

Article 200A CENTER CITY PLANNING AREA

1 Findings and Goals

The *City of Asheboro 2020 Land Development Plan* describes a Center City Planning Area consisting of the City's downtown area and its immediate environs. This is the historic core of the community bounded by a variety of institutional and commercial uses.

In order to promote principles identified in the *Land Development Plan* such as workability, a vibrant mixture of complementary uses, street trees and landscaping, along with side or rear yard parking, the City Council hereby establishes the Center City Planning Area consisting of three tiers:

- Central Business Planning Area (Tier 1)
- Central Business Fringe Planning Area (Tier 2)
- Commercial and Employment Center Planning Area (Tier 3)

The Council's goal is to promote development that encourages a stable, attractive, economically viable, pedestrian-scaled environment, and that preserves and enhances the visual appeal of streets leading into and out of Asheboro's Central Business Planning Area (Tier 1) and Central Business Fringe Planning Area (Tier 2).

2 Center City Planning Area Boundaries

Boundaries for the Central Business Planning Area (Tier 1), the Central Business Fringe Planning Area (Tier 2), and the Commercial and Employment Center Planning Area (Tier 3) are shown on the Center City Planning Area map adopted by the City Council and incorporated into this Section by reference.

3 Central Business Planning Area (Tier 1)

The Central Business Planning Area (Tier 1) is hereby established to strengthen Asheboro's Center City Planning Area by incorporating a mix of commercial, office, institutional, residential and public open space uses. Design standards for revitalization and new development in the city center encourage a pedestrian oriented mix of multi story buildings located close to the street and containing an attractive mix of first-story storefronts, ample sidewalks and street trees.

In general, this planning area encompasses blocks that have close proximity to downtown public parking lots.

3.1 Permitted and Special Uses

The uses identified in the Table of Permitted Uses (Table 200-2) for the districts covered by this planning area permitted by right or as special uses provided they meet all requirements of this Article and all other requirements established in this Ordinance:

3.2 Dimensional Requirements.

(a) Standard Dimensions Apply - Dimensional requirements for the CBD Planning Area (Tier 1) are as set forth for the applicable zoning districts in Table 200-1, Table of Area, Height, Bulk and Placement Regulations. Except, that within this planning area, a maximum of a 10 foot front yard setback is required for all new development. However, a setback of up to twenty (20) feet is permitted for up to thirty-three percent (33%) of the street-facing facades of new buildings and additions to existing conforming buildings within the district. Such setback areas may be used for landscaping and garden areas, works of art, pedestrian entrances, café seating, and similar uses. They may not be used for driveways, parking, or loading spaces. No development shall be required to meet these setback regulations on more than two street frontages.

Additions to existing structures, which are non conforming due to front yard setback, may be made if such additions are located to the rear of the structure or are located to the front of the structure and reduce the extent of the front yard setback non conformity. Additions to the side of any existing such structure shall not be permitted unless the new addition complies with these setback requirements. Front Yard Averaging shall apply as set forth in 3.2 (b).

(b) Front Yard Averaging - Front yard averaging for all residential uses and all uses within any OA6 district is required when new structures are constructed between buildings with a greater than 0 foot setback. This means the setback of the new structure may be greater than 0 but must not exceed a setback derived from averaging the setback of the two adjacent buildings. In all cases, parking shall be located at the side or rear of the building with no parking permitted in the front yard area between the building and any public street.

(c) Accessory Structures and Uses – Shall be located to the rear or side of principal structures. No accessory structure or use shall be located within thirty (30) feet of any street-right-of-way. Table 200-1, Table 200-2 and Note # 33 shall apply, except if in conflict with this section.

3.3 Sidewalks Required

Sidewalks are required of all new buildings, except single family and duplex, in this planning area. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situations, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which does not extend the entire frontage of the lot. Sidewalks shall be installed along all street frontages in accordance with City of Asheboro sidewalk design standards as established by the City of Asheboro Engineering Department and available for public inspection in the office of the City Clerk. Front yard setbacks shall be measured from the back of the required sidewalk when the sidewalk is located outside of street right-of-way.

