobile Wrecking Establishment:** A facility or business for the dismantling or destruction of used motor vehicles and trailers.
- (54) **Automotive Storage:** A facility designed for the storage of automotive vehicles. This term does not include the storage of wrecked or junked automotive vehicles.
- (55) **Aviation:** The activities surrounding mechanical flight and the aircraft industry.
- (56) **Bakery:** A location that produces and sells foods baked in any type of oven.



- (57) **Bank:** A financial institution that is licensed to receive deposits, make loans, and provide financial services such as wealth management, currency exchanges, and safe deposit boxes.
- (58) **Banner:** A piece of cloth, paper, or some other material that is hung in a public place.
- (59) **Barber/Beauty Shop:** A location where a customer can go for haircuts and other services related to hair care.
- (60) **Base Station:** A station at a specific site authorized to communicate with mobile stations, generally consisting of radio receivers, antennas, coaxial cables, power supplies, and other associated electronics.
- (61) **Base Tract:** A piece of property as it existed before dividing the property or merging a portion of the parcel with another piece of land. These parcels are generally ten acres or larger.
- (62) **Battery:** A device consisting of one or more electrochemical cells with external connections provided to power electrical devices such as flashlights, mobile phones, and electric cars.
- (63) **Battery-Charged Security Fence:** An alarm system and ancillary components, or equipment attached to that system, including a fence, a battery-operated energized that is intended to periodically deliver voltage impulses to the fence, and a battery charging device used exclusively to charge the battery. A *battery-charged security fence* shall meet the following requirements:
- (a) Interfaces with a monitored alarm device enabling the alarm system to transmit a signal intended to summon the businesses or law enforcement in response to an intrusion or burglary;
 - (b) Is located on property that is not designated by the County exclusively for residential use;
 - (c) Has an energizer that is powered by a commercial storage battery that is not more than twelve volts of direct current;
 - (d) Has an energizer that meets the standards established by the most current version of the *International Electrotechnical Commission Standard 60335-2-76*;
 - (e) Is surrounded by a non-electric perimeter fence or wall that is not less than five feet in height;



- (f) Is ten feet in height or two feet higher than the non-electric perimeter fence or wall, whichever is higher; and
- (g) Is marked with conspicuous warning signs that are located on the battery-charged security fence at not more than thirty-foot intervals and read: "WARNING – ELECTRIC FENCE."

- (64) **Beauty Shop:** See *Barber/Beauty Shop*.
- (65) **Bedroom:** See *Sleeping Unit*.
- (66) **Billboard:** See *Advertising Sign*.
- (67) **Biofuel:** A fuel that is produced from renewable sources such as new and used vegetable oils and animal fats.
- (68) **Biofuel Production:** A facility that produces biofuels.
- (69) **Biotechnology Manufacturing:** The exploration of biological processes for industrial and other purposes, which can include the genetic manipulation of microorganisms to produce other products such as antibiotics or hormones.
- (70) **Blockchain:** A type of distributed ledger maintained usually on a peer-to-peer (P2P) computer network for recording transactions, tracking assets, and building trust.
- (71) **Board of Adjustment:** See *Zoning Board of Adjustment*.
- (72) **Boat Sales and Service:** A facility for the retail sales of marine craft and/or repair of marine craft.
- (73) **Bona fide farm:** Agricultural activities as outlined in NCGS § 160D-903.
- (74) **Bond fide farm purposes:** Agricultural activities as outlined in NCGS § 160D-903.
- (75) **Bottling Plant:** A facility where the operation is for the bottling of various beverages for distribution.
- (76) **Brick Manufacturing:** A facility for the manufacturing and sales of brick used in construction.
- (77) **Buffer:** A horizontal distance between uses that provides a functional separation and/or a visual separation.
- (78) **Buffer Strip:** An area shown on a site plan as a buffer as defined in this Ordinance, which shall be established and maintained in perpetuity by the owner of the



property when a buffer is required under the terms and provisions of this Ordinance.

- (79) **Builders Supply Sales:** A facility for retail or wholesale sales of various products used in the construction industry.
- (80) **Building:** A structure with a roof and walls such as a house, school, or store, used or intended for supporting or sheltering any use or occupancy.
- (81) **Building Design Element:** This term includes the exterior building color; type or style of exterior cladding material; style or materials of roof structures and porches; exterior non-structural architectural ornamentation; location or architectural styling of windows and doors, including garage doors; the number and type of rooms; and the interior layout of rules. This term does not include any of the following: (i) the height, bulk, orientation, or location of a structure on a zoning lot; (ii) the use of buffering or screening to minimize visual impacts, to mitigate the impacts of light and noise, or to protect the privacy of neighbors; or (iii) regulations adopted according to this Ordinance governing the permitted uses of land or structures subject to the North Carolina Residential Code for One- and Two-Family Dwellings.
- (82) **Building Permit:** For interpretation of Article 600, Section 620, Wireless Telecommunication Facilities, this term shall mean an official administrative authorization issued by Randolph County before beginning construction consistent with the provisions of NCGS § 160D-1110.
- (83) **Building Setback Line:** A line establishing the minimum allowable distance between the main portion of any building and the street or highway right-of-way line and property lines when measured perpendicularly thereto. Covered porches, patios, and carports, whether enclosed or unenclosed, are considered part of the main building and shall not project into the required yard.
- (84) **Building, Accessory:** See *Accessory Building*.
- (85) **Building, Principal:** The main building or structure on a single lot where the principal use of the property is conducted.
- (86) **Bus Station:** A facility for the arrival and departure of buses used for commercial transportation.
- (87) **Business Offices:** See *Professional Offices*.
- (88) **Business School:** A high-level education facility where students learn subjects related to business and commerce, such as economics, finance, and computer science.



- (89) **Cabinet Making:** A facility used for the manufacturing of cabinets and other home furnishings.
- (90) **Car Cover:** Specifically manufactured and retailed for covering a car.
- (91) **Caregiver:** An individual eighteen years of age or older who (i) provides care for a mentally or physically impaired person and (ii) is a first- or second-degree relative of the mentally or physically impaired person for whom the individual is caring.
- (92) **Cement Manufacturing:** A facility for the manufacturing and sales of various cement or concrete products used in the construction industry.
- (93) **Cemetery:** A facility established for the burial or interment of remains of deceased people.
- (94) **Certificate of Occupancy:** A statement, signed by an administrative officer, setting forth that the building, structure, or use complies with this Ordinance and that the same may be used for the purposes stated therein.
- (95) **Certiorari:** A legal process that seeks judicial review of a decision of a lower court or a government agency. Also, an order issued by a superior court to an inferior court requiring the latter to produce certified records of a case tried by the inferior court.
- (96) **Chapter:** For this Ordinance, this term is interpreted as defined in NCGS § 160A-1 (2).
- (97) **Chemical Manufacturing:** A facility that is used for the transformation of organic and inorganic raw materials via chemical process into another type of material.
- (98) **Church:** A facility used by the public for worship. This term shall also mean temples, mosques, synagogues, and all other places of worship.
- (99) **Church Sign:** An outdoor sign that is used to identify a facility used by the public for worship.
- (100) **Citation:** An order to pay a civil penalty for a violation, delivered to a violator by the Randolph County Planning Director or designated Code Enforcement Officer, issued after the period set out in the Notice of Violation for taking corrective measures has expired.
- (101) **Civil Penalty:** Remedial monetary penalties assessed as partial reimbursement to Randolph County for the enforcement of this Ordinance.
- (102) **Class A Manufactured Home:** A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the US



Department of Housing and Urban Development that were in effect at the time of construction and that satisfy the following additional criteria:

- (a) The manufactured home has a length ratio exceeding four times its width (e.g., a *doublewide* unit);
 - (b) The pitch of the manufactured home's roof has a minimum vertical rise of two and 2/10 inches for every twelve feet of a horizontal run (2.2 inches in twelve feet), and the roof is finished with shingles;
 - (c) The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding, wood, or hardboard;
 - (d) A continuous, permanent masonry foundation, unpierced except for ventilation and access, is installed under the manufactured home;
 - (e) The tongue, axles, removable towing apparatus, and transporting lights are removed after final placement on the site; and
 - (f) A minimum of 1,200 square feet of interior space.
- (103) **Class B Manufactured Home:** A manufactured home constructed after July 1, 1976, that meets or exceeds the standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction, but which does not meet the definition of a Class A manufactured home.
- (104) **Class C Manufactured Home:** A manufactured home that does not meet the definition of either a Class A or a Class B manufactured home.
- (105) **Classic Vehicle:** A vehicle that:
- (a) Is titled (vehicle owner must possess title);
 - (b) Is listed with the Randolph County Tax Department;
 - (c) Has a minimum value of \$400;
 - (d) Is restorable; and
 - (e) Contains a power train (including motor and transmission).
- (106) **Clerk of Superior Court:** Clerk of Superior Court of Randolph County, North Carolina.
- (107) **Clinic:** A facility where outpatients receive medical treatment or advice.



- (108) **Club, Private, non-profit:** See *Private Club, Non-profit*.
- (109) **Coal Sales and Storage:** A facility for the sales and commercial storage of coal for use in either homes or industries.
- (110) **Coating Manufacturing:** A facility that makes coverings that are applied to the surface of an object.
- (111) **Co-location:** The placement, installation, maintenance, modification, operation, or replacement of wireless facilities on, under, within, or on the surface of the earth adjacent to existing structures, including utility poles, water towers, buildings, and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes. The term does not include the installation of new utility poles or wireless support structures. This term also includes the placement, installation, maintenance, modification, operation, or replacement of advanced air mobility radar on the surface of existing structures, including water towers, buildings, and other structures capable of structurally supporting the attachment of advanced air mobility radar in compliance with applicable codes. This term does **not** include the installation or construction of new structures.
- (112) **Commercial Business Park Identification Sign:** A sign placed per this Ordinance that is used to identify a commercial business park by name and or section number.
- (113) **Communications Facility:** For interpretation of Article 600, Section 620, Wireless Telecommunication Facilities, this term shall mean the set of equipment and network components, including wires and cables, and associated facilities used by a communications service provider to provide communications service.
- (114) **Communications Service:** Cable service as defined in 47 USC § 522 (6), information service as defined in 47 USC § 153 (24), telecommunications service as defined in 47 USC § 153 (53), or wireless services.
- (115) **Communications Service Provider:** A cable operator as defined in 47 USC § 522 (5); a provider of information service, as defined in 47 USC § 153 (24); a telecommunications carrier, as defined in 47 USC § 153 (51), or a wireless provider.
- (116) **Community Center:** A facility where people from a community can meet for social, educational, or recreational activities. This term shall include private or public community centers.
- (117) **Community Development Target Area:** An area that has characteristics of an urban progress zone under NCGS § 143B-437.09.



- (118) **Compartmentalized Storage Facility:** See *Mini warehouse*.
- (119) **Component:** Any assembly, subassembly, or combination of elements designed to be combined with other components to form part of a building or structure. An example of a component includes an excavated footing trench containing no concrete. A component is not a system.
- (120) **Component Manufacturing:** A facility where components are made or components are put together to form a larger part.
- (121) **Comprehensive Plan:** A comprehensive plan that has been officially adopted by the Randolph County Board of Commissioners according to NCGS § 160D-501. See *Randolph County Growth Management Plan*.
- (122) **Concrete Plant:** A facility that has the equipment to mix the ingredients to form concrete.
- (123) **Conditional District:** An area in which site plans or individualized development conditions are imposed at the request of the property owner(s).
- (124) **Conditional Zoning:** A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.
- (125) **Condominium Development:** Two or more single units in a multi-unit structure with common areas and facilities on one tract of land. Unit owners own only the interior portion of their unit and accessory space and have an undivided interest in the common areas and facilities. Residential condominiums are multi-family developments.
- (126) **Container:** A metal, paper, or plastic receptacle with a tight-fitting lid used for the disposal and storage of solid waste.
- (127) **Contractor Storage Yard:** A facility or land used for the storage of equipment, vehicles, machinery, and building materials, for the use of the owner in the conduct of building trade. For this Ordinance, *building trade* shall be, but not limited to, general contractors, electrical contractors, and landscaping contractors.
- (128) **Convenience Store:** A retail business that stocks various food items (e.g., coffee, snack foods, drinks, etc.) for the traveling public and may or may not have the sale of fuel for various vehicles.
- (129) **Conventional Modular Home:** See *Modular Home, Conventional*.
- (130) **Corner Lot:** See *Lot, Corner*.



