

CITY OF CLAREMONT
NORTH CAROLINA
ORDINANCE 32-22
AN ORDINANCE TO AMEND TO THE CODE OF ORDINANCES
OF THE CITY OF CLAREMONT
TITLE 9, PLANNING AND COMMUNITY DEVELOPMENT
CHAPTER 3, ZONING REGULATIONS
ARTICLE E, LOT AND BUILDING TYPES
SEC. 9-3-76 LOT TYPE/INDUSTRIAL

WHEREAS, the City of Claremont proposes to amend the Zoning Ordinance to address common inconsistencies, primarily in setbacks and parking, with the City's existing successful industrial/manufacturing development and with the standard industry design practices while continuing to promote quality design and stewardship of new and existing industrial facility development;

WHEREAS, the Planning Board of the City of Claremont has considered the proposed amendment and recommend said amendment for approval by the City Council; and

WHEREAS, the Claremont Land Development Plan encourages in Goal 3 Promote quality design and stewardship of new and existing development; and

WHEREAS, City Council has conducted a public hearing to consider comments relative to the proposed amendment; and

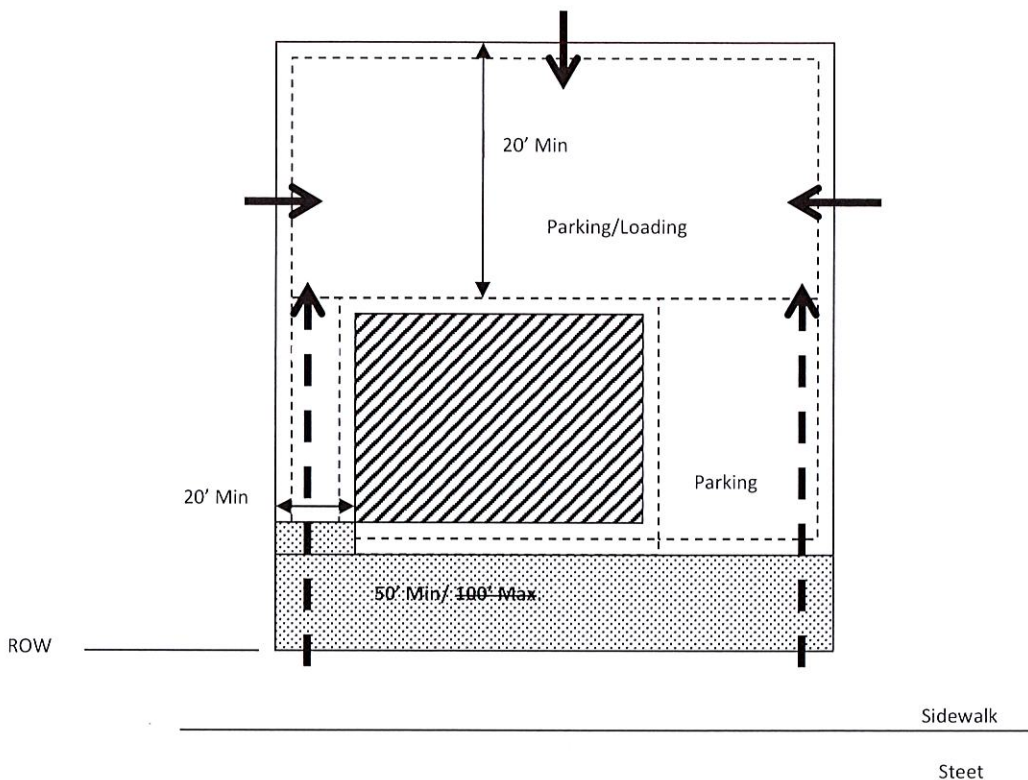
WHEREAS, notification of the public hearing was duly published,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAREMONT,

That Title Nine (9), Chapter 3 Zoning, Article E, Sec. 9-3-76 Lot Type/Industrial is hereby amended by changing the following (new language appears as highlighted; deleted language and/or deleted sections appear as "strike-throughs"):

Sec. 9-3-76 Lot type/industrial.

1. Building placement/parking/vehicular access:



a. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the **minimum front yard setback is fifty (50) feet** build-to-line will range from fifty (50) feet to one hundred (100) feet behind street right-of-way. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a smaller or larger building setback.

~~b. Setbacks may vary according to setting within limits indicated.~~

b. c. Building facades shall be generally parallel to front property lines.

c. d. **Parking is encouraged to be primarily in the rear and side yard of the building.** Parking shall be located primarily to the rear of the building; side yard parking shall occupy no more than forty five percent (45%) of the primary frontage line and shall not be placed in any side yard abutting an intersecting street. Parking in front of the building shall be limited to ten (10) spaces for handicapped and visitor parking. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings may permit a modification of side and front yard parking requirements.