3.4 Development Standards for Buildings

The following sections identify standards that shall apply to development within the Central Business Planning Area in addition to all other applicable standards contained in this Ordinance. In general, infill uses shall be compatible with the established architectural character of the area by using complementary building style, form, size, color, materials, and detailing. New construction should reinforce existing building and design patterns.

- (a) “Franchise architecture” - Franchise architecture shall not be allowed. For purposes of this section “franchise architecture” shall be defined as a distinct architectural building style and/or elements commonly employed by a fast food or other retail franchise, that serves to enhance or promote brand identity through visual recognition.
 - (1) No high intensity colors (such as yellow, red, orange, etc.) metallic colors, or fluorescent colors shall be allowed on any building or architectural element. The use of such colors shall be permitted on business identification signs, provided all other sign requirements of this Ordinance are adhered to.
 - (2) Children's play areas shall be located to the rear of the principal structure.
- (b) Service Stations - Automobile service stations shall be sited such that gasoline pumps and any canopy used to cover the gasoline pumps shall be located to the side or rear of the principal structure, provided that a minimum setback of ten feet from all property lines shall be observed. Canopies may not be clad in vinyl or metal, and they must have a pitched roof. Support columns for canopies must be clad in brick or stucco.
- (c) Streetscape Design
 - (1) Relationship between buildings, pedestrians and vehicles - The relationship between a building and areas for pedestrian or vehicular circulation shall be carefully planned in order to avoid negative impacts of one upon the other. All buildings and uses developed in this district shall meet the minimum standards established below.
 - (2) Street Walls. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity. To that end, ground-floor, street-facing facades of new buildings and additions to existing buildings constructed within the district shall have openings (windows and doors) equaling or exceeding 30 percent of the total square footage of the ground floor facade wall. For purposes of the design standards in this Article, the ground floor of a building shall be defined as the area between the street level floor and the ceiling.

For new and existing buildings, no openings on any portion of a wall oriented toward a public street shall be covered or blocked with any material so as to render the opening functionally obsolete (unable to be utilized for entry into the building) or to cause it to be opaque. In addition, security bars, panels, or curtains, whether retractable or permanent, shall not be constructed or used on the exterior portion of any building wall oriented toward a public street. Such devices, if used, shall be installed on the interior of the building, (behind windows for example).

- (3) Facade and Other Design Enhancements - A combination of design elements shall be used on the building facade and/or in relationship to the building at street level to animate and enliven the streetscape. These design elements may include, but are not limited to:

ornamentation	fountains and pools
molding	changes in material or color
street furniture (See Sect. 3.8)	landscaping and garden areas
architectural lighting	works of art

- (4) Wall Expanses – For new buildings and additions to existing buildings, where expanses of blank wall are necessary, they may not exceed 20 feet in length. A blank wall is a facade which does not add to the character of the streetscape and does not contain transparent windows or doors or sufficient ornamentation, decoration or articulation as listed in the above paragraph.

- (5) Entrances –At least one principal entrance to all buildings (excluding permitted accessory structures) shall face the primary commercial corridor on which the building is located. In locations with existing or required sidewalks, the entrance shall be connected to a public sidewalk. The entrance shall be architecturally prominent with functional doors that provide ingress and egress, and features to create an invitation to the pedestrian. The entrance shall contain at least three design elements, one of which must be a permanent architectural feature of the building. For purposes of this subsection, permanent design elements includes arcade(s), arch(es), change(s) in roofline, columns or pilasters, portico(s) and decorative or arched windows. Impermanent design elements include awning(s), paving treatments, decorative planters, canopies, arbor(s) or other architectural features. Multiple entrances from public sidewalks are encouraged. Additional entrances from parking areas are permitted.

