

NDDDS

National Due Diligence Services

A Division of American Surveying & Mapping, Inc.

Zoning Report - Sample

Site Name



Address

City, State & Zip code

Project #

Conformance Status: Legal Conforming

Final Zoning Report: April 16, 2021

This report is for the sole use of _____, together with its successors and assigns.

National Due Diligence Services a Division of American Surveying and Mapping Inc.
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1. SUBJECT PROPERTY

- 1.1. **PROPERTY ADDRESS:** [Sample Report]
- 1.2. **TOWN/CITY, COUNTY, STATE:** Weaverville, Buncombe County, NC
- 1.3. **PERMANENT PARCEL NUMBER:** [Sample Report]
- 1.4. **YEAR BUILT:** 2014

2. EXISTING LAND USE

Medical Office Building

3. ZONING DISTRICT AND PERMITTED USE

- 3.1. **ZONING JURISDICTION:** Buncombe County, NC
- 3.2. **ZONING DISTRICT** CS: Commercial Service District
- 3.3. **DATE OF EXISTING ORDINANCE:** Adopted December 1, 2009; amendments through April 2, 2019.
- 3.4. **IS THE CURRENT USE PERMITTED?** Yes, as a permitted use; per Sec. 78-641.

<i>Is the existing use conforming?</i>
--

YES

4. ADJACENT ZONING

North:	CS: Commercial Service District
South:	CS: Commercial Service District
East:	CS: Commercial Service District
West:	CS: Commercial Service District

5. PARCEL LOT SIZE

75,241 S.F. (1.727 AC.)

6. ZONING REQUIREMENTS RELATING TO THE PROPERTY

Per Sec. 78-642.

6.1 BUILDING SETBACK REQUIREMENTS:	<u>Required</u>	<u>Existing</u>
Minimum Front from Street:	10'	98.4'
Minimum Corner Side:	None stated	N/A
Minimum Interior Side:	10'	13.4'
Minimum Rear:	10'	26.1'

<i>Does existing building conform to setback restrictions?</i>	YES
---	------------

6.2 HEIGHT REQUIREMENTS:	<u>Required</u>	<u>Existing</u>
Maximum (measured in feet):	50'	25.1'
Maximum (number of stories):	None stated	1-story

<i>Does existing building conform to height restrictions?</i>	YES
--	------------

6.3 AREA REQUIREMENTS:	<u>Required</u>	<u>Existing</u>
Minimum lot area:	30,000 S.F.	75,241 S.F.
Minimum lot width (at building line):	None stated	241.6'
Minimum lot frontage (at right-of-way):	None stated	241.6'

<i>Does existing development conform to area restrictions?</i>	YES
---	------------

6.4 DENSITY REQUIREMENTS:	<u>Required</u>	<u>Existing</u>
Maximum floor area ratio:	None stated	0.18
Maximum dwelling units per acre:	None stated	N/A
Maximum lot coverage (for building):	None stated	18%

<i>Does existing development conform to density restrictions?</i>	YES
--	------------

6.5 PARKING REQUIREMENTS:

per Sec. 78-658.

Parking Space Formula:

1 space per 250 S.F. of GFA.

Parking Space Calculation:

10,626 S.F. / 250 = 43 spaces

Required

Existing

43

48

Existing Parking Space Composition: 41 regular; 7 handicap

<i>Does existing development conform to the required parking?</i>
--

YES

7. SPECIAL PERMITS

[Sample Report]

8. OUTSTANDING CODE VIOLATIONS

[Sample Report]

9. SITE PLAN

[Sample Report]

10. CONDEMNATION PROCEEDINGS (PER ROAD WIDENING / TAKING)

[Sample Report]

11. RIGHT TO REBUILD AFTER CASUALTY (IN EVENT OF NONCONFORMING STRUCTURE)

Per Sec. 78-657.

(6) **Reconstruction of damaged buildings or structures.** Any nonconforming use, which has been damaged by fire, wind, flood, or other causes, may be repaired and used as before, provided:

- a) Repairs are initiated within 12 months and completed within two years of such damage.
- b) The total amount of space devoted to a nonconforming use may not be increased.
- c) Reconstructed buildings may not be more nonconforming with respect to dimensional restrictions.
- d) The use to which the building is put after repair does not result in a change from one nonconforming use to another nonconforming use.

12. CERTIFICATES OF OCCUPANCY

[Sample Report]

13. ADDITIONAL COMMENTS

[Sample Report]

14. INFORMATION SOURCES

Municipal Official:
Buncombe County
Planning & Development

NDDS Staff:
[Sample Report]
National Due Diligence Services
3191 Maguire Blvd, Suite 200
Orlando, FL
407-426-7979

Survey Prepared by:
[Sample Report]

The findings in this Zoning Report were obtained by National Due Diligence Services staff from a variety of sources, including but not limited to municipal/county codes, professional land surveys, title commitments, county assessor records, building and planning department records and municipal/county staff interviews. The independent conclusions represent our professional judgement based on the information and data available to us during the preparation of this report.

- National Due Diligence Services

This report was prepared by [Sample Report]. Questions may be directed to [Sample Report] by email at [Sample Report]. Please reference NDDS site number _____-_____.