- (131) **Corporate Offices:** A facility that serves as the central location for a company where decisions are made and usually maintains the offices of top executives.
- (132) **County:** Any one of the counties listed in NCGS § 153A-10. For this Ordinance, County means Randolph County.
- (133) **Credit Union:** A non-profit cooperative where members can deposit funds and members can borrow from pooled deposits at low interest rates.
- (134) **Cryptocurrency:** A digital currency designed to work as a medium of exchange through a computer network that is not reliant on any central authority, such as a government or bank, to uphold or maintain it.
- (129) **Cryptocurrency Facility:** An establishment of specialized computer equipment for mining blockchain-based cryptocurrencies, such as, but not limited to, Bitcoin. These activities may be described as, but not limited to, “crypto mining,” “proof of work,” or “proof of stake” which involve algorithms as part of the development and maintenance of a blockchain. Typical equipment used in this facility can include computer hardware for mining operations, as well as equipment to cool the hardware and operating space.
- (130) **Cul-de-sac:** A short street having but one end open to traffic and the other end being permanently terminated and a vehicular turnaround provided.
- (131) **Cut Stone Manufacturing and Sales:** A facility established for cutting, shaping, and finishing natural stones for use in buildings and other various uses.
- (132) **Dairy Products Processing:** A facility used to manufacture various dairy products such as milk, butter, and cream.
- (133) **Day Care Facility (corporate):** A facility inside a commercial structure that is for the care of children of the employees only.
- (134) **Day Care Facility (freestanding):** A facility with its own building that is used for the care of children.
- (135) **Day Care Facility (in-home):** A facility within the home of the operator that is used for the care of children.
- (136) **Decision-Making Board:** A governing board, planning board, board of adjustment, historic district board, or other board assigned to make quasi-judicial decisions under this Chapter.
- (137) **Dedication:** A gift, by the owner, of his property to another party without any consideration being given for the transfer. Since a transfer of property is involved, the dedication shall be by a written instrument and recorded with an acceptance.



- (138) **Dental Clinic:** A facility where dental services are rendered, including facilities established for educational uses or outpatient use.
- (139) **Dental Laboratory:** A facility that specializes in manufacturing a variety of products used by dentists to assist in the provision of oral health care.
- (140) **Determination:** A written, final, and binding order, requirement, or determination regarding an administrative decision.
- (141) **Developer:** A person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.
- (142) **Development:** Unless the context indicates otherwise, the term means any of the following:
- (a) The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure;
 - (b) The excavation, grading, filling, clearing, or alteration of land;
 - (c) The subdivision of land as defined in NCGS § 160D-802; or
 - (d) The initiation of a substantial change in the use of land or the intensity of the use of land.
- (143) **Development Approval:** A written administrative or quasi-judicial approval made according to this Ordinance and the General Statutes of North Carolina is required before commencing development or undertaking a specific activity, project, or development proposal. Development Approvals include but are not limited to, Zoning Permits, site plan approvals, Special Use Permits, Variances, and Certificates of Appropriateness. This term also includes all other regulatory approvals required by regulations adopted according to NCGS § 160D, including plat approvals, permits issued, development agreements entered, and building permits issued.
- (144) **Development Impact Analysis:** Information provided by the Randolph County Planning and Zoning Department necessary for the Randolph County Planning Board and County Staff to determine the feasibility of a development proposal based on its impact on the community and the capacity of the County government to provide adequate public facilities.
- (145) **Development Permit:** This term means an administrative or quasi-judicial approval that is written and that is required before commencing development or



undertaking a specific activity, project, or development proposal, including any of the following:

- (a) Building permits;
- (b) Certificates of Appropriateness;
- (c) Development agreements;
- (d) Driveway permits;
- (e) Erosion and sedimentation control permits;
- (f) Plat approvals;
- (g) Sign permits;
- (h) Site plan approvals;
- (i) Special Use Permits;
- (j) State agency permits for development;
- (k) Subdivision of land;
- (l) Variances; or
- (m) Zoning permits.

- (146) **Development Regulation:** A unified development ordinance, zoning regulation, subdivision regulation, erosion and sedimentation control regulation, floodplain or flood damage prevention regulation, mountain ridge protection regulation, stormwater control regulation, wireless telecommunication facility regulation, historic preservation or landmark regulation, housing code, North Carolina State Building Code enforcement, or any other regulation adopted according to NCGS § 160D or a local act or charter that regulates land use or development.
- (147) **Directional Gateway Sign:** A sign designed to promote safety, traffic flow, and enhance area economic development by directing the public to a business or industrial development. Directional signs are off-premise signs limited exclusively to the name of the establishment, location, or direction of route to such establishment. Advertising messages are prohibited.
- (148) **Distribution:** The act or process of shipping goods.



- (149) **Distribution Center:** A facility, often a warehouse or specialized building, used to ship products to various parts of the State, country, and world.
- (135) **Directional Gateway Sign:** An outdoor sign that is used to provide directions to the traveling public to a specific location.
- (150) **Double-Frontage Lot:** See *Lot, Double-Frontage*.
- (151) **Down-zoning:** For this Ordinance, this means a rezoning that affects a parcel or zoning district in one of the following ways:
- (a) By decreasing the development density of the land to be less dense than was allowed under its previous usage or zoning; or
 - (b) By reducing the permitted uses of the land as specified in this Ordinance or the *Randolph County Growth Management Plan* to fewer uses than were allowed under its previous usage or zoning.
- (152) **Drive, Private:** See *Private Drive*.
- (153) **Drive-in Theatre:** An outdoor facility that consists of a large movie screen, a projection booth, and a parking area for patrons.
- (154) **Drive-in Window Services:** A facility where customers or patrons can remain in their vehicle to obtain services or goods.
- (155) **Drive-Through:** A facility where customers or patrons can use a facility while remaining in their motor vehicle. Vehicle stacking can result from the use of a drive-through.
- (156) **Driveway:** An access, with no specified development standards, to a single lot from either a public or a private roadway.
- (157) **Drugstore:** A facility where a pharmacist dispenses medication.
- (158) **Dry Cleaning:** The process of using chemicals like organic solvents to clean garments.
- (159) **Duplex:** A residential structure consisting of two apartments.
- (160) **Dwelling:** Any building, structure, manufactured home, mobile home, or part thereof, used and occupied for human habitation or intended to be used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith. For this Ordinance, the term does not include any manufactured home, manufactured home, or recreational vehicle, if used solely for a seasonal vacation purpose.



- (161) **Dwelling Unit:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- (162) **Dwelling, Multi-Family:** A building containing three or more dwelling units.
- (163) **Dwelling, Single-Family:** A detached building containing one dwelling unit.
- (164) **Dwelling, Two Family:** A detached building containing two dwelling units.
- (165) **Educational Facility:** Facilities or centers established for learning new skills and for training in various occupations.
- (166) **Electronic Changeable Face Sign:** A sign, display, or device, or portion thereof, which electronically changes the fixed display screen composed of a series of lights, including light-emitting diodes, fiber optic, or other similar new technology, where the message change sequence is accomplished immediately. Electronic changeable face signs include computer-programmable, microprocessor-controlled electronic digital displays that show electronic, static images, static graphics, or static pictures. Electronic changeable face signs shall not dim, flash, fade, or scroll messages; have no moving, rotating, or flashing elements; have no animation, video, audio pyrotechnic components, or similar technology. Electronic changeable face signs continuously show one message for a minimum of five seconds in time before switching to another message.
- (167) **Electronics Manufacturing:** A facility that is used to design, manufacture, test, distribute, and repair electronic parts.
- (168) **Element:** A combination of products designed to be combined with other elements to form all or part of a building component. An element is not a system.
- (169) **Eligible Facilities Request:** A request for modification of an existing wireless tower or base station that involves collocation of new transmission equipment or replacement of transmission equipment, but does not include a substantial modification.
- (170) **Emblem:** An object or image that represents something else, such as a nation, an idea, or a group.
- (171) **Emergency Services Facilities:** Facilities that can be used by fire departments, law enforcement, and emergency medical services providers as a basis for operation, and where necessary supplies for their duties can be stored.
- (172) **End-of-Life:** Photovoltaic modules, energy storage system batteries, and other equipment used in utility-scale solar and wind energy projects that are removed and taken out of service, not to be reused.



- (173) **Energy Storage:** A process where energy is captured for use later.
- (174) **Energy Storage System Battery:** A battery that is part of a system used to store chemical energy, for use in a process that contributes to end-user demand management or grid operation and reliability. This term does not include energy storage system batteries that are part of a: (i) consumer electronic device for which it provides the electricity needed to make the consumer electronic device function or (ii) a plug-in vehicle as defined in NCGS § 20-4.01 (28a), or an alternative fuel vehicle as that term is defined in NCGS § 143-58.4 (a) (1).
- (175) **Engine Part Production:** The process of taking raw materials and making components and parts used in engine production.
- (176) **Engine Production:** The process of taking various components and assembling the components to make an engine.
- (177) **EPA:** The United States Environmental Protection Agency.
- (178) **Equipment Compound:** An area surrounding or near the base of a wireless support structure within which a wireless facility is located.
- (179) **Equipment Manufacturing:** A facility designed and used for building or assembling components that, when put together, result in a piece of equipment, such as farming equipment.
- (180) **Estoppel:** A principle that prevents someone from asserting a claim or right that goes against what someone has said or done before, which was used to establish truth in a public hearing.
- (181) **Event Center:** A building designed specifically to be used for events such as weddings, entertainment, or other types of functions.
- (182) **Evidentiary Hearing:** A hearing to gather competent, material, and substantial evidence to make findings for a quasi-judicial decision required by this Ordinance.
- (183) **Ex parte Communication:** Communication representing only one side of a matter or done for, on behalf of, or on the application of only one party in a quasi-judicial decision.
- (184) **Expansion/Expanded:** When used in a utility-scale solar project it means adding two megawatts AC or more of directly connected solar energy generating capacity to the local or regional electrical grid with the ability to deliver power to the electrical grid, or increasing the ability of the project to deliver power to the electrical grid by thirty-five percent, whichever is larger.



- (185) **Expressway:** An expressway is a street or road usually with a median that serves through traffic with full or partial control of access and generally, with grade separations at intersections; however, infrequent at-grade crossings may be permitted.
- (186) **Exterminating Services:** A business where the primary service is the elimination of pests ranging from insects to vermin.
- (187) **FAA:** The United States Federal Aviation Administration.
- (188) **Fabricate:** The process of constructing and manufacturing an item from prepared components.
- (189) **Fall Zone:** The area in which a wireless support structure may fall in the event of a structural failure, as measured by engineering standards.
- (190) **Familial Relationship:** For this Ordinance, this term means a spouse, parent, child, brother, sister, grandparent, or grandchild. This term also includes the step, half, and in-law relationships.
- (191) **Family:** Any number of related persons living together as a single housekeeping unit.
- (192) **Family Care Home:** A home defined and described in Article Three of NCGS §168 as having support and supervisory personnel, that provides room and board, personal care, and habitation services in a family environment for not more than six resident persons with disabilities. A person with disabilities means a person with a temporary or permanent physical, emotional, or mental disability including but not limited to an intellectual disability, cerebral palsy, epilepsy, autism, hearing, and sight impairments, emotional disturbances and orthopedic impairments but not including mentally ill persons who are dangerous to others as defined in NCGS § 122-58.2 (1) (b).
- (193) **Farm:** See *Bona fide farm*.
- (194) **Farm Machinery:** Vehicular implements or attachments that are designed for use in farming, whether planting, cultivating, or harvesting farm products.
- (195) **Farm Machinery Sales:** A location for the sales of farm machinery.
- (196) **Farm Supply Sales:** A facility or business that sells materials, vehicles, equipment, and other products such as feed, seed, and fertilizer, that is essential to agricultural uses of the property.
- (197) **FCC:** The United States Federal Communications Commission.



- (198) **Fence:** A barrier used to mark boundaries such as property lines or the limit of public access on a property.
- (199) **First Degree Relative:** A spouse, lineal ascendant, lineal descendant, and siblings, and includes half, step, and in-law relationships.
- (200) **Fitness Center:** A facility containing special equipment that allows people to do physical exercise and/or receive fitness training or physical and occupational therapy by licensed providers. These facilities can be gender-specific or gender-neutral, whether for competition or non-competition of members.
- (201) **Flashing Sign:** A sign that uses intermittent or flashing light sources or mechanically moved reflective material to attract attention is prohibited, except for those signs otherwise in compliance with this Ordinance that show messages continuously for a minimum of five seconds in time before switching to another message.
- (202) **Flea Market:** Sales area (indoors or outdoors) in which space is set aside or rented, and which is intended for use by one or more individuals to sell a variety of items such as those which are either homemade, handcrafted, used, old, or obsolete.
- (203) **Florist:** A facility where the primary business is to sell or arrange plants and cut flowers.
- (204) **Food Freezer Operations:** A facility designed and built for either the freezing or storage of frozen foods and the distribution of frozen foods.
- (205) **Food Processing:** The changing of agricultural products, whether from seed or cattle and livestock, into food products for consumption.
- (206) **Foundry, Metal:** See *Metal Foundry*.
- (207) **Freeway:** A freeway is a divided street or road that serves through traffic with full control of access and with grade separations at all intersections.
- (208) **Frontage:** All the property abutting on one side of a street between two intersecting streets, measured along the street line.
- (209) **Frontage Road:** A local street or road that is parallel to a full or partial access-controlled facility and functions to provide access to adjacent land.
- (210) **Fuel Cell:** An electrochemical cell that converts the chemical energy of fuel, often hydrogen, and an oxidizing agent, often oxygen, into electricity through a pair of oxidation-reduction reactions.