3.5 Building Materials

- (a) Permitted Materials - Buildings shall be clad in one or more of the following: brick, brick veneer, ornamental split-faced concrete block or similar ornamental concrete masonry unit (CMU), stucco (synthetic or natural), stone or simulated stone/marble. Vinyl and/or aluminum may be used to clad soffits, trim, or windows. Aggregate stone panels may be used provided it does not cover more than 30 percent of any wall area.
- (b) Prohibited Materials - Materials specifically disallowed as primary siding materials include, but are not limited to: vinyl and aluminum siding, unfinished wood, concrete block (except split-faced block). In addition, materials prohibited in Sections 316A (for Industrial uses), 317A (for Commercial uses) and 318A (for Residential uses) of this Ordinance are prohibited in the Central Business Planning Area.

3.6 Parking and Loading.

- (a) Parking for Residential Uses – The Article 400 Off-Street Parking and Loading requirements for the underlying districts apply.

- (b) Parking for Commercial, Business and Industrial Uses - Article 400 Off-Street Parking and Loading requirements for the underlying districts apply.
- (c) Siting of Parking Areas – Except for existing buildings with nonconforming parking situations, parking shall not be located directly in front of any principal structures.
- (d) Screening, Fencing of Parking Areas – All new parking areas and existing parking areas where a change of use occurs shall be separated from the back of the curb by a planting strip at least five feet in width and screened from view from public streets by principal structures or by a landscaped berm or evergreen plantings at four feet tall at maturity. Shrubs, five (5) feet on center, or evergreen trees, fifteen (15) feet on center, shall be planted. The requirements of Sections 308A and 408D do not apply in the Central Business Planning Area (Tier 1). Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
- (1) In lieu of a landscaped berm, shrubs or trees, walls and or fences not exceeding four feet high may be substituted where justified by site constraints or design considerations. Walls or fences may be one of the following:
- i. Masonry walls, ornamental split-face block, or concrete block covered with stucco or synthetic stucco between three and four feet in height. Any portion of such a wall above three feet in height above grade shall be at least 60 percent open. In addition there shall be masonry piers providing a visual break in the wall, and placed at increments of not less than one for each 12 feet of wall length, and one on any corner of such a wall. Where there are driveway openings in the wall, the height shall be reduced to not more than three feet for the first 12 feet on either side of the driveway. Street trees otherwise required by this subsection shall not be required under this provision.
 - ii. Masonry piers at intervals of between eight and 12 feet, supporting vertically oriented wrought-iron or aluminum fencing panels. The height of this design shall be between four feet. Aluminum fencing panels shall have a medium or dark finish. Street trees otherwise required by this subsection (i) shall not be required under this provision.
 - iii. Stucco or synthetic stucco, or ornamental split-face block wall, or concrete block wall covered with stucco or synthetic stucco, four feet in height above grade.
- (e) Parking Structures - The street level frontage of a parking facility shall be either commercial space or an architecturally articulated façade, consistent with the standards of Section 3.4 (c) Streetscape Design, constructed to minimize the visibility of parked cars. In no instance will rails or cabling alone be sufficient to meet this screening requirement.

3.7 Sign considerations

(a) Sign Regulations and Sandwich Signs - All signs in the Central Business Planning Area shall meet the requirements of Article 500 Signs for the underlying district, with the following modifications:

i.) Prohibited Signs - In addition, the following types of signs shall be prohibited in the Central Business Planning Area:

- Pole signs.
- Flashing signs (with the exception of time and temperature signs)
- Signs with “traveling” words or messages
- Roof signs

ii.) Sandwich signs/A-frame portable signs placed by a business on a sidewalk in front of that business are permitted. The message on the sign shall pertain to goods or services offered by the business. Sandwich signs/A-frame portable signs, not exceeding 9 square feet in area, shall be placed in such a manner that at least five (5) feet of unobstructed space (as measured from the street-side edge of the sidewalk) remains on the sidewalk for the passage of pedestrians. Fire exits and lanes shall remain clear at all times and shall not be blocked. Sandwich signs/A-frame portable signs shall be secured to prevent them from becoming a hazard during high winds.

iii.) Canopy/Marquee/Awning Signs may occupy 100 percent of a canopy’s vertical surface area, up to a maximum of 30 square feet per side.

