

**AN ORDINANCE AMENDING
THE CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That Article 4, Section 4.12 Historic Preservation Overlay District, Subsection 4.12.7 be renamed to 4.12.7 Off-Street Parking and rewritten as follows:

4.12.7 OFF-STREET PARKING.

The minimum parking requirements of the Parking Regulations (Article 8) shall not apply within an approved "H" Historic Overlay District, except the following shall apply.

4.12.7.1 OFF-STREET PARKING REQUIREMENTS FOR ROSEMOUNT MCIVER PARK DISTRICT.

This § 4.12.7.1 shall apply to all properties within the Rosemount McIver Park Historic District. For purposes of this Sec. 4.12.7, a vehicle shall include motorized and/or towed equipment that is designed to travel upon a street or highway and shall include any automobile, bus, truck, tractor, motor homes/RVs, mopeds, all-terrain vehicles, recreational vehicles, golf carts, go-carts, trailers, campers or other similar devices.

4.12.7.1.2 VEHICLE SURFACE AREA.

Vehicle surface areas shall include the driveways and parking areas for vehicles as located on private lots, outside of a street right-of-way. Vehicle surface areas shall conform to the following standards:

- (a) Vehicular surface areas shall be constructed of permanent, non-erodible surface treatment, which may include porous and semi-porous monolithic or paver materials, masonry or concrete pavers, poured concrete and asphalt, or constructed with a minimum depth of 4 inches of crushed stone or crush and run. Parking on grass, dirt or similar erodible surface is prohibited.
- (b) The borders of any vehicular surface area constructed of crushed stone or crush and run shall be delineated with edging materials such as but not limited to: decorative concrete, brick, anchored steel edging, small walls built of brick, stone, etc. such that the vehicular surface area is clearly defined and helps to contain the crushed stone or crush and run. Concrete block, plastic edging, landscape timbers, masts and similar edging materials shall not be allowed.
- (c) Except for circular and semi-circular drives, vehicular surface areas located within the front yard area of a single-unit living in a detached house shall not be located in front of the dwelling's primary entrance.
- (d) No vehicle shall be parked or stored outside of the vehicular surface areas described above within the front yard area with the exception of temporary parking under Sec.

4.12.7.1.8 and/or vehicles actively and continuously being unloaded, loaded, washed or repaired (in a non-commercial manner).

- (e) All vehicular surface areas shall be maintained in good and safe condition and be free of holes, cracks or other failures that may affect the use, safety, appearance or drainage to an adjoining property.
- (f) The minimum width for a residential and commercial driveway is 10 feet and the maximum width is 16 feet.

4.12.7.1.3 RESIDENTIAL STANDARDS FOR SINGLE-FAMILY DWELLINGS.

Vehicular surface areas located within the front yard areas of single-family dwellings shall comply with the following:

- (a) Residential lots for single-family dwellings shall comply with the standards stipulated in Sec. 4.12.7.1.2 Vehicle Surface Area (a-f).
- (b) A circular or semi-circular driveway, shall not exceed a width of 12 feet, with no more than two access points on the premises shall be allowed.

4.12.7.1.4 RESIDENTIAL STANDARDS FOR VEHICLE PARKING AREAS WITH MORE THAN ONE DWELLING UNIT.

Vehicular surface areas located within the front yard area of residentially developed lots that include two or more dwelling units shall comply with the following:

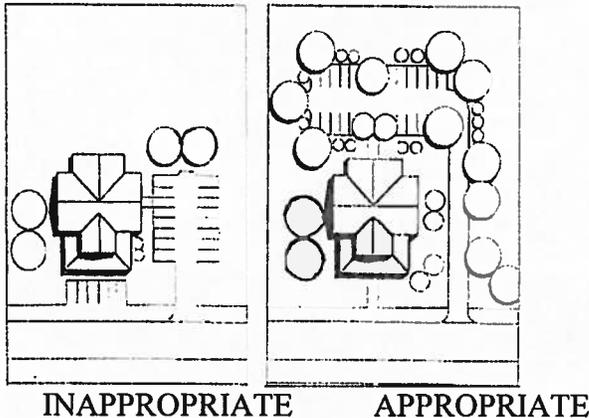
- (a) Residential lots with two or more dwelling units shall be allowed 40% coverage in front yards.
- (b) Residential lots with two or more dwellings shall be allowed parking pads with a minimum width of 20 feet and a maximum width of 24 feet and a maximum length of 30 feet.
- (c) Large parking areas and lots should be screened when possible. Perimeter planting areas should be created to minimize the impact of the parking areas or lots on surrounding properties as much as practicable.