- (211) **Funeral Home:** A facility where deceased people are prepared for burial or cremation. This definition shall also include the establishment and use of a crematorium.
- (212) **Furniture Manufacturing:** The process of assembling various components to produce furniture for the home or office.
- (213) **Garage, Private:** An accessory structure used for storage, primarily of motor vehicles.
- (214) **Garage, Repair:** A facility in which machinery operated by mechanical power is installed for making major repairs to motor vehicles.
- (215) **Garbage:** All putrescible solid wastes, including food wastes and food containers, animal and vegetable matter, animal offal, carcasses, and recognizable industrial by-products, but excluding sewage and human wastes.
- (216) **Gift Shop:** A facility that sells items that can be used around the home or given as gifts.
- (217) **GIS (Geographic Information System):** A system designed to capture, store, manipulate, analyze, manage, and present spatial or geographic data. GIS applications are tools that allow users to create interactive queries, analyze spatial information, edit data in maps, and present the results of all those operations.
- (218) **Glass Manufacturing:** The production of glass via either the float glass process, which produces sheets of glass, or glassblowing, which can produce various items made from glass.
- (219) **Golf Course:** An area of land used for playing golf, whether designed for nine or eighteen holes. A golf course can be private or open to the public.
- (220) **Golf, Miniature:** See *Miniature Golf*.
- (221) **Governing Board:** The Randolph County Board of County Commissioners. This term is interchangeable with the term *Board of Commissioners* and shall mean any governing board without regard to the terminology employed in the General Statutes of North Carolina or local customary usage.
- (222) **Government Offices:** An office where employees of the government work and provide services to the citizens of a given jurisdiction.
- (136) **Government Sign:** An outdoor sign that is used to regulate, control, or direct vehicular or pedestrian traffic, including signs that convey information regarding a public service or location of a public agency or public hearings.



- (223) **Greenways:** A series of independent and interconnected paths, officially designated by a County Open Space Plan, that will allow bikers, walkers, and joggers to go from one area of the County to another without driving their car or using County roads.
- (224) **Grocery Store:** A facility that sells food and other household supplies. This term shall also apply to facilities called *supermarkets*.
- (225) **Gross Floor Area:** The interior floor area of a building, exclusive of stairways, storage, closets, and elevator shafts.
- (226) **Ground Sign:** A sign resting directly on the ground and supported using wheels, upright pillars, braces, or posts placed upon or in the ground and not attached to any parts of a building. This definition includes temporary rental signs usually attached to wheels.
- (227) **Group Home:** This definition, for this Ordinance, shall follow NCGS § 131D-2.
- (228) **Growth Management Area:** Specific growth areas identified as *Primary Growth, Secondary Growth, Rural Growth, Zoological Park Environmental, Municipal, and Watershed Overlay*, and identified through broad policy statements in the *Randolph County Growth Management Plan*.
- (229) **Guest Home (Tourist Home):** Any dwelling occupied by the owner or operator in which rooms are rented for lodging or transients and travelers for compensation.
- (230) **Gunsmith:** A person who makes, sells, and repairs small firearms.
- (231) **Hardware Store:** A facility for the selling of tools, paint, gardening tools, and other items used around a home or business.
- (232) **Headquarters:** See *Corporate Offices*.
- (233) **Health Center:** A facility that is a community-based and patient-directed organization that delivers comprehensive primary health care services. For this Ordinance, this definition also includes the Randolph County Public Health Department.
- (234) **Home Furnishing:** A facility that sells personal property such as furniture, appliances, rugs, cooking utensils, and other items used around the home.
- (235) **Home Occupation:** Any use conducted entirely within a dwelling and carried on by the occupants, which use is incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character, and in connection with which there is no display and no more than one person, not a resident on the



premises, is employed specifically in connection with the home occupation. Uses for a Home Occupation shall include only the following:

- (a) The office or studio of a physician or surgeon, dentist, artist, craftsperson, musician, lawyer, architect, teacher, or other professional person residing on the premises;
- (b) Workshops not conducted for profit; or
- (c) Customary home occupations such as millinery, dressmaking, and hairdressing are conducted by a person residing on the premises.

There shall be no show window or salesroom on the premises and no mechanical equipment installed or used except such that is normally used for domestic or professional purposes and provided further that not over twenty-five percent of the total actual floor area or five hundred square feet, whichever is less, of any structure shall be used for home occupations or professional purposes. Off-street parking shall meet the standards and requirements as outlined in this Ordinance.

- (236) **Home Occupation Sign:** An outdoor sign that is used to identify a home occupation
- (237) **Homeowners Association:** An organization in a subdivision, planned unit development, or planned community that is responsible for making and enforcing rules for the property under its control as defined by the organizing documents. The Association is also responsible for the maintenance of any off-site septic areas within the area under their control.
- (238) **Hospital:** A facility designed and built to provide medical and surgical care as well as nursing care for sick or injured people.
- (239) **Hotel and Motel:** A building, or other structure which is used, kept maintained, advertised as, or held out to the public to be a place where sleeping accommodations are supplied for pay to transient or permanent guests or tenants, in which ten or more rooms are furnished for the accommodation of such guests; and having or not having one or more dining rooms, restaurants, or cafes where meals or lunches are served to such transients or permanent guests, such sleeping accommodations and dining rooms, restaurants, or cafes, if existing, being conducted in the same building or buildings in connection therewith.
- (240) **Household Product Manufacturing:** A facility that makes consumer goods for use in and around a home.
- (241) **HUD:** The United States Department of Housing and Urban Development



- (242) **Impervious Area:** A surface composed of any material that impedes or prevents the natural infiltration of water into the soil. Impervious surfaces may include, but are not limited to, roofs, streets, parking areas, tennis courts, driveways, patios, sidewalks, or any concrete, asphalt, or compacted gravel surface. Public roads are excluded from computations of impervious areas.
- (243) **Indoor Commercial Amusements:** Uses that provide commercial amusements indoors, including, but not limited to, movie theatres, bowling alleys, skating rinks, or video arcades. This definition does not include sexually oriented businesses as defined in this Ordinance.
- (244) **Industrial Equipment Sales and Service:** A facility that specializes in the sales and repair of various items for use in various industries.
- (245) **Industrial Park:** An area properly zoned and planned as a site for manufacturing and other industrial businesses.
- (246) **Insignia: An official sign of rank, titles, or awards.**
- (247) **Integrated Industrial Park:** An area properly zoned and planned as a site for supporting and supplying manufacturing and other industrial businesses.
- (248) **IRS:** The United States Internal Revenue Service
- (249) **Joint Development Project:** See *Downtown Development Project*.
- (250) **Junked Motor Vehicle:** A motor vehicle that meets any of the following:
- (a) Partially dismantled or wrecked;
 - (b) Cannot be self-propelled or moved in the way it was originally intended to move;
 - (c) More than five years old and appears to be worth less than \$100; or,
 - (d) Does not display a current license plate.
- (251) **Junkyard:** The use of more than six hundred square feet of any lot for the storage of junk, including scrap metals or other scrap materials, or the dismantling or abandonment of automobiles or other vehicles or machinery.
- (252) **Junkyard (Salvage):** Any land or area used, in whole or in part, for the storage, keeping, or accumulation of materials, including scrap materials or used building materials, for the dismantling, demolition, or abandonment of automobiles or other motor vehicles or machinery, or parts thereof.
- (253) **Kenel:** A small shelter for a cat or dog.



- (254) **Land Clearing Debris:** Solid waste that is generated solely from land-clearing activities per NCGS 130A-290 (a) (15) and as may be amended.
- (255) **Land Development Plan:** See *Randolph County Growth Management Plan*.
- (256) **Land Development Regulation:** Any State statute, rule, regulation, or local ordinance affecting the development or use of real property, including any of the following:
- (a) Erosion and sedimentation control regulations;
 - (b) Floodplain or flood damage prevention regulations;
 - (c) Historic preservation or landmark regulations;
 - (d) Housing codes;
 - (e) Mountain ridge protection regulations;
 - (f) Stormwater control regulations
 - (g) Subdivision regulations
 - (h) Unified Development Ordinance
 - (i) Wireless telecommunication facility regulations
 - (j) Zoning regulations, including zoning maps.
- (257) **Landfill:** A facility and location designed for the disposal of solid waste using approved methods outlined in North Carolina Administrative Code Title 15A, Chapter 13B as Approved Disposal Methods.
- (258) **Landowner/Owner:** The holder of the title in fee simple. Absent evidence to the contrary, the Randolph County Planning and Zoning Department may rely on the Randolph County Tax Records to determine who is a landowner. The landowner may authorize a person holding a valid option, lease, or contract to purchase to act as his or her agent or representative for making applications for development approvals.
- (259) **Large Outdoor Sales:** An outdoor area that may include a structure larger than 10,000 square feet that is used for the sales of goods and services.
- (260) **Large Outdoor Storage:** An outdoor area that may include a structure larger than 10,000 square feet that is used for the storage of goods and products such as building materials, automobiles, boats, and recreational vehicles.



- (261) **Laundry:** A facility where garments and other fabrics can be washed, dried, and ironed.
- (262) **Legislative Decision:** The adoption, amendment, or repeal of a regulation under NCGS § 160D.
- (263) **Legislative Hearing:** A hearing to solicit public comment on a proposed legislative decision.
- (264) **Life Science Manufacturing:** A collective term to mean any manufacturing in the fields of biotechnology, pharmaceuticals, biomedical technologies, life system technologies, nutraceuticals, cosmeceuticals, food process, environmental, biomedical devices, or organizations and institutions that devote most of their efforts to any stage or research, development, technology transfer and commercialization of any of these fields.
- (265) **Litter:** Any garbage, rubbish, trash, refuse, can, bottle, box, container, wrapper, paper, paper product, tire, appliance, mechanical equipment or part, building or construction material, tool, machinery, wood, motor vehicle or motor vehicle part, vessel, aircraft, farm machinery or equipment, sludge from a waste treatment facility, water supply treatment plant, or air pollution control facility, dead animal, or discarded material in any form resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. While being used for or distributed following their intended uses, *litter* does not include political pamphlets, handbills, religious tracts, newspapers, and other similar printed materials, the unsolicited distribution of which is protected by the Constitution of the United States or the Constitution of North Carolina.
- (266) **Livestock Sales:** A place of business where the public consigns livestock for sale by auction or sold on a commission basis.
- (267) **Local Act:** For this Ordinance, a local act is defined in NCGS § 160A-1(2).
- (268) **Local Government:** For this Ordinance, the local government is Randolph County.
- (269) **Local Street:** Any link not a part of a higher-order urban system that serves primarily to provide direct access to abutting land and access to higher systems. It offers the lowest level of mobility.
- (270) **Locksmith:** A person who makes or repairs locks.
- (271) **Lodges, Non-profit:** See *Private Club, Non-profit*.
- (272) **Lodges, For-Profit:** See *Private Club, For-Profit*.



- (273) **Logistics Center:** A facility where all activities of transportation and shipping of goods are coordinated.
- (274) **Lot:** A parcel of land occupied or capable of being occupied by a building or group of buildings devoted to common use, together with the customary accessories and open spaces belonging to the same, and which is intended as a unit for transfer of ownership. The word *lot* includes the words *peat* or *parcel*.
- (275) **Lot Depth:** The depth of a lot is the average distance of the lines of the lot measured from the midpoint of the front lot line to the midpoint of the rear lot line.
- (276) **Lot Front:** That part of the lot adjacent to the street or land access.
- (277) **Lot of Record:** A lot, which is part of a subdivision, a plat of which has been recorded in the Randolph County Register of Deeds, or a lot described by metes and bounds, the description of which has been so recorded.
- (278) **Lot Width:** The distance between side lot lines measured at the building setback line.
- (279) **Lot, Corner:** A lot abutting two streets at their intersection. The street line forming the least frontage shall be the front of the lot.
- (280) **Lot, Double-Frontage:** A continuous (through) lot that is accessible from the parallel streets upon which it fronts.
- (281) **Lot, Reverse Frontage:** A continuous (through) lot, which is accessible from only one of the parallel streets upon which it fronts.
- (282) **Machine Shop:** A facility for making or repairing mechanical items.
- (283) **Major Arterials, Roads, and Highways:** Major arterials, roads, and highways are those public streets and highways designated, or hereafter designated, as major streets and highways on a major Thoroughfare Plan for the County, approved by the NCDOT, or that may be approved by the NCDOT.
- (284) **Major Collector:** A road that serves major intra-county travel corridors and traffic generators and provides access to the arterial system.
- (285) **Major Modification:** For this Ordinance, this term shall include increasing the number and/or size of approved buildings or the alteration of the location of a building more than twenty-five feet from the location on the approved site plan.
- (286) **Major Subdivision:** A subdivision with four or more owner-occupied lots created for sale or building development.