3.8 Street Furniture.

(a) Furniture Permitted - Street furniture may be placed by the City of Asheboro or by a business when such furniture is incident to the business operated within.

(b) Site Plan Required - When placed by a business, the Zoning Administrator shall issue a permit following submission of a site plan showing type of furniture, location of furniture and required trash receptacles, and placement in compliance with this Section.

(c) No Sidewalk Obstruction - Placement of tables or chairs on the sidewalk must be done in such a manner that at least five (5) feet of unobstructed space (as measured from the street-side edge of the sidewalk) remains on the sidewalk for the passage of pedestrians. Fire exits and lanes shall remain clear at all times and shall not be blocked. All applicable regulations pursuant to the Americans with Disabilities Act must be met.

3.9 Screening of Facilities for Loading, Storage, Trash and Equipment

(a) Screening – For all new buildings and existing buildings where a change of use occurs, all structures and facilities for trash, loading, outdoor equipment, and storage, including the

storage of inventory, shall be screened so as not to be visible from the street and pedestrian circulation areas.

- (b) Walls Used for Screening - Solid screening walls shall be faced with brick, stone or other decorative finish with the decorative side adjacent to the public right-of-way.
- (c) Fences Used for Screening – Screening fences shall be opaque and either painted or stained a medium or dark finish with the decorative side adjacent to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable.
- (d) Trees Used for Screening - Trees used to fulfill this requirement shall be located on private property in planters, a planting strip, berm or tree lawn, any of which shall be at least 8 feet wide and at least 2 feet deep. The trees shall be of a small maturing evergreen variety and be at least 10 feet tall at the time of planting. All shrubs shall be between 24 inches and 36 inches tall at time of planting. Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. Trees employed to meet the screening requirement may not be counted toward the street tree requirements.

3.10 Street Trees

For all new buildings and existing buildings with a set back greater than 5 feet and where a change of use occurs, at least one tree of 3 – 3 1/2-inches caliper minimum, measured 6 inches above ground, shall be planted for each 25 feet for small maturing trees and for each 35 feet for large maturing trees of the entire lot which abuts any public street right-of-way with a minimum of one tree required for any distance up to 35 feet. Trees shall not be planted closer than 2 feet, nor more than 10 feet, from the back of the curb or sidewalk. The requirements of Sections 308A and 408D do not apply in the Central Business Planning Area (Tier 1). Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. The common names of approved small, medium and large maturing trees are found in Appendix A of Article 200A.

3.11 Adaptive Reuse Projects

An Adaptive Reuse Project is defined as any adaptation of an existing building for purposes other than those originally intended.

The purpose of Adaptive Reuse Projects are to revitalize the Center City Asheboro area and implement the Asheboro 2020 Land Development Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to, but not limited to, apartments, live/work units or visitor-serving facilities. This will help to reduce vacant space as well as preserve the Center City's architectural and cultural past and encourage the development of a live/work and residential community downtown, thus creating a more balanced ratio between housing and jobs.

Density. Adaptive Reuse Projects shall not be subject to the floor area or open space requirements of the underlying zoning district specified by Article 200, Table 200-1.

Off Street Parking and Loading. No reduction in the number of required loading spaces (as specified by Article 400) is authorized by this section. However, the following modifications apply to the number of off-street parking spaces provided:

Residential: One (1) Off-Street Parking space is required per residential dwelling unit. This replaces off-street parking requirements for residential dwellings specified by Article 400, Table 400-1.

Non-Residential: Parking shall provided in accordance with Table 400-1, except that the number of required spaces shall be calculated at fifty (50) percent of the rate specified by Table 400-1.

Mixed Uses: The number of parking spaces required is the total number of spaces required for the non-residential use as specified by this section, plus the number of required parking spaces for the residential use(s) as specified by this section.