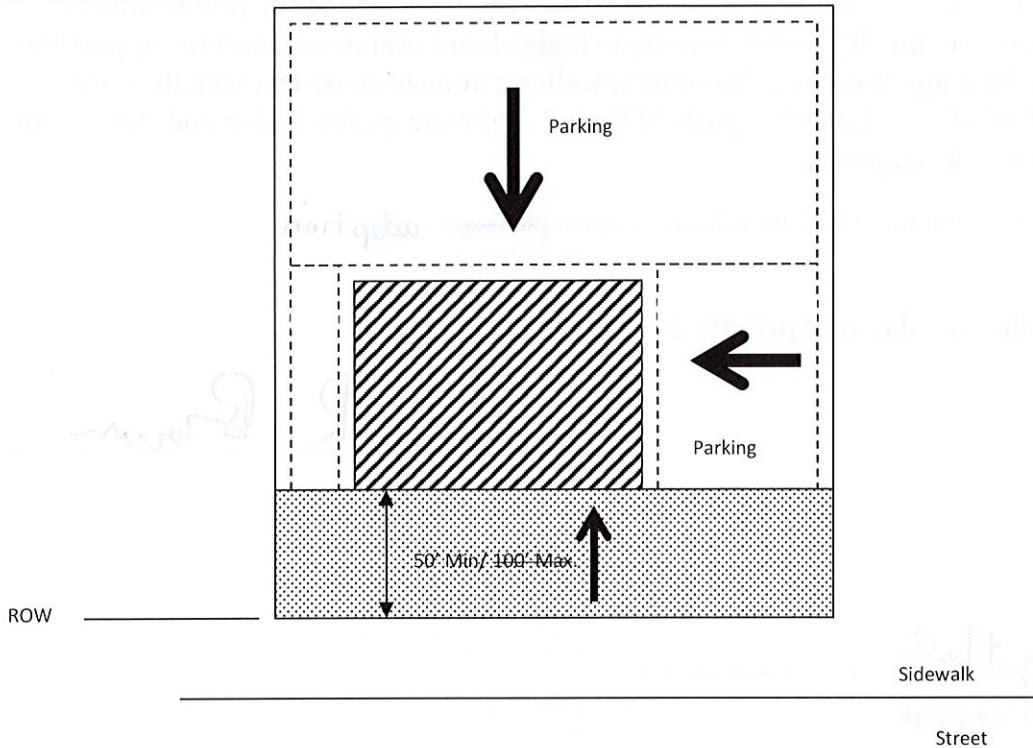
d. Landscaping of parking and loading and unloading shall conform to Article H with parking in front of the building conforming to Sec.9-3-156 regardless of number of spaces with Zoning Enforcement Officer determining if additional height or opacity is necessary to meet the intent of the Sec. 9-3-156 overall.

e. Points of permitted access to parking are indicated by arrows.

f. Trash containers shall be located in a rear parking area (see parking regulations) and shall be screened from the right-of-way.

g. Mechanical equipment at ground level shall not be placed in front of buildings.

2. Vehicular circulation/pedestrian access:



a. Main pedestrian access to the building may be from the rear and side (indicated by the larger arrows). Secondary access must be from the street frontage (indicated by smaller arrow).

b. When required by Sec. 9-3-38, concrete sidewalks, minimum five (5) feet wide, shall be built along all street frontages of the lot according to city specifications (four (4) inches thick except at non-residential driveways it shall be six (6) inches thick). The sidewalk shall be separated from the street by a minimum four (4) wide planting strip unless on-street parking is provided. The planting strip width may be reduced when there is insufficient right-of-way on existing streets.

3. Description:

This building type generally comprises manufacturing, warehousing and other industrial uses. These regulations are designed to bring these building types into a framework of city streets. This building type shall be limited to manufacturing districts, the Manufacturing District (M-1).

4. Special conditions:

a. Buildings in all locations should relate a principal facade to the sidewalk or public space of the street.

(Ord. of 12-7-04, No. 37-02; Ord. of 6-6-16, No. 22-15; Ord. of 4-4-22, No. 32-22)

Section 2. Consistency Statement.

City Council finds that the amendments as set forth in this Ordinance to Title 9, Chapter 3 Zoning, Article E, Sec. 9-3-76 Lot Type/Industrial are reasonable and in the public interest because they promote quality design leading to highest and best use of land to support the community tax base and therefore the general welfare; and are consistent with the Land Development Plan's Future Land Use goals of Goal 3 - Promote quality design and stewardship of new and existing development.

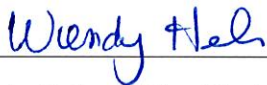
Section 3. This ordinance shall be effective upon ~~passage~~ adoption.

Adopted this the 4th day of April 2022.



Shawn Brown, Mayor

ATTEST:



Wendy Helms, City Clerk