- (287) **Major Thoroughfares:** Consist of Interstates, other freeways and expressway links, and major streets that provide for the expeditious movement of high volumes of traffic within and through urban areas.
- (288) **Manufactured Home:** For this Ordinance, a manufactured home or mobile home is a structure as defined in NCGS § 143-145 (7). **Travel trailers and campers are not considered manufactured homes but recreational vehicles. Manufactured homes, as defined in this Ordinance and the North Carolina General Statutes, are for residential use only and may not be used for an accessory storage building.**
- (289) **Manufactured Home Park:** A plot of ground that has been planned for the placement of three or more manufactured homes for dwelling purposes.
- (290) **Manufactured Home, Class A:** See *Class A Manufactured Home*.
- (291) **Manufactured Home, Class B:** See *Class B Manufactured Home*.
- (292) **Manufactured Home, Class C:** See *Class C Manufactured Home*.
- (293) **Manufacturing Plant:** A facility where raw goods or components are assembled to produce various items for sale to the public or businesses. This definition shall include, but is not limited to, machine tool manufacturing, chemical manufacturing, fertilizer manufacturing, paving materials, wood products, paper, apparel, soft goods, or textiles.
- (294) **Marquee Sign:** A sign affixed to the top of any hood or canopy over the entrance to a store, building, or place of public assembly.
- (295) **Meat Packing:** A facility for slaughtering cattle or other meat animals and processing the carcass and remains for sale.
- (296) **Medical Clinic:** A facility for providing medical or psychiatric services for outpatients only.
- (297) **Medical Laboratory:** A facility where clinical pathology tests are done on clinical specimens to obtain information about the health of a patient to aid in the diagnosis, treatment, and prevention of disease.
- (298) **Medical Manufacturing:** A facility used to make implants, instruments, and equipment intended for therapeutics, monitoring, and diagnostics in the healthcare field.
- (299) **Mentally Impaired Person:** A person who is a resident of this State and who requires assistance with two or more activities of daily living as certified in writing by a physician licensed to practice in this State.



- (300) **Metal Fabrication:** The process of creating structures or components by cutting, bending, and assembling metal.
- (301) **Metal Foundry:** A factory that produces metal castings where liquid metal is poured or injected into a mold to make the desired shape or appearance.
- (302) **Micro Wireless Facility:** A small wireless facility that is no larger in dimension than twenty-four inches in length, fifteen inches in width, and twelve inches in height, and that has an exterior antenna, if any, no longer than eleven inches.
- (303) **Miniature Golf:** A facility designed for a game of golf played with the use of a putter on a small course usually having tunnels, bridges, corners, and other obstacles.
- (304) **Mini warehouse:** A facility designed for the storage of personal or commercial goods.
- (305) **Minor Arterial:** A rural link in a network joining cities and larger towns and providing intrastate and inter-county service at relatively high (e.g., 85 miles per hour) overall travel speeds with minimum interference to through movement. This network would primarily serve traffic.
- (306) **Minor Collector:** A road that provides service to small local communities and links the locally important traffic generators with their rural hinterland.
- (307) **Minor Modification:** A small alteration of an approved site plan. For this Ordinance, this term shall include reducing the number and size of approved buildings or the alteration of the location of a building no more than twenty-five feet from the location on the approved site plan.
- (308) **Minor Subdivision:** A subdivision with three or fewer owner-occupied lots created for sale or building development, with all lots having access to an existing state-maintained road. The Randolph County Planning Director is authorized to approve minor subdivisions upon review and determination that the subdivision meets the standards of this Ordinance.
- (309) **Minor Thoroughfares:** Important streets in urban systems that perform the function of collecting traffic from local access streets and carrying it to the major thoroughfare system. Minor thoroughfares may be used to supplement the major thoroughfare system by facilitating a minor through-traffic movement and may serve the abutting property.
- (310) **Model Home:** A residential dwelling built within a subdivision development constructed in compliance with the North Carolina Residential Code, which will be temporarily utilized to display the dwellings and products offered, within the same subdivision development, to prospective purchasers.



- (311) **Modular Home, Conventional:** A manufactured home that is built under the North Carolina State Building Code with wood frame construction and set up on a brick foundation.
- (312) **Modular Home, On-Frame:** A manufactured home that is constructed under the North Carolina State Building Code on a metal frame and is set up on block piers with brick underpinning.
- (313) **Monetary Compensation:** An amount equal to the sum of (i) of the greater of the fair market value or the nonconforming on-premises advertising sign in place immediately before the removal or the diminution in value of the real estate resulting from the removal of the sign and (ii) the cost of a new on-premises advertising sign that conforms to Randolph County's development regulations.
- (314) **Monument Manufacturing and Sales:** A facility designed for the production and sales of various monuments, such as cemetery monuments or signs.
- (315) **Motor Vehicle:** Any machine designed or intended to travel over land or water by self-propulsion or while attached to a self-propelled motor vehicle.
- (316) **Motor Vehicle Parts Manufacturing:** A facility for manufacturing (i) complete motor vehicles, (ii) trailers and vehicle accessories, and (iii) any of the components used in producing motor vehicles.
- (317) **Multi-Family Dwelling:** See *Dwelling, Multi-Family*.
- (318) **Multi-Family Residence:** A building used or designed as a residence for three or more families living independently of each other with separate housekeeping and cooking facilities for each unit.
- (319) **Multi-phased Development:** A development containing twenty-five acres or more that is both of the following:
- (a) Submitted for development permit approval to occur in more than one phase; and
 - (b) Subject to a master development plan with committed elements showing the type and intensity of use of each phase.
- (320) **Municipality:** Any incorporated community, whether designated as a city, town, or village, and any area over which it exercises any of the powers granted by Chapter 160D of the General Statutes.
- (321) **NCDOT:** North Carolina Department of Transportation.



- (322) **NCGS:** North Carolina General Statutes. This Ordinance intends to reflect the General Statutes as existed at the time of adoption of this Ordinance and as may be amended by the North Carolina General Assembly.
- (323) **Nonconforming Use:** A structure or land lawfully occupied by an existing use that does not conform with the permitted uses for the zoning district in which it is situated, either at the effective date of this Ordinance or because of subsequent amendments to this Ordinance.
- (324) **Nonresidential Redevelopment Area:** An area with similar characteristics designated by the Randolph County Board of Commissioners as being in special need of revitalization for the benefit and welfare of its citizens.
- (325) **Notice of Violation:** A written notification of a violation of this Ordinance, delivered to a violator by the Randolph County Planning Director or designated Code Enforcement Officer, indicating the nature of the violation and prescribing a period for taking corrective measures.
- (326) **Nuisance Motor Vehicle:** A motor vehicle on public or private property that is determined to be a health or safety hazard, a public nuisance, or unlawful, including a motor vehicle found to be any of the following:
- (a) A breeding ground or harbor for mosquitoes or other insects or rats, or other pests;
 - (b) A point of heavy growth of weeds or other noxious vegetation over eight inches in height;
 - (c) A point or collection of pools or ponds of water;
 - (d) A point of concentration of quantities of gasoline, oil, and other flammable or explosive materials as evidenced by odor;
 - (e) One that has areas of confinement that cannot be operated from the inside, such as trunks or hoods;
 - (f) Situated or located that there is a danger of its falling or turning over;
 - (g) A point of collection of garbage, food, waste, animal waste, or any other rotten or putrescible matter of any kind;
 - (h) One that has sharp parts that are jagged or contain sharp edges of metal or glass;
 - (i) Offensive to sight as to damage the community, neighborhood, or area appearance; or



- (j) For other reasons declared a health and safety hazard and a public nuisance by Randolph County Public Health and/or the Randolph County Planning and Zoning Department.
- (327) **Nursery Sales:** A location where plants are grown to a usable size and then sold to the public.
- (328) **Nursing Home:** A private facility providing residential accommodations for healthcare, especially for elderly or frail people.
- (329) **Obstruction:** Any structure, growth, or other object, including a mobile object, which exceeds a limiting height outlined in this Ordinance.
- (330) **Off-Frame Modular Home:** See *Modular Home, Conventional*.
- (331) **Off-Premise Church Sign:** An outdoor sign that is used to provide directions to the location for the traveling public to a place of worship.
- (332) **Office Supply Sales:** A facility established to sell various items used in the exercise of business, such as paper, pens, and small business equipment like computers and printers.
- (333) **Official Meeting:** A meeting as defined in NCGS § 143-318.10 (d).
- (334) **On-Frame Modular Home:** See *Modular Home, On-Frame*.
- (335) **On-Premise Sign:** A large display advertising products or services that are sold or made on the property.
- (336) **On-Premises Advertising Sign:** A sign visible from any local or State road or highway that advertises activities conducted on the property upon which it is located or advertises the sale or lease of the property upon which it is located.
- (337) **Open Area:** See *Open Space*.
- (338) **Open Space:** Any space or area characterized by great natural scenic beauty or where the existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding urban development or would maintain or enhance the conservation of natural or scenic resources. The terms also include interests or rights in real property and open space land or use.
- (339) **Open Space Land:** Any undeveloped or predominantly undeveloped land in an urban area that has value for or is used for one or more of the following purposes:
- (a) Park and recreational purposes;



- (b) Conservation of land and other natural resources; or
- (c) Historic or scenic purposes.

(340) **Open Space Uses:** See *Open Space Land*.

(341) **Outdoor Advertising Sign:** See *Advertising Sign*.

(342) **Outdoor Commercial Amusements:** An outdoor facility or area for sports, entertainment, or recreation open to the public for a fee. Examples may include, but are not limited to, game courts, water slides, miniature golf, practice, instructional fields, driving ranges, and sports events such as a stadium or arena.

(343) **Outdoor Storage Yard:** A facility that includes, but is not limited to, storage of automobiles, trailers, moving equipment, construction equipment, and materials and items used for manufacturing.

(344) **Owner:** See *Landowner/Owner*.

(345) **Paint Manufacturing:** A facility where raw materials are combined along with various pigments to produce paint for use in the home and various industries.

(346) **Paint Shop:** A facility where various goods are covered with paint.

(347) **Parcel:** A piece of land that is intended to be sold as one unit of land.

(348) **Parcel Identification Number:** A number that is constructed from the North Carolina State Plane Coordinate System of the visual center of a parcel of land to identify it and its location in the Randolph County Tax Mapping system.

(349) **Parity:** Odd and even address numbers. For this Ordinance, odd address numbers are applied to only one side of the road, usually the left side, and even address numbers to the other side of the road, usually the right side. Odd and even address numbers shall not be on the same side of the road.

(350) **Parking Area/Lot:** A surfaced area where any vehicles may be left temporarily.

(351) **Parking Space:** A surfaced area not less than nine feet wide and eighteen feet long, either within a structure or in the open, exclusive of driveways or access drives.

(352) **Parties in Interest:** All individuals, associations, and corporations who have interests of record in a nonresidential building or structure and any who are in possession thereof.



- (353) **Pennant:** A type of flag or sign that is typically tapering and used for various purposes, including identification and signaling.
- (354) **Performance Guarantee:** A financial commitment from a developer of a subdivision to ensure that Randolph County will have funds available to complete any required infrastructure in the event the developer fails to do so.
- (355) **Permit Applicant:** A North Carolina nonprofit corporation with a certificate of existence under NCGS § 55A-1-28 with the primary purpose of promotion and growth of advanced air mobility technology in this State.
- (356) **Permittee:** A person who is given a permit or other official authorization to undertake development on a parcel of land.
- (357) **Person:** An individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, a public or private institution, utility, cooperative, interstate body, the State of North Carolina and its agencies and political subdivisions, or other legal entity.
- (358) **Persons with Disabilities:** A person with temporary or permanent physical, emotional, or mental disability, including, but not limited to, an intellectual or other developmental disability, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not included with a mental illness who are dangerous to others as defined in NCGS § 122C-3 (11) b.
- (359) **Pet Boarding:** The act of temporarily caring for another person's pet for a set period.
- (360) **Pet Grooming:** An activity that involves shaving, clipping, or trimming the coat or nails of any pet.
- (361) **Pharmaceutical Manufacturing:** A facility designed for the industrial-scale formulation and creation of new drugs for use in the healthcare field.
- (362) **Pharmacy:** A facility where medicinal drugs, usually requiring a prescription, are dispensed and sold.
- (363) **Photovoltaic Module:** The smallest non-divisible, environmentally protected assembly of photovoltaic cells or other photovoltaic collector technology and ancillary parts intended to generate electrical power under sunlight, which is part of a utility-scale solar project.
- (364) **Physically Impaired Person:** A person who is a resident of this State and who requires assistance with two or more activities of daily living as certified in writing by a physician licensed to practice in this State.