4 CENTRAL FRINGE PLANNING AREA (Tier 2)

The Central Fringe Planning Area (Tier 2) is hereby established to strengthen Asheboro's Center City Planning Area. This planning area encompasses blocks adjacent to Tier 1, the core Central Business Area. Properties in this planning area, unlike those in Tier 1, are not readily accessible to public downtown parking. Coordinated development of a variety of mixed uses is encouraged.. These uses include retail, professional and financial businesses, dwellings, institutional, industrial, governmental and other public facilities. Like the Central Business Planning Area, the Central Fringe Planning Area is designed to facilitate coordination of future development, stressing sensitivity to urban design, pedestrian environment, urban open spaces, streetscapes, ample sidewalks and street trees.

4.1 Permitted and Special Uses

The uses identified in the Table of Permitted Uses (Table 200-2) for the districts covered by this planning area are permitted by right or as special uses provided they meet all requirements of this Article and all other requirements established in this Ordinance:

4.2 Dimensional Requirements

(a) Standard Dimensions Apply - Dimensional requirements for the Central Fringe Planning Area (Tier 2) are as set forth for the applicable zoning districts in Table 200-1, Table of Area, Height, Bulk and Placement Regulations. Except that, the front yard setback of the street-facing facades of new buildings and additions to existing non-conforming buildings within this planning area shall be not less than 10 feet nor more than 20 feet. Such setback areas may be used for landscaping and garden areas, works of art, pedestrian entrances, café seating, and similar

uses. They may not be used for driveways, parking, or loading spaces. No development shall be required to meet these setback regulations on more than two street frontages.

Additions to existing structures, which are non conforming due to front yard setback, may be made if such additions are located to the rear of the structure or are located to the front of the structure and reduce the extent of the front yard setback non conformity. Additions to the side of any existing such structure shall not be permitted unless the new addition complies with these setback requirements. Front Yard Averaging shall apply as set forth in 3.2 (b).

- (b) Front Yard Averaging - Front yard averaging for all residential uses and all uses within any OA6 or O&I district is required when new structures are constructed between buildings with a greater than 0 foot setback. This means the setback of the new structure may be greater than 0 but must not exceed a setback derived from averaging the setback of the two adjacent buildings. In all cases, parking shall be located at the side or rear of the building with no parking permitted in the front yard area between the building and any public street.
- (c) Accessory Structures and Uses – Shall be located to the rear or side of principal structures. No accessory structure or use shall be located within thirty (30) feet of any street- right-of-way. Table 200-1, Table 200-2 and Note # 33 shall apply, except if in conflict with this section.

4.3 Sidewalks Required

Sidewalks are required of all new buildings, except single family and duplex, in this Planning Area. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situations, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which does not extend the entire frontage of the lot. Sidewalks shall be installed along all street frontages in accordance with City of Asheboro sidewalk design standards as established by the City of Asheboro Engineering Department and available for public inspection in the office of the City Clerk. Front yard setbacks shall be measured from the back of the required sidewalk when the sidewalk is located outside of street right-of-way.

4.4 Development Standards for Buildings

In general, infill uses shall be compatible with the established architectural character of the area by using complementary building style, form, size, color, materials, and detailing. New construction should reinforce existing building and design patterns. The following sections identify standards that shall apply to development within the Central Fringe Planning Area in addition to other applicable standards contained in this Ordinance.

(a) Service Stations - Automobile service stations shall be sited such that gasoline pumps and any canopy used to cover the gasoline pumps shall be located to the side or rear of the principal structure, provided that a minimum setback of ten feet from all property lines shall be observed. Canopies may not be clad in vinyl or metal, and they must have a pitched roof. Support columns for canopies must be clad in brick or stucco.

(b) Streetscape Design

- (1) Relationship between buildings, pedestrians and vehicles - The relationship between a building and areas for pedestrian or vehicular circulation shall be carefully planned in order to avoid negative impacts of one upon the other. All buildings and uses developed in this district shall meet the minimum standards established below.
- (2) Street Walls. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity. To that end, ground-floor, street-facing facades of new buildings and additions to existing buildings constructed within the district shall have openings (windows and/or doors) equaling or exceeding 30 percent of the total square footage of the ground floor facade wall. For purposes of the design standards in this Article, the ground floor of a building shall be defined as the area between the street level floor and the ceiling.