4.12.7.1.5 NON-RESIDENTIAL STANDARDS FOR VEHICLE SURFACE AREAS.

Lots developed for non-residential land use shall conform to the following standards:

- (a) No vehicle shall be permitted to be parked or stored on a vehicle surface that does not meet the standards of Sec. 4.12.7.1.2 Vehicle Surface Area.
- (b) Required off-street parking shall be provided on site and shall meet the standards set forth in Article 8 of the Unified Development Ordinance with regard to the number of spaces and the dimensional requirements for parking spaces.
- (c) Non-residential parking areas shall be located in the rear yard if at all possible.

- (d) Parking areas and lots shall be screened with a Type "B" buffer yard as set forth in Article 7 of this UDO. Perimeter planting areas should be created to minimize the impact of the parking areas or lots on surrounding properties as much as practicable.
- (e) Staff shall have the flexibility to work with property owner(s) regarding the dimensional standards of ingress/egress to parking areas as well as width of buffer areas in order to maintain the historical character of the historic district while creating a safe parking design.



4.12.7.1.6 EXISTING NON-CONFORMING VEHICLE SURFACE AREAS.

4.12.7.1.6.1 Non-Erodible Surface. Vehicular surface areas existing prior to the adoption of this ordinance which do not conform to the standards of Sec. 4.12.7.1.2, Sec. 4.12.7.1.3, Sec. 4.12.7.1.4 and/or Sec. 4.12.7.1.5, but are constructed of permanent, non-erodible surface treatment are allowed to remain. However, such areas shall not be expanded or altered except to upgrade vehicular surface area to be in greater compliance with this Section. Routine maintenance and /or repair are permitted and encouraged.

4.12.7.1.6.2 Erodible Surface. Vehicular surface areas existing prior to the adoption of this ordinance that are not constructed of a permanent, non-erodible surface treatment shall not be continued to be used for vehicular parking unless or until said parking area is brought into compliance with Sec. 4.12.7.1.2, Sec. 4.12.7.1.3, Sec. 4.12.7.1.4 and/or Sec. 4.12.7.1.5, as appropriate.

4.12.7.1.7 NEW CONSTRUCTION OR EXPANSION.

New construction or expansion of parking facilities shall require a Certificate of Appropriateness as set forth in § 4.12.8 of this UDO.

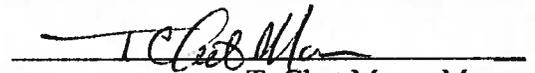
4.12.7.1.8 TEMPORARY EVENT PARKING.

Temporary events shall include family reunions, holiday visitations, weekend residential yard sales and other similar events. As such, temporary event parking shall be allowed under the following conditions:

- (a) During the duration of a temporary event, parking outside of an improved parking surface (temporary event parking) shall be allowed, so long as the area/surface to be used for parking does not create drainage runoff or other environmental impacts that may negatively affect adjoining properties.
- (b) Temporary parking for such events shall not extend beyond a maximum of three (3) consecutive days.
- (c) Temporary event parking shall be limited to a maximum of three (3) occurrences on the same lot within one (1) calendar year.
- (d) Temporary event parking shall occur no more than once within a 30 day period on the same lot.

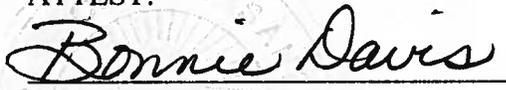
Section 2. This ordinance shall become effective on January 1, 2016 in order to allow a 9-month period for property owners to bring their property into compliance with this Ordinance.

Adopted this the 7th day of April, 2015.



T. Chet Mann, Mayor
City of Sanford

ATTEST:



Bonnie Davis, City Clerk

APPROVED AS TO FORM:



Susan C. Patterson, City Attorney