- (365) **Planing Mill:** A facility, either permanent or temporary, in which wood is smoothed, cut, matched, and fitted for various uses.
- (366) **Planned Business Development:** An area of land under unified control developed for business, commercial, or industrial uses, consisting of one or more principal structures or buildings and accessory structures or buildings on a plot not subdivided into customary streets or lots.
- (367) **Planned Rural Development:** An area of land under single ownership developed for a number and variety of single-family dwelling units primarily for family use.
- (368) **Planned Unit Development:** An area of land under unified control to be developed as a single entity for a number and variety of site-built dwelling units, both attached and detached housing.
- (369) **Planning and Development Regulation Jurisdiction:** The geographic area defined in Article 200, Section 201 of this Ordinance, within which Randolph County may undertake planning and apply development regulations authorized by NCGS § 160D.
- (370) **Planning Board:** See *Randolph County Planning Board*.
- (371) **Plant Cultivation and Sales:** The process of caring for and raising plants until they are suitable for sale to the public.
- (372) **Plastics Manufacturing:** A facility where various components, including polymers, undergo processing to create plastic products.
- (373) **Plat:** A map or plan of a parcel of land that is to be or has been subdivided.
- (374) **Police Power:** The basic right of the government to make laws and regulations for the benefit of its communities as established by the Tenth Amendment to the United States Constitution. For this Ordinance, *police power* refers to the basis for enacting land use development regulations.
- (375) **Post Office:** A facility that is responsible for the collection and delivery of mail. This definition shall include a facility operated by the United States Postal Service or businesses that offer private mailbox service.
- (376) **Pottery Manufacturing and Sales:** A facility used to make various items made of earthenware or baked clay, and sales of completed items.
- (377) **Poultry Processing:** A facility that converts live poultry into raw poultry products for human or animal consumption.



- (378) **Pre-existing Towers and Antennas.** Any tower or antenna on which a permit has been properly issued before the effective date of this Ordinance.
- (379) **Press Shop:** A facility that uses equipment to apply pressure on various items to produce another usable item, such as gears.
- (380) **Principal Arterial:** A rural link in a network of continuous routes serving corridor movements having the trip length and travel density characteristics indicative of substantial state-wide or interstate travel and existing solely to serve traffic. This network would consist of interstate routes and other routes designated as principal arterials.
- (381) **Principal Building:** See *Building, Principal*.
- (382) **Principal Use Sign:** An outdoor sign that is used to provide information regarding the primary use of a building or parcel.
- (383) **Printing Shop:** A facility used for the printing of newspapers, books, or other materials for use in the home or business.
- (384) **Private Club, Non-profit:** A group that is engaged in a social or public benefit activity and is registered with the IRS. The revenue for such clubs is usually from a small group of donors. This term shall also be used for Lodges, Non-profits.
- (385) **Private Club, for-profit:** A facility owned and operated by an association, corporation, or group of individuals established for the cultural, educational, fraternal, recreational, or social enrichment of its members who pay dues and meet certain prescribed qualifications for membership. This term shall also include Lodges, For-Profit.
- (386) **Private Drive:** A travel way not dedicated or offered for dedication as a public street providing access to three or more principal buildings. A private drive is not part of the State maintenance system and is designed for use and naming for public safety only.
- (387) **Private Road:** A vehicular right-of-way indicated on an approved survey plat and recorded in the Office of the Register of Deeds, intended to serve residential subdivision of lots or tracts and not offered for dedication as a public road. Private roads shall require a subdivision road disclosure statement under NCGS § 136-102.6, shall be privately maintained, and meet the design standards for private roads in this Ordinance, Article 700, Section 717, Subsection E.
- (388) **Private Street:** An undedicated private right-of-way that affords access to abutting properties and requires a subdivision street disclosure statement under NCGS § 136-102.6. Emergency and other public services may not be provided over such



private streets, and they shall be privately maintained. Private streets are usually not addressed.

- (389) **Professional Offices:** A room or suite of rooms used for various business transactions.
- (390) **Projecting Sign:** A sign projecting out from, and attached to, the exterior wall of a building and forming an angle of 30 degrees or more with the wall.
- (391) **Property:** All real property subject to land-use regulation by Randolph County, and includes any improvements or structures customarily regarded as part of real property.
- (392) **Property Owners Association:** See *Homeowners Association*.
- (393) **Public Body:** A group as defined in NCGS § 143-318.10 (b) and (c). For this Ordinance, the Randolph County Planning Board, the Randolph County Zoning Board of Adjustment, and the Randolph County Board of Commissioners are public bodies.
- (137) **Public Building Sign:** An outdoor sign that is used to identify a facility used by the public.
- (394) **Public Facilities:** Major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks, recreational, and health systems, and facilities.
- (395) **Public Grounds:** The area outside of public buildings where members of the public may gather to engage in expressive activities.
- (396) **Public Library:** A facility open to the public that allows individuals to borrow books for a limited period for personal enjoyment or research.
- (397) **Public Officer:** The officer or officers who are authorized by regulations adopted hereunder to exercise the powers prescribed by the regulations.
- (398) **Public Street:** A street located on a right-of-way dedication under the requirements of this Ordinance.
- (399) **Public Utility Substation:** A facility owned by a utility and used to supplement services (e.g., water, sewer, electricity, telephone, television) provided to the public.
- (400) **Quarry Operations:** A facility where materials are extracted from the ground.



- (401) **Quasi-Judicial Decision:** A decision involving the finding of facts regarding a specific application of a development regulation that requires the exercise of discretion when applying the standards of this Ordinance. The term includes, but is not limited to, decisions involving Variances, Special Use Permits, Certificates of Appropriateness, and Appeals of Administrative Determinations.
- (402) **Radio Studio:** A facility where live broadcasts or recorded programs are transmitted to the public.
- (403) **Radio Tower:** A mast containing one or more antennas to transmit radio signals.
- (404) **Railroad Rolling Stock Manufacturing:** A facility for assembling various components to create powered or unpowered vehicles used in the railroad industry.
- (405) **Railroad Yard:** A facility with railroad tracks for storing, sorting, loading, and unloading railroad cars and locomotives.
- (406) **Randolph County Growth Management Plan:** A comprehensive land-use plan designed as a guide for development by identifying growth areas and establishing broad policy statements and growth management philosophy for each area. This plan is designed to provide flexibility when allowing for changing circumstances and community desires while providing for an overall growth management philosophy for Randolph County.
- (407) **Randolph County Planning Board:** Citizens appointed by the Randolph County Board of County Commissioners to carry out the duties outlined in NCGS § 160D-301. In Randolph County, the *Randolph County Planning Board* and the *Randolph County Zoning Board of Adjustment* are the same individuals, who function as separate bodies according to the stated function and purpose for which a meeting is called.
- (408) **Randolph County Zoning Board of Adjustment:** A quasi-judicial board composed of residents of Randolph County empowered to hear appeals from decisions of the Randolph County Planning Director or Code Enforcement Officers in the issuance of a citation or Notice of Violation and grant minor variances from provisions of the Zoning Ordinance after an evidentiary hearing. In Randolph County, the *Randolph County Zoning Board of Adjustment* and the *Randolph County Planning Board* are comprised of the same individuals, functioning as separate bodies according to the stated function and purpose of the meeting.
- (409) **Real Estate Sign:** An outdoor sign that is used to advertise that buildings or parcels are for sale.
- (410) **Reasonable:** Means having sound judgment, and something appropriate and fair as determined by the Randolph County Planning Director.



- (411) **Reconstruction:** Erecting or constructing anew, including any new or modern instrumentalities, parts, or equipment that were allowed under Randolph County development rules in place at the time the sign was erected.
- (412) **Recreational Sports Center:** See *Fitness Center*.
- (413) **Recreational Vehicle (RV):** A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use that has its own motive power or is mounted on, or towed by, another vehicle. The basic entities are the camping trailer, fifth-wheel travel trailer, motor home, travel trailer, and truck camper. This term shall not include a manufactured home as defined in NCGS § 143-143.9 (6). The basic entities are defined as follows.
- (a) **Camping trailer:** A vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls that fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.
 - (b) **Fifth-wheel trailer:** A vehicular unit mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use, of a size and weight that does not require a special highway movement permit and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.
 - (c) **Motor home:** A vehicular unit, designed to provide temporary living quarters, built into as an integral part, or permanently attached to a self-propelled motor vehicle chassis or van. The vehicle must provide at least four of the following facilities: cooking, refrigeration or icebox, self-contained toilet, heating or air conditioning, a portable water supply system including a faucet and sink, separate 110-125-volt electrical power supply, or an LP gas supply as defined in NCGS § 20-4.01 (27) k.
 - (d) **Travel trailer:** A vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, and of a size or weight that does not require a special highway movement permit when towed by a motorized vehicle.
 - (e) **Truck camper:** A portable unit that is constructed to provide temporary living quarters for recreational, camping, or travel use, consisting of a roof, floor, and sides, and is designed to be loaded onto and unloaded from the bed of a pickup truck.
- (414) **Recreational Vehicle Sales and Service:** A facility for the retail sales and/or repair of recreational vehicles as defined in this Ordinance.



- (399) **Recycle:** Processing, including disassembling, dismantling, and shredding of photovoltaic modules or other equipment from utility-scale solar projects, or their components, to recover usable products. This term **does not include** any process that results in the incineration of such equipment. Photovoltaic modules determined to be hazardous shall comply with applicable hazardous waste requirements even when recycled.
- (400) **Remote Meeting:** An official meeting, or any part thereof, with between one and all of the members of the public body participating by simultaneous communication.
- (401) **Reproduction Shop:** A facility established for the art of copying or duplicating an original.
- (402) **Research and Development Facilities:** A facility used for scientific research for the development of new and innovative products for use by the public or specific markets.
- (403) **Research Laboratory:** A facility for conducting research or investigations into all branches of science.
- (404) **Reservation:** A reservation of land does not invoke any transfer or property rights. It simply constitutes an obligation to keep the property free from development for a stated period.
- (405) **Residence:** Any building, or portion thereof, which is designed for living and/or sleeping purposes. The term *residence* shall not be deemed to include a hotel, motel, tourist home, or other building designed for transient residence. The term shall not include travel trailers, campers, motor homes, or other vehicles designed for transient residences. The term *residence* shall include the term *dwelling unit*.
- (406) **Residential Property:** Property where the main use is for residential purposes.
- (407) **Resin Manufacturing:** A facility where typically viscous substances are converted into rigid polymers by the process of curing.
- (408) **Rest Home:** A residential facility designed for the care of old or frail people.
- (409) **Restaurant:** A facility where people pay to obtain meals that are cooked and served on the premises. For this Ordinance, this term shall also include facilities that have drive-through windows.
- (410) **Reverse Frontage Lot:** See *Lot, Reverse Frontage*.
- (411) **Rezoning:** An amendment to a zoning regulation for changing the zoning district that is applied to a specified property or properties. This term also includes (i) the



initial application of zoning when land is added to the territorial jurisdiction of Randolph County that has previously adopted zoning regulations and (ii) the application of an Overlay Zoning District or a Conditional Zoning District. The term does not include (i) the initial adoption of a zoning map by the Randolph County Board of County Commissioners, (ii) the repeal of a zoning map and re-adoption of a new zoning map for the entire planning and development regulation jurisdiction, or (iii) the updating of zoning map to incorporate amendments to the names of zoning districts made by zoning text amendments where there are no changes in the boundaries of the zoning district or land uses permitted in the district. Also, see *Zoning Map Amendment*.

- (412) **Riding Academy:** A facility or property where horses are boarded and where instruction in riding, jumping, and showing horses is offered.
- (413) **Road, Private:** See *Private Road*.
- (414) **Rodeo:** A contest in which competitors demonstrate skills at riding horses, roping calves, and wrestling steers.
- (415) **Roof Sign:** A sign erected, constructed, or maintained upon the roof of any building.
- (416) **Rooming House:** A building that contains more than three, but fewer than ten guest rooms that are rented to individuals for compensation.
- (417) **Rubber Products Manufacturing:** A facility where raw products are transformed through various processes to create rubber products such as automobile tires, mats, and exercise stretching bands.
- (418) **Rural Family Occupation:** A facility where the property owner resides on the property and operates a small in-home business.
- (419) **Rural Family Occupation of a Commercial/Industrial Nature:** A facility where the property owner resides on the property and operates a small in-home business in a building separate from the residence.
- (420) **Sales Lot:** A parcel that is used for the sale of various durable goods like manufactured homes, travel trailers, campers, boats, or recreational vehicles.
- (421) **Salvage Yard:** See *Junkyard (Salvage)*.
- (422) **Sanatorium:** A facility established for the treatment of individuals who are recovering from an injury or surgical procedure or individuals who have a chronic illness.
- (423) **Sanitary Landfill:** See *Landfill*.