For new and existing buildings, no openings on any portion of a wall oriented toward a public street shall be covered or blocked with any material so as to render the opening functionally obsolete (unable to be utilized for entry into the building) or to cause it to be opaque. In addition, security bars, panels, or curtains, whether retractable or permanent, shall not be constructed or used on the exterior portion of any building wall oriented toward a public street. Such devices, if used, shall be installed on the interior of the building, (behind windows for example).

- (3) Façade and Other Design Enhancements - A combination of design elements shall be used on the building facade and/or in relationship to the building at street level to animate and enliven the streetscape. These design elements may include, but are not limited to:

- | | |
|------------------------|------------------------------|
| ornamentation | fountains and pools |
| molding | changes in material or color |
| | landscaping and garden areas |
| architectural lighting | works of art |

- (4) Wall Expanses - For new buildings and additions to existing buildings where expanses of blank wall are necessary, they may not exceed 20 feet in length. A blank wall is a facade which does not add to the character of the streetscape and does not contain transparent windows or doors or sufficient ornamentation, decoration or articulation as listed in the above paragraph.
- (5) Entrances –At least one principal entrance to all buildings (excluding permitted accessory structures) shall face the primary commercial corridor on which the building is located. In locations with existing or required sidewalks, the entrance shall be connected to a public sidewalk. The entrance shall be architecturally prominent with functional doors that provide ingress and egress, and features to create an invitation to the pedestrian. The entrance shall contain at least three design elements, one of which must be a permanent architectural feature of the building. For purposes of this subsection, permanent design elements include arcade(s), arch(es), change(s) in roofline, columns or pilasters, portico(s) and decorative or arched windows. Impermanent design elements include awning(s), paving treatments, decorative

planters, canopies, arbor(s) or other architectural features. Multiple entrances from public sidewalks are encouraged. Additional entrances from parking areas are permitted.

4.5 Building Materials

- (a) Permitted Materials - Buildings shall be clad in one or more of the following: brick, brick veneer, ornamental split-faced concrete block or similar ornamental concrete masonry unit (CMU), stucco (synthetic or natural), stone or simulated stone/marble. Vinyl and/or aluminum may be used to clad soffits, trim, or windows. Aggregate stone panels may be used provided it does not cover more than 30 percent of any wall area.
- (b) Prohibited Materials - Materials specifically disallowed as primary siding materials include, but are not limited to: vinyl and aluminum siding, unfinished wood, concrete block (except split-faced block). In addition, materials prohibited in Sections 316A (for Industrial uses), 317A (for Commercial uses) and 318A (for Residential uses) of this Ordinance are prohibited in the Central Business Planning Area.

4.6 Parking and Loading

- (a) Parking for Residential Uses – The Article 400 Off-Street Parking and Loading requirements for the underlying districts apply.
- (b) Parking for Commercial, Business and Industrial Uses - The Article 400 Off-Street Parking and Loading requirements for the underlying districts apply.
- (c) Siting of Parking Areas – Except for existing buildings with nonconforming parking situations, parking shall not be located directly in front of principal structures.
- (d) Screening, Fencing of Parking Areas – All new parking areas and existing parking areas where a change of use occurs shall be separated from the back of the curb by a planting strip at least five feet in width and screened from view from public streets by principal structures or by a landscaped berm or evergreen plantings at four feet tall at maturity. Shrubs, five (5) feet on center, or evergreen trees, fifteen (15) feet on center, shall be planted. The requirements of Sections 308A and 408D do not apply in the Central Fringe Planning Area (Tier 2). Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
 - (1) In lieu of a landscaped berm, shrubs or trees, walls and or fences not exceeding four feet high may be substituted where justified by site constraints or design considerations. Walls or fences may be one of the following:
 - i. Masonry walls, ornamental split-face block, or concrete block covered with stucco or synthetic stucco between three and four feet in height. Any portion of such a wall above three feet in height above grade shall be at least 60 percent open. In addition there shall be masonry piers providing

a visual break in the wall, and placed at increments of not less than one for each 12 feet of wall length, and one on any corner of such a wall. Where there are driveway openings in the wall, the height shall be reduced to not more than three feet for the first 12 feet on either side of the driveway. Street trees otherwise required by this subsection shall not be required under this provision.