- (424) **Savings and Loan:** An institution that receives deposits and lends money to customers primarily for home mortgage loans.
- (425) **Sawmill:** A facility, either permanent or temporary, where logs are sawed into lumber by machinery.
- (426) **Scenic Corridor Plan:** A site plan that describes unique qualities, conditions, boundaries, and requirements of a road corridor that creates a visually pleasing impression.
- (427) **School:** A facility that is used to educate children.
- (428) **Scrap Processor:** An establishment for the shredding of salvaged metal and other components.
- (429) **Screen:** See *Buffer*.
- (430) **Search Ring:** The area within which a wireless support facility or wireless facility must meet the service objectives of the wireless service provider using the wireless facility or wireless support structure.
- (431) **Second Degree Relative:** An uncle, aunt, nephew, or niece, and includes half, step, and in-law relationships.
- (432) **Septage:** This definition, for this Ordinance, shall follow NCGS § 13A-290 (32).
- (433) **Septage Land Application Site:** As regulated under the State requirements outlined in NCGS § 130A-291.1; NC Septage Management Rules and meaning the area of land on which septage is applied.
- (434) **Service Establishment:** A facility that provides a substantial function of the business on-site, such as a beauty or barbershop, or small item repair.
- (435) **Service Stations:** A facility, typically a gas station, which may have the ability to provide automotive repairs and maintenance.
- (436) **Sewage Disposal System:** This definition, for this Ordinance, shall follow NCGS § 130-A-334, and as may be amended.
- (437) **Sexually Oriented Device:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (438) **Sheet Metal Fabrication:** A facility that uses various machinery to shape pieces of metal into the desired shape, either through removal or deformation of the piece of metal.



- (439) **Shooting Range:** An area planned for target practice or any type of shooting activity, whether for-profit or not-for-profit. Shooting activity includes the use of any type of weapon that can fire or discharge any type of projectile that could be considered lethal.
- (440) **Sign Area:** The sign area is measured by the smallest square, rectangle, triangle, circle, or a combination thereof, which will encompass the entire advertising copy area, including architectural trim. In the computing area, only one side of a double-faced sign shall be considered.
- (441) **Sign, Electronic Changeable Face:** See *Electronic Changeable Face Sign*.
- (442) **Sign, Flashing:** See *Flashing Sign*.
- (443) **Signs:** ~~Any words, lettering, parts of letters, pictures, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trademarks by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity, or product, which are visible from any public way and used to attract attention. Any object, device, display, structure, or part thereof, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service event, or location by any means, including, but not limited to, words, letters, pennants, banners, emblems, trademarks, tradenames, insignias, numerals, figures, design, symbols, fixtures, colors, illumination, or projected images or any other attention-directing devise. All signs located in the County's jurisdiction, except those specifically excluded by this Ordinance, are subject to the provisions of this Ordinance.~~
- (444) **Silviculture:** The art and science of controlling the establishment, growth, composition, health, and quality of forests and woodlands.
- (445) **Simultaneous Communication:** Any communication by conference telephone, conference video, or other electronic means.
- (446) **Single Family Dwelling:** See *Dwelling, Single Family*.
- (447) **Site Plan:** A scaled drawing and supporting text showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on the lot. The site plan may include site-specific details such as building areas, building heights and floor area, setbacks from lot lines and street rights-of-way, intensities, densities, utility lines and locations, parking, access points, roads, and stormwater control facilities that are depicted to show compliance with all legally required development regulations that apply to the project and the site plan review. A site plan approval based solely upon the application of objective standards in an Administrative Decision, and a site plan approval based in whole or in part upon



the application of standards involving judgment and discretion is a quasi-judicial decision. A site plan shall also be approved as part of a Conditional District.

- (448) **Site-Specific Vesting Plan:** A plan submitted to Randolph County describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property.
- (449) **Sleeping Unit:** A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are part of a dwelling unit are not sleeping units.
- (450) **Small Box Discount Store:** A retail establishment with a floor area of less than 15,000 square feet, offering a wide variety of new merchandise at discounted prices, averaging under \$10.00. These stores provide convenient shopping options for a range of consumable goods (such as food, paper products, cleaning supplies, health and beauty options, and pet supplies) and non-consumable goods (such as seasonal merchandise, home décor, domestics, and basic apparel). For the purposes of this Ordinance, these stores are not classified as convenience stores.
- (451) **Small Wireless Facility:** A wireless facility that meets the following qualifications:
- (a) Each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all its exposed elements, if enclosed, could fit within an enclosure of no more than six cubic feet; and
 - (b) All other wireless equipment associated with the facility has a cumulative volume of no more than twenty-eight cubic feet. For this sub-subdivision, the following types of ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, ground-based enclosures, grounding equipment, power transfer switches, cut-off switches, vertical cable runs for the connection of power and other services, or other support structures.
- (452) **Social Service Center:** A facility where a range of public services are offered to improve the well-being of individuals, families, and communities, such as adult or child protective services, foster care, or adoption. For this Ordinance, the definition shall include the Randolph County Department of Social Services.
- (453) **Solar Energy Facility:** An energy facility or area of land principally used to convert solar energy to electricity, which includes, but is not limited to, the use of one or more solar energy systems. This definition shall exclude those facilities that are



installed on the roof of a building where residential or commercial production of electricity is not the primary use.

(454) **Solid Waste:** As defined by NCGS § Chapter 130A, Article P is any hazardous or nonhazardous garbage, refuse, or sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, domestic sewage and sludges generated by the treatment thereof in sanitary sewage collection, treatment and disposal systems, and other material that is either discarded or is being accumulated, stored or treated before being discarded, or has served its original intended use and is generally discarded, including solid, liquid, semisolid or contained gaseous material resulting from industrial, institutional, commercial and agricultural operations, and community activities. Notwithstanding sub-subdivision B.3. of this subdivision, the term includes coal combustion residuals. The term does not include:

- (a) Fecal waste from fowls and animals other than humans;
- (b) Solid or dissolved material in:
 - (1) Domestic sewage and sludges generated by treatment thereof in sanitary sewage collection, treatment, and disposal systems, which are designed to discharge effluents to the surface waters;
 - (2) Irrigation return flows; or
 - (3) Wastewater discharges and the sludges incidental to and generated by a treatment which are point sources subject to permits granted under Section 402 of the Water Pollution Control Act, as amended (P.L. 92-500), and permits granted under NCGS § 143-215.1 by the Commission, including coal combustion products. However, any sludges that meet the criteria for hazardous waste under RCRA shall also be solid waste for this Article.
- (c) Oils and other liquid hydrocarbons are controlled under Article 21A of Chapter 143 of the General Statutes. However, any oils or other liquid hydrocarbons that meet the criteria for hazardous waste under RCRA shall also be a solid waste for this Article;
- (d) Any source, special nuclear or byproduct material as defined by the Atomic Energy Act of 1954, as amended (42 USC § 2011);
- (e) Mining refuse is covered by the North Carolina Mining Act, NCGS § 74-46 through 74-68, and regulated by the North Carolina Mining Commission (as defined under NCGS § 143B-293.1). However, any



specific mining waste that meets the criteria for hazardous waste under RCRA shall also be a solid waste for this Article;

- (f) Recovered material; or
 - (g) Steel slag that is a product of the electric arc furnace steelmaking process; provided, that such steel slag is sold and distributed in the stream of commerce for consumption, use, or further processing into another desired commodity and is managed as an item of commercial value in a controlled manner and not as a discarded material or in a manner constituting disposal.
- (455) **Special Event:** An event such as a circus, bazaars, carnivals, fairs, seasonal greenhouses, tents, or open lot sales of Christmas trees that occur for no longer than fifteen calendar days and no more than two times per year.
- (456) **Special Use Permit:** A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised, as well as compliance with specific standards. The term includes permits previously referred to as Conditional Use Permits or Special Exceptions.
- (457) **Specified Anatomical Areas:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (458) **Specified Sexual Activities:** This definition, for this Ordinance, shall follow NCGS § 14-202.10.
- (459) **Storage Pod:** A container designed to be used for the storage of personal and household items that are brought to a site, filled, and then moved to a permanent storage site or facility.
- (460) **Sub-divider:** Any person, firm, corporation, or official agent thereof who subdivides any land.
- (461) **Subdivision:** The division of land for sale or development as specified in NCGS § 160D-802. All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for 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 authorized by the *Watershed Protection Ordinance*:
- (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 Ordinance;

- (b) The division of land into parcels greater than ten 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 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of this Ordinance;
- (e) The division of a tract into plots or lots used as a cemetery; or
- (f) The division of property among heirs for the sole purpose of settling an estate.

(462) **Subdivision Identification Sign:** A sign placed per this Ordinance that is used to identify a residential subdivision by name and or section number.

(463) **Subdivision Regulation:** A subdivision regulation authorized by Article 700 of this Ordinance.

(464) **Subdivision, Major:** See *Major Subdivision*.

(465) **Subdivision, Minor:** See *Minor Subdivision*.

(466) **Substantial:** Means something of considerable importance, size, worth, and something real and tangible as determined by the Randolph County Planning Director.

(467) **Substantial Modification:** The mounting of a proposed wireless facility on a wireless support structure that substantially changes the physical dimensions of the support structure. The burden is on Randolph County to demonstrate that a mounting that does not meet the listed criteria constitutes a substantial change to the physical dimensions of the wireless support structure. A mounting is presumed to be a substantial modification if it meets any one or more of the following criteria:

- (a) Increasing the existing vertical height of the structure by the greater of (i) more than ten percent or (ii) the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet;



- (b) Except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable, adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure the greater of (i) more than twenty feet or (ii) more than the width of the wireless support structure at the level of the appurtenance; or
 - (c) Increasing the square footage of the existing equipment compound by more than 2,500 square feet.
- (468) **Suspended Sign:** A sign that is suspended from the underside of a horizontal plane surface, such as a canopy or marquee, and is supported by such structure.
- (469) **Tailor Shop:** A facility that sells custom-made clothing and garments.
- (470) **Taxi Stand:** A facility where either (i) taxis park while waiting to be used by customers or (ii) where customers wait for taxis to pick up passengers.
- (471) **Taxi Stand – Park and Ride Lot:** A system for reducing traffic congestion in which drivers leave their vehicles in parking lots and travel to other locations on various means of transportation.
- (472) **Technical Review Committee:** A committee to review and provide analysis of Development Impact Statements and other planning and development projects as may be required. This committee shall meet regularly and shall consist of appropriate Randolph County Planning and Zoning Department Staff and senior staff from related agencies as may be appointed by the Randolph County Planning Director.
- (473) **Telecommunications Tower:** Any structure that is designed and constructed primarily for supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, personal communications service towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. This definition does not include any structure erected solely for residential, non-commercial individual use, such as television antennas, satellite dishes, or amateur radio antennas.
- (474) **Television Studio:** A facility where live broadcasts or recorded programs are transmitted to the public.
- (475) **Television Tower:** A mast containing one or more antennas to transmit television signals.
- (476) **Temporary Building:** A facility on a property for a specific period that must later be removed.



- (477) **Temporary Carnival:** A facility that moves from location to location and uses amusement devices or mechanical rides, such as Ferris wheels, to provide entertainment to the public.
- (478) **Temporary Family Health Care Structure:** A transportable residential structure providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who is the mentally or physically impaired person, (iii) has no more than three hundred gross square feet, and (iv) complies with applicable provisions of the North Carolina State Building Code and NCGS § 143-139.1 (b). Placing the temporary family healthcare structure on a permanent foundation shall not be required or permitted.
- (479) **Temporary Information Sign:** An outdoor sign that is used to provide information, such as elections, yard sales, etc., to the traveling public for a specific amount of time.
- (480) **Temporary Promotion Sign:** An outdoor sign that is used to provide promotional information to the traveling public for a specific amount of time.
- (481) **Temporary Special Use Permit:** A permit authorizing a special event as defined by this Ordinance. This permit is valid for one calendar year and may be renewed.
- (482) **Temporary Use:** Any use of a building or parcel that can be used or occupied for no more than sixty days from the date of issuance of a zoning permit.
- (483) **Theatre, Drive-In:** See *Drive-In Theatre*.
- (484) **Tile Manufacturing:** A facility for the manufacturing of any type of tiling used in the construction industry.
- (485) **Tire Manufacturing:** A facility for the manufacturing of tires used in the automobile industry.
- (486) **Towing Service:** A temporary holding place for vehicles that have been towed or impounded. This definition does **not** include the permanent storage or dismantling of vehicles.
- (487) **Townhouse:** Two or more attached single-family residences contained within one or more residential structures, with each unit located on a separate plot.
- (488) **Trade Name:** A name that is used by manufacturers and merchants to identify their businesses.
- (489) **Trade School:** A postsecondary facility to train students for a specific job or skilled trade.