- ii. Masonry piers at intervals of between eight and 12 feet, supporting vertically oriented wrought-iron or aluminum fencing panels. The height of this design shall be between four feet. Aluminum fencing panels shall have a medium or dark finish. Street trees otherwise required by this subsection (i) shall not be required under this provision.
- iii. Stucco or synthetic stucco, or ornamental split-face block wall, or concrete block wall covered with stucco or synthetic stucco, four feet in height above grade.

- (e) Parking Structures - The street level frontage of a parking facility shall be either commercial space or an architecturally articulated façade, consistent with the standards of Section 4.4 (b) Streetscape Design, constructed to minimize the visibility of parked cars. In no instance will rails or cabling alone be sufficient to meet this screening requirement.

4.7 Sign considerations

- (a) Sign regulations - Article 500 of this Ordinance, Signs, shall govern size and placement of signs for the underlying district.
- (b) Prohibited Signs - In addition, the following types of signs shall be prohibited in the Central Business Fringe Planning Area (Tier 2):
- Pole signs.
 - Flashing signs (with the exception of time and temperature signs)
 - Signs with “traveling” words or messages
 - Roof signs

4.8 Screening of Facilities for Loading, Storage, Trash and Equipment

- (a) Screening. For all new buildings and existing buildings where a change of use occurs, all structures and facilities for trash, loading, outdoor equipment, and storage, including the storage of inventory, shall be screened so as not to be visible from the street and pedestrian circulation areas.

- (b) Walls Used for Screening - Solid screening walls shall be faced with brick, stone or other decorative finish with the decorative side adjacent to the public right-of-way.
- (c) Fences Used for Screening – Screening fences shall be opaque and either painted or stained a medium or dark finish with the decorative side adjacent to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable.
- (d) Trees Used for Screening - Trees used to fulfill this requirement shall be located on private property in planters, a planting strip, berm or tree lawn, any of which shall be at least 8 feet wide and at least 2 feet deep. The trees shall be of a small maturing evergreen variety and be at least 10 feet tall at the time of planting. All shrubs shall be between 24 inches and 36 inches tall at time of planting.. Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards.
- (e) Trees employed to meet the screening requirement may not be counted toward the street tree planting or urban open space tree requirements.

4.9 Street Trees

Trees Abutting Right-of-Way - For all new buildings and existing buildings where a change of use occurs, in addition to all other requirements of this Article, at least one tree of 3 – 3 1/2-inches caliper minimum, measured 6 inches above ground, shall be planted for each 25 feet for small maturing trees, 30 feet for each medium maturing tree, and for each 35 feet for large maturing trees of the entire building lot which abuts any public street right-of-way with a minimum of one tree required for any distance up to 35 feet. Trees shall not be planted closer than 2 feet, nor more than 15 feet, from the back of the curb or sidewalk. The requirements of Sections 308A and 408D do not apply in the Central Fringe Planning Area (Tier 2). Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. The common names of approved small, medium and large maturing trees are found in Appendix A of Article 200A.

5. COMMERCIAL AND EMPLOYMENT CENTER PLANNING AREA (Tier 3)

The Commercial and Employment Center Planning Area (Tier 3) is hereby established to preserve and enhance the visual appeal of streets leading into and out of Asheboro's Central Business and Central Business Fringe Area planning area, and to promote the orderly development and safe and efficient movement of traffic. This planning area is distinguished

from the other two central area planning area by larger setbacks and parking allowed in front of nonresidential uses with a setback greater than 65 feet.

5.1 Permitted and Special Uses

The uses identified in the Table of Permitted Uses (Table 200-2) for the districts covered by this planning area are permitted by right or as special uses provided they meet all requirements of this Article and all other requirements established in this Ordinance:

5.2 Setbacks and Parking

The Commercial and Employment Center Planning Area (Tier 3) is characterized by a campus look comprised of wider landscaped setbacks than the other two planning area in Asheboro's central planning area.