- (490) **Trademark:** A form of intellectual property that consists of a word, phrase, symbol, design, or a combination that identifies a product or service from a particular source and distinguishes it from others.
- (491) **Training Center:** See *Educational Facilities*.
- (492) **Transitional Housing:** Housing designed for the transition from a treatment program back into their community. Transitional housing is intended for individuals and families who are in recovery and require further assistance before living independently.
- (493) **Transportation Equipment Manufacturing:** A facility that allows for the manufacturing of aircraft and other aerospace equipment, railroad equipment, motor vehicles, and auto parts, as well as building, repairing, and breaking of ships.
- (494) **Travel Trailer Parks:** A facility where travel trailers can be set up overnight for camping.
- (495) **Truck Terminal:** A facility designed for the parking of trucks and can include features such as a dormitory, fuel pumps, restaurants, and repair shops.
- (496) **Two Family Dwelling:** See *Dwelling, Two Family*.
- (497) **Ultra Vires:** An act or regulation adopted without any authority delegated to Randolph County by the North Carolina General Assembly.
- (498) **Upholstering:** A facility where furniture is covered with various materials.
- (499) **Upholstering Refinish:** A facility where furniture is recovered with various materials to extend the life of the product.
- (500) **USDA:** The United States Department of Agriculture.
- (501) **Use:** The purpose for which land or a building or structure is arranged, designed, or intended, or for which land or a building or structure is, or may be, occupied or maintained.
- (502) **Use-Principal Permitted:** A use that is permitted outright in a district for which a Zoning Permit may be issued by the Randolph County Planning Director.
- (503) **USGS:** The United States Geological Survey.
- (504) **Utility Pole:** A structure that is designed for and used to carry lines, cables, wires, lighting facilities, or small wireless facilities for telephone, cable television, electricity, lighting, or wireless services.



- (505) **Utility-scale Solar Project:** A ground-mounted photovoltaic, concentrating photovoltaic, or concentrating solar power project directly connected to the electrical grid that generates electricity for sale. The term includes solar arrays, accessory buildings, transmission facilities, and any other infrastructure necessary for the operation of the project. The term does not include renewable energy facilities owned or leased by a retail electric customer intended primarily for the customer's use to offset the customer's retail electrical energy consumption at the premises.
- (506) **Vacant Industrial Warehouse:** Any building or structure designed for the storage of goods or equipment in connection with manufacturing processes, which has not been used for that purpose for at least one year and has not been converted to another use.
- (507) **Vacant Manufacturing Facility:** Any building or structure previously used for the lawful production or manufacturing of goods, which has not been used for that purpose for at least one year and has not been converted to another use.
- (508) **Variance:** A modification of the dimensional requirements of this Ordinance by the Randolph County Zoning Board of Adjustment, after an evidentiary hearing, when strict enforcement of this Ordinance would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted.
- (509) **Vested Right:** The right to undertake and complete the development and use of property under the terms and conditions of an approval secured as specified in NCGS § 160D-108.
- (510) **Veterinary Clinic:** A facility for the treatment of pets and large animals.
- (511) **Violation:** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Article 400 of this Ordinance is presumed to be in violation until that documentation is provided.
- (512) **Violator:** Any person or entity that owns, leases, rents, occupies, manages, or builds any structure or engages in any land development activity in violation of this Ordinance and any person or entity that owns, leases, rents, or occupies a use in violation of this Ordinance.
- (513) **Wall Sign:** A sign affixed to the surface of, and whose plane is parallel to the plane of the exterior wall of a building, or which forms an angle of less than 30 degrees with said wall.



- (514) **Warehouse:** A facility with or without loading docks that is designed for storing goods produced by manufacturers, which can include items for imports, exports, wholesale, or transportation services.
- (515) **Warehouse, Mini:** See *Mini warehouse*.
- (516) **Warehousing and Distribution:** A facility with or without loading docks that is designed for storing goods produced by manufacturers that can include items for imports, exports, wholesale, or transportation services, including the act or process of shipping goods to be made available to the public.
- (517) **Water Quality Protected Area (WQPA):** Land located adjacent to the shoreline of a public water supply reservoir and is located from normal pool level extending from one-half to one mile from the reservoir high water mark depending on the size of the watershed, and specifically delineated on the official watershed map as indicated on the County GIS and as approved by the Randolph County Board of County Commissioners and the appropriate State agencies.
- (518) **Water Supply System:** An approved water supply system which, depending upon ownership and/or the number of hook-ups, may be:
- (a) Municipal system;
 - (b) A privately owned system serving an extended geographic area (extensions approved by the Department of Human Resources, Division of Health Services);
 - (c) A private well serving up to fourteen hook-ups in a manufactured home park (approved by Randolph County Public Health); or,
 - (d) A community system with fifteen or more connections (approved by the Department of Human Resources, Division of Health Services).
- (519) **Water Tower:** A water storage tank, a standpipe, or an elevated tank situated on a support structure originally constructed for use as a reservoir or facility to store or deliver water.
- (520) **Watershed:** All other parts of the watersheds in Randolph County draining directly into a water supply reservoir. A watershed means an area in which all water drains to a body of water as indicated on the County GIS and as approved by the Randolph County Board of County Commissioners and the appropriate State agencies.
- (521) **Welding Shop:** A facility where one or more pieces of metal are fused to form one piece of metal.



- (522) **Wind Energy Facility:** The turbines, accessory buildings, transmission facilities, and any other equipment necessary for the operation of the facility that, cumulatively, with any other wind energy facility whose turbines are located within one-half mile of one another, have a rated capacity of one megawatt or more of energy.
- (523) **Wireless Facility:** Equipment at a fixed location that enables wireless communications between the user equipment and a communications network, including (i) equipment associated with wireless communications and (ii) radio transceivers, antennas, wires, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. The term includes small wireless facilities. The term does not include any of the following:
- (a) The structure or improvements on, under, within, or adjacent to which the equipment is co-located;
 - (b) Wireline backhaul facilities; or
 - (c) A coaxial or fiber-optic cable that is between wireless structures or utility poles or that is otherwise not immediately adjacent to or directly associated with an antenna.
- (524) **Wireless Infrastructure Provider:** Any person with a certificate to provide telecommunications service in the State who builds or installs wireless communication transmission equipment, wireless facilities, or wireless support structures for small wireless facilities, but does not provide wireless services.
- (525) **Wireless Provider:** A wireless infrastructure provider or a wireless services provider.
- (526) **Wireless Services:** Any services, using licensed or unlicensed wireless spectrum, including the use of Wi-Fi, whether at a fixed location or manufactured, provided to the public using wireless facilities.
- (527) **Wireless Services Provider:** A person who provides wireless services.
- (528) **Wireless Support Structure:** A new or existing structure, such as a monopole, lattice tower, or guyed tower, that is designed to support or capable of supporting wireless facilities. A utility pole is not a wireless support structure.
- (529) **Wrecked Vehicle:** A vehicle that has been destroyed or ruined by involvement in an accident or other causes of damage.
- (530) **Yard, Front:** An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the front line of the lot and



the front line of the building projected to the sidelines of the lot. Where a lot abuts more than one street, the Randolph County Planning Director shall determine the front yard for purposes of this Ordinance.

- (531) **Yard, Rear:** An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the sideline of the lot.
- (532) **Yard, Side:** An open, unoccupied space on the same lot with a principal building, situated between the building and the side lot line and extending from the rear line of the front yard to the front line of the rear yard.
- (533) **ZIP Code:** A series of numbers assigned by the United States Postal Service that is designed to enhance the delivery of mail. (*ZIP* stands for Zone Improvement Plan.)
- (534) **Zoning Board of Adjustment:** See *Randolph County Zoning Board of Adjustment*.
- (535) **Zoning Lot:** A parcel or contiguous parcels of land under single ownership containing sufficient land area for the proposed development, including a well and septic system repair area.
- (536) **Zoning Map Amendment:** An amendment to a zoning regulation to change the zoning district that is applied to a specified property or properties. It does not include the initial adoption of a zoning map by Randolph County or the repeal of a zoning map and re-adoption of a new zoning map for the entire planning and development regulation jurisdiction. It does not include updating the zoning map to incorporate amendments to the names of zoning districts made by zoning text amendments, where there are no changes in the boundaries of the zoning district or land uses permitted in the district. It does include the initial application of zoning when land is added to the territorial jurisdiction of a local government that has previously adopted zoning regulations. It does include the application of an overlay zoning district or a conditional zoning district.
- (537) **Zoning Permit:** A permit issued by the Randolph County Planning Director, which must be obtained before the establishment of a use within a zoning district.
- (538) **Zoning Regulation:** A zoning regulation authorized by Article 7 of NCGS § 160D.
- (539) **Zoological Park:** A parklike area where various animals from all over the world are kept in cages or large enclosures for public exhibition.

103: WATERSHED PROTECTION ORDINANCE DEFINITIONS



shall not apply to parking lots used only by churches, private clubs, or similar organizations using said parking facilities on an irregular schedule, and parking lots where ten or fewer spaces are required.

- (4) Parking may not be assigned to two uses; however, required parking spaces for any number of separate buildings or uses may be combined in one lot. The spaces required for one use may not be assigned to another use at the same time, except that required parking for places of assembly may be assigned to parking spaces that are otherwise assigned to other uses if the parking spaces are normally used at different times.
- (5) All parking facilities shall be so designed that the required access to public streets shall be by the forward motion of vehicles exiting the parking facility.

777635: SIGNS

A. INTENT

~~This section intends to authorize the use of signs whose types, sizes, and arrangements are compatible with their surroundings; appropriate to the type and intensity of activity to which they pertain, expressive of the identity of individual properties or occupants or the community, legible in the circumstances in which they are seen, and appropriate to traffic safety.~~

This section provides guidance and standards for the use of signs within the County's jurisdiction. The placement and maintenance of signs are regulated to promote the health,7 safety, welfare, convenience, and enjoyment of travel throughout the County. These regulations are also designed to balance the promotion of beneficial commerce and the protection of the community at large. These standards are intended to:

- (1) Avoid interference with protected free speech;
- (2) Ensure residents and travelers can locate desired goods, services, and destinations;
- (3) Ensure that signs serve a compelling public purpose;
- (4) Promote a positive community appearance and reflect the heritage of the County;
- (5) Promote economic development and beneficial commerce;
- (6) Promote traffic safety;



- (7) Protect existing property values of residential and nonresidential parcels;
- (8) Protect the County from excessive and obtrusive signs; and
- (9) Regulate signs according to State law and court decisions.

B. NO PERMITS REQUIRED

The following forms of signs shall **not** be subject to these regulations and may be installed without obtaining a zoning permit, but may be subject to other development standards such as building permits. Applicants shall be responsible for securing all required permits before erecting or modifying any of the following forms of excluded signs:

- (1) Directional, instructional, or warning signs;
- (2) Fence-wrap signs as allowed by Section 625 of this Ordinance;
- (3) Flags of the United States, North Carolina, Randolph County, foreign nations having diplomatic relations with the United States, and any other flags adopted or sanctioned by the County, subject to United States Congressional protocol;
- (4) Flags, emblems, or insignia of corporate, political, professional, fraternal, civic, religious, or educational organizations;
- (5) Historical or memorial plaques, tablets, or markers;
- (6) Legal notices required by the government or public utilities;
- (7) Signs located on the interior of buildings, courts, lobbies, or other structures that are not intended to be seen from the exterior of the structure;
- (8) Signs owned or maintained by any governmental organization;
- (9) Temporary displays/signs on lots within all zoning districts for sixty days or less;
- (10) Temporary real estate and construction signs that are removed within seven days of the sale's completion;
- (11) Temporary yard sale signs that are posted for no longer than seven days per sale; or



- (12) Window signs that are painted on or attached to the inside of a window.

C. PROHIBITED SIGNS

The following forms of signs are prohibited in all zoning districts:

- (1) Flashing signs; or
- (2) Signs of any type that imitate or resemble traffic control devices or public safety warning signs.

D. STATE AND FEDERAL REGULATIONS

All signs permitted by the Ordinance are also subject to any State or Federal regulations as to placement, number of signs, etc. In cases of conflicting regulations, the most stringent regulations will apply.

E. COMPUTATION OF SIGN MEASUREMENTS

- (1) Area for Single Face Sign: The area shall be calculated based on the smallest geometric shape (ex. square, circle, rectangle, triangle, or any combination thereof), but not including any supporting framework, bracing, or decorative fence or wall. For the purpose of this Ordinance, an outdoor advertising sign shall not have multiple sign faces in the same direction.
- (2) Area for Multi-faced Sign: The area shall be calculated by including all sign faces visible from any one point. For example, when two identical sign faces are placed back to back so that both faces cannot be seen from any point at the same time, the sign area shall be computed by the measurement of one of the faces.
- (3) Area for Three-Dimensional Sign: The area of a three-dimensional sign shall be the same as all sign faces.
- (4) Height: The distance from the base of the sign at the finished grade to the top of the highest component of the sign. The finished grade shall be the grade after construction, excluding any filling, berming, mounding, or excavating solely to place the sign. **In no instance shall a sign be more the thirty-five feet high.**

G: LOTS WITH FRONTAGE ALONG MULTIPLE STREETS

Lots fronting on two or more streets are allowed the permitted sign area for each street frontage. The total sign area that is directed towards a specific street may not exceed the portion of the lot's total sign area that is calculated from that street frontage or building frontage. The sign frontage on each side facing the streets shall be equal in size.

H. CLEAR SIGHT DISTANCE REQUIRED



Clear sign distance is required for any street intersection or driveway access point to provide drivers with a clear view of oncoming conflicts. All signs described in this Ordinance shall be located outside of the required sight distance triangle. A 10' x 70' sight triangle shall be required at all intersections of all roads along with the required setbacks as per this Ordinance.

I. SPECIFICATIONS FOR SPECIFIC SIGN TYPES

<u>AGRICULTURAL PRODUCT SIGNS</u>					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>16</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>No</u>

Table 22: Specifications for Agricultural Product Signs

<u>CHURCH OR PUBLIC BUILDING SIGNS</u>					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>50</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>Yes</u>

Table 23: Specifications for Church or Public Building Signs

<u>COMMERCIAL BUSINESS PARK IDENTIFICATION SIGNS</u>					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>CC, CS, GC, HI, LC, LI, or OI</u>	<u>1 per lot frontage</u>	<u>50</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>Yes</u>

Table 24: Specifications for Commercial Business Park Identification Signs

<u>DIRECTIONAL GATEWAY SIGNS</u>					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>16</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>No</u>

Note: One-directional gateway sign shall be permitted for the same business.

Table 25: Specifications for Directional Gateway Signs



GOVERNMENT SIGNS					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT.)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>N/A</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>Yes</u>

Table 26: Specifications for Government Signs

HOME OCCUPATION OR OFFICE SIGNS					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT.)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>10</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>No</u>

Note: One sign shall be permitted for business in the residence of the practitioner.

Table 27: Specifications for Home Occupation or Office Signs

MARQUEE, PRINCIPAL USE, PROJECTING, ROOF, SUSPENDED, OR WALL SIGNS					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (PERCENTAGE OF BUILDING)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>CC, CS, GC, HI, LC, LI, or OI</u>	<u>1 per lot frontage</u>	<u>One percent of the total building size</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>Yes</u>

Note: One sign shall be permitted per principal use.

Table 28: Specifications for Marquee, Principal Use, Projecting, Roof, or Suspended Signs

OFF-PREMISE CHURCH SIGNS					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT.)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>10</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>No</u>

Table 29: Specifications for Off-Premise Church Signs

OUTDOOR ADVERTISING SIGNS					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT.)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>CC, CS, GC, HI, LC, LI, or OI</u>	<u>1 per lot frontage</u>	<u>675</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>Yes</u>

Table 30: Specifications for Outdoor Advertising Signs



SUBDIVISION IDENTIFICATION SIGNS					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT.)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>35</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>No</u>

Table 31: Specifications for Subdivision Identification Signs

TEMPORARY INFORMATIONAL, PROMOTIONAL, OR REAL ESTATE SIGNS					
<u>ZONING DISTRICT</u>	<u>NUMBER PERMITTED</u>	<u>MAXIMUM SIZE (IN SQ. FT.)</u>	<u>MINIMUM SETBACK FROM ROW</u>	<u>MAXIMUM HEIGHT (IN FEET)</u>	<u>ELECTRONIC CHANGEABLE ALLOWED</u>
<u>All zoning districts</u>	<u>1 per lot frontage</u>	<u>35</u>	<u>1 foot for every 1 foot in height</u>	<u>35</u>	<u>No</u>

Table 32: Specifications for Temporary Informational, Promotional, or Real Estate Signs

J. SPECIFICATIONS FOR ILLUMINATION

Signs may be indirectly illuminated or non-illuminated.

K. SPACING OF SIGNS

- (1) No more than one outdoor advertising sign shall be permitted on each side of the road within a one-mile segment.
- (2) No outdoor advertising sign shall be placed closer than three hundred feet to any residentially zoned property as measured from the signpost.

L. MAINTENANCE OF SIGNS

- (1) No one may damage, trim, or remove trees, shrubs, or other vegetation located within any publicly owned road or highway right-of-way except as permitted by the NCDOT.
- (2) If the size of the sign does not increase, repairs, reconstruction, and/or modernization of any sign shall be permitted as allowed by NCGS § 136.131.2. Applicants shall be responsible for securing all required permits before repairs, reconstruction, and/or modernization of any sign.

B. GENERAL REGULATIONS

The regulations contained in this section shall apply to all districts.

- (1) No sign of any type shall be erected, painted, repainted, posted, reposted, placed, replaced, or hung in any district except in compliance with these regulations.



- ~~(2) All signs shall be subject to the minimum front, side, and rear yard requirements and the height restrictions of the district in which said signs are located.~~
- ~~(3) Illuminated signs and other sources of illumination shall be subject to the provisions of NCGS § 136-32.2 related to the placement of binding, deceptive, or distracting lights.~~
- ~~(4) No signs, other than electronic changeable face signs, shall contain flashing lights, except as used to display time and temperature.~~
- ~~(5) No sign shall be permitted which duplicates or simulates, whether by design, shape, color, or otherwise, any traffic regulatory sign or other sign placed by a governmental agency in the interest of public health, safety, or welfare.~~
- ~~(6) No signs of any nature, except signs erected for orderly traffic control, signs marking sites of historical interest, and signs for other governmental purposes, shall be permitted within any public right-of-way. The Randolph County Planning Director may grant a temporary permit for banners, pennants, and the like to be displayed within a public right-of-way provided that such devices shall be used only for messages of a public service nature, such as announcements of charity fund campaigns, conventions, and provided that no such temporary permit shall be valid for more than thirty days.~~
- ~~(7) For this Ordinance, the square footage area of any sign shall be measured to include the entire sign, including latticework, frame, border molding, fencing, and display area or wall work incidental to its decoration. Where a sign consists of letters, figures, or other devices individually mounted on a wall or other surface, the sign area shall be the same as the smallest circle or rectangle that can be inscribed around such devices.~~

~~When two identical sign faces are placed back to back so that both faces cannot be viewed from any one point at the same time, and when the sign faces are part of the same sign and are not more than twelve inches apart, the sign area shall be computed by the measurement of one sign face.~~
- ~~(8) No sign shall be erected, repaired, or repainted by any person until a permit has been issued by the Randolph County Planning Director, provided, however, that no permit shall be required for the type of signs listed in Article 600, Section 635 as follows:~~
- ~~(9) No sign shall be taller than thirty-five feet above ground level.~~



- (10) ~~Clear sign distance is required for any street intersection or driveway access point to provide drivers with a clear view of oncoming traffic.~~
- (11) ~~Signs shall be placed outside an established sight triangle of twenty-five feet measured along the right-of-way line of each street. Ten feet by seven feet sight triangles shall be required at all intersections of NCDOT streets.~~
- (12) ~~Signs listed below are allowed only in the zoning districts as indicated by a checkmark.~~

SIGN TYPE	CC	CEO	CS	EF	GC	HC	HI	LC	LI	LO	RA	RBO	RE	RM	RR
Agricultural product sign ¹	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Church or public building sign ²	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Commercial business park identification sign	✓		✓		✓	✓	✓	✓	✓	✓					
Direction gateway sign ³	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electronic changeable face sign	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Government sign ⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ground sign ⁵	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Home occupation or office sign ⁶	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No trespassing sign ⁷	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Off-premise church sign ⁸	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outdoor advertising sign ⁹	✓		✓		✓	✓	✓	✓	✓	✓		✓			
Permanent subdivision identification sign ¹⁰	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Principal use identification sign ¹¹	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Projecting or suspended sign ¹²	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓			
Roof/ or marquee sign ¹³	✓		✓		✓	✓	✓	✓	✓	✓					
Sign required by law ⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Subdivision identification sign											✓		✓	✓	✓
Temporary promotion or informational sign ¹⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Temporary real estate sign ¹⁵	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall sign ¹⁶	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓			
Warning sign ¹⁷	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Notes to the Signed Permitted by District Table:



~~¹For agricultural products produced on the premises not exceeding sixteen square feet in area and not illuminated.~~

~~²Not exceeding fifty square feet in area. One per each street front plus one per building on premises. Non-flashing or indirect illumination is permitted, and the sign must be motionless.~~

~~³One directional gateway sign shall be permitted for the same business. Size shall not exceed sixteen square feet for a single business or sixteen square feet for the name of the street and/or development, with a maximum total sign area of seventy-five square feet. The sign shall not be more than eight feet in height. The sign must be non-flashing and use indirect illumination, and be motionless. The sign must be ground-mounted and constructed of metal, brick, or fiberglass. Landscaping of the area around the sign using appropriate plantings and shrubs is required. The sign shall be approved by NCDOT and shall not cause a traffic hazard. Construction plans shall be required before the issuance of a zoning permit.~~

~~⁴Signs to regulate, control, or direct vehicular or pedestrian traffic, including signs indicating bus stops, taxi stands, similar transportation facilities, or signs that convey information regarding a public service or location of a public agency. Signs may be illuminated, flashing, or moving as required for public safety.~~

~~⁵No more than one ground sign shall be permitted per principal use. No sign shall exceed one hundred square feet and shall not be located less than ten feet from any public right-of-way.~~

~~⁶For businesses located in the residence of the practitioner. One sign per lot not exceeding five square feet in area.~~

~~⁷Shall not exceed four square feet in area and not illuminated.~~

~~⁸Signs that identify the location of a church, even though such a sign may be remote from the location of the church, provided that the signs are not illuminated or contain moving parts.~~

~~⁹Where erected, these signs shall not be located within fifty feet of any residential district, and there shall be a minimum 1,000 linear feet radius between any two outdoor advertising signs. If the highway has two or three lanes, the sign can be no larger than four hundred square feet or 672 square feet on any highway with four or more lanes.~~

~~¹⁰Signs shall not exceed twelve square feet in area and shall be indirectly illuminated.~~

~~¹¹Signs not exceeding five square feet in area, not illuminated, nor having moving parts.~~

~~¹²Suspended signs shall not exceed twelve square feet in area per side. The projecting sign shall not exceed twenty square feet in area per side. No part of either type of sign shall be less than eight feet above the ground or other surface that it overhangs.~~



~~¹³No roof or marquee signs shall exceed one hundred square feet in area, and not more than one roof sign shall be permitted per principal use.~~

~~¹⁴Signs such as those used before elections and to advertise yard sales. Signs shall be removed within five days after the event has taken place.~~

~~¹⁵Signs advertising a specific property for sale, lease, rent, or development that is located on the subject property. Signs shall not exceed thirty-two square feet in area and shall not be illuminated. Signs shall not be placed closer than five feet from the front property line.~~

~~¹⁶Sign shall not be larger than fifteen percent of the exterior building wall upon which it is mounted, provided that no exterior wall shall display more than one hundred square feet of sign area. No part of the sign shall extend more than eighteen inches from the wall.~~

~~¹⁷Signs that warn of hazards to life and limb, such as high voltage electrical equipment, explosives, etc. These signs may be illuminated.~~

G. **M.** **ON-PREMISES ADVERTISING**

Notwithstanding any Randolph County regulation to the contrary, a lawfully erected on-premises advertising sign may be relocated or reconstructed within the same parcel so long as the square footage of the total advertising surface area is not increased, and the sign complies with Randolph County development rules in place at the time the sign was erected. The construction work related to the relocation of the lawfully erected on-premises advertising sign shall commence within two years after the date of removal. Randolph County shall have the burden to prove that the on-premises advertising sign was not lawfully erected.

Randolph County may require the removal of a lawfully erected on-premises advertising sign under Randolph County development regulations; only Randolph County pays the owner of the sign monetary compensation for the removal. Upon payment of monetary compensation, Randolph County shall own the sign and remove it in a timely manner.

Nothing in this section shall be construed to diminish the rights given to owners or operators of nonconforming uses, including nonconforming structures, as set forth in NCGS § 160D-108 or the rights of owners or operators of outdoor advertising signs in Article 11 of Chapter 136 of the General Statutes.

636: ABANDONED, NUISANCE, AND JUNKED MOTOR VEHICLES

A. **AUTHORITY**

These land-use regulations are enacted under the authority granted by NCGS § 160D. NCGS § 160D grants Randolph County the authority to prohibit by Ordinance the abandonment of motor vehicles and to restrain, regulate, and prohibit junked motor vehicles on public grounds and private