- (a) Standard Dimensions Apply - Dimensional requirements for the Commercial and Employment Center Planning Area (Tier 3) are as set forth for the applicable zoning districts in Table 200-1, Table of Area, Height, Bulk and Placement Regulations. Except, that within this planning area, a minimum of a 30 foot front yard setback is required for all new development. Additions to existing structures, which are non conforming due to front yard setback, may be made if such additions are located to the rear of the structure or they comply with these setback requirements. Front Yard Averaging shall apply as set forth in 5.2 (b).
- (b) Front Yard Averaging - Front yard averaging for all residential uses and all uses within any OA6 or O&I district is required. This means the setback of the new structure may be less than or greater than 30 feet but must equal a setback derived from averaging the setback of the two adjacent buildings. No parking shall be permitted within the front yard setback created by this averaging.
- (c) Accessory Structures and Uses – Shall be located to the rear or side of principal structures. No accessory structure or use shall be located within thirty (30) feet of any street- right-of-way. Table 200-1, Table 200-2 and Note # 33 shall apply, except if in conflict with this section.
- (d) No loading docks shall be located on any street fronting building façade or face.
- (e) Parking - Within the Commercial and Employment Area (Tier 3) no parking shall be located with the thirty (30) foot front yard setback, except that: (*Amended 12-8-2005*)
 - (1) When, due to specific property constraints (i.e. steep slopes, inadequate lot size, etc.), handicapped parking cannot be provided outside of the thirty (30) foot front yard setback, such parking can be located within the setback area, provided that:
 - i. The number of handicapped parking spaces provided does not exceed the number prescribed by the building code, and;

- ii. All other relevant requirements of the Zoning Ordinance, including but not limited to landscaping and buffering, are satisfied.

5.3 Signs

Signs shall be in accordance with the sign regulations for the underlying zoning district.

5.4 Sidewalks Required

Sidewalks are required of all new buildings, except single family and duplex, in this planning area. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situation, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which does not extend the entire frontage of the lot. Sidewalks shall be installed along all street frontages in accordance with City of Asheboro sidewalk design standards as established by the City of Asheboro Engineering Department and available for public inspection in the office of the City Clerk. Front yard setbacks shall be measured from the back of the required sidewalk when the sidewalk is located outside of street right-of-way.

5.5 Ingress and Egress Points.

Shall meet the requirements of article 400.

5.6 Landscaping

All plantings shall be shown on the site plan. All required plantings shall meet the requirements of article 300A.

5.7 Street Plantings

Shall meet the requirements of Article 300A Section 308A, except the area of no parking shall be the first 30 feet.

Appendix A: Approved Street Trees

Large Trees (Mature Height Greater than 50 feet):

- | | | |
|-------------------------|-------------------|----------------------|
| -Green Ash | -Overcup Oak | -Japanese Pagodatree |
| -Thornless Honey Locust | -Pin Oak | -Bald Cypress |
| -Dawn Redwood | -Willow Oak | -Silver Linden |
| -London Planetree | -Northern Red Oak | |

-Swamp White Oak
-Shingle Oak

-Shumard Oak
-Live Oak

-Lacebark Elm
-Japanese Zelkova

Medium Trees (Mature Height between 35 feet and 50 feet):

-Red Maple
-Horsechestnut
-Red Horsechestnut
-European Hornbeam

-American Hornbeam
-Sugar Hackberry
-Turkish Filbert
-Easter Redcedar

-Golden Raintree
-Amur Corktree
-Sargent Cherry

Small Trees (Mature Height less than 35 feet)

-Hedge Maple
-Serviceberry
-Eastern Redbud
-Chinese fringetree
-Carolina Cherry
Laurel

-Kousa Dogwood
-Green Hawthorn
-Carolina Silverbell
-Crapemyrtle
-Chokecherry

-Amur Maackia
-Flowering
Crabapple
-Chinese Pistache
-Japanese Tree
Lilac