ZONING VERIFICATION LETTER

[SAMPLE REPORT]

LOT CONFIGURATION

[SAMPLE REPORT]

ZONING MAP

[SAMPLE REPORT]

ZONING MAP LEGEND

[SAMPLE REPORT]

OUTSTANDING CODE VIOLATIONS

[SAMPLE REPORT]

CERTIFICATE OF OCCUPANCY

[SAMPLE REPORT]

SITE PLAN

[SAMPLE REPORT]

PERMITS, VARIANCES & RESOLUTIONS

[SAMPLE REPORT]

ZONING ORDINANCE

SEE BELOW

District (AI) are excluded from the OU Open Use District. The neighborhood impact from conditional uses will be mitigated through the use of minimum specific site standards combined with general standards which provide the flexibility to impose a higher level of specific site standards dependent upon the degree of neighborhood impact. No zoning permit shall be required for permitted uses in the OU Open Use District.

(l) *Airport Industry District (AI)*. The AI Airport Industry District is established as a district that includes but is not limited to airport facilities, aviation related uses, and related aerospace uses. The AI Airport Industry District will also support office uses, industrial uses, storage and warehousing, and wholesale trade either directly related to or dependent upon the aviation industry. Such locations should currently have public water and sewer services available or be expected to have these services in the future. The AI Airport Industry District shall exist only in areas below 2,500' in elevation.

Sec. 78-641. Permitted uses.

(a) *Permitted use table*. Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1 – Permitted Use Table												
Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Single-family residential dwelling, including modular	P	P	P	P	P	P	P	P	P		P	P
Two residential dwelling units (attached or detached)	P	P	P	P	P	P	P	P	P			P
Community oriented developments		P	P	P	P	P	P	P	P			
Multifamily residential dwelling units (no more than eight units in no more than four buildings)			P	P	P	P	P	P	P			P
HUD-labeled manufactured homes-Residential ³	P	SR	SR	P			P				SR	P

³ This use added to R-1, R-2, BDM on April 2, 2019 via Ordinance No. 19-04-07; ZPH2018-00048

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Manufactured home parks (8 units or fewer)				P								P
Manufactured home parks (more than 8 units)				C								P
Planned unit developments, level I		C	C	C	C	C	C	C	C			C
Planned unit developments, level II						C	C	C	C	C		C
Subdivisions	P	P	P	P	P	P	P	P	P	P	P	P
Subdivisions, alternative path hillside development	P	P	P	P	P	P	P	P	P			P
Subdivisions, conservation development	P	P	P	P	P	P	P	P	P			P
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P
Adult Entertainment Establishments						C	C					C
Airports										C		
Amusement Parks						C	C	C	C			C
Animal hospitals and veterinarian clinics					P	P	P			P		P
Asphalt Plants							C					C
Aviation-related services and facilities										P		
Banks and other financial institutions					P	P	P	P	P	P		P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Bed and breakfast inns (10 occupants or less)	SR		SR	P	P	P	P	P	P			P
Bed and breakfast inns (more than 10 occupants)	C		C	P	P	P	P	P	P			P
Cargo/freight terminals, operations and activities						P	P			P		P
Cemetery	P		P	P		P		P	P			P
Chip Mills												C
Places of worship	P	P	P	P	P	P	P	P	P		P	P
Clubs or lodges				P	P	P	P	P	P	P		P
Concrete Plants							C					C
Day nursery and private kindergarten (up to 8 students)	SR	SR	SR	SR	P	P	P	P	P	P		P
Day nursery and private kindergarten (more than 8 students)			C	C	P	P	P	P	P	P		P
Family care home	P	P	P	P				P	P		P	P
Funeral homes						P	P	P	P			P
Government protective services			P	P	P	P	P	P	P	P		P
Greenhouses, commercial (nursery, lawn and garden products)					P	P	P	P	P	P		P
Group homes			C	P	P	P	P	P	P			P

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	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Hazardous Waste Facilities												C
Health care facilities			C	C		P	P	P	P			P
Home occupations	P	P	P	P	P	P	P	P	P		P	P
Hotels and motels						P	P	P	P	P		P
Incinerators												C
Junkyards							C					C
Kennels				C	P	P	P			P		P
Laundry and dry cleaning services					P	P	P	P	P	P		P
Libraries			P	P	P	P	P	P	P			P
Manufacturing and processing operations						P	P			P		P
Medical Clinics				C	P	P	P	P	P	P		P
Mining and Extraction Operations							C					C
Motor Sport Facilities												C
Motor vehicles maintenance and repair					C	P	P	P	P	P		P
Motor vehicles impoundment lot or tow yard						SR	SR	SR				SR
Motor vehicles sales and rental						P	P			P		P
Motor vehicles service stations (fueling stations)					P	P	P	P	P	P		P

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	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
National Guard and Reserve Armories						P	P	P		P		P
Nightclubs, bars and pubs					P	P	P		P	P		P
Personal Landing Strips				C		C	C	C	C	C		C
Physical fitness centers				C	P	P	P	P	P	P		P
Postal and parcel delivery services					P	P	P	P	P	P		P
Printing and lithography						P	P			P		P
Professional and business offices and services					P	P	P	P	P	P		P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	P	P	P	P	P	P	P	P	P	P	P	P
Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)	C	C	C	C	C	C	C	C	C	C	C	C
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)	C	C	C	C	P	P	P	P	P	P	C	P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)	C	C	C	C	C	C	C	C	C	C	C	C
Radio, TV and telecommunications towers	C			C		C	C	C	C	P		P
Recreation use, governmental	P	P	P	P	P	P	P	P	P	P	P	P
Recreation use, non-governmental	C	C	C	C	C	P	P	P	P	P	C	P
Repair services (electrical and appliances)					P	P	P			P		P
Restaurants, eating establishments and cafés					P	P	P	P	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment (inside building with no outside sales storage)					P	P	P	C	P	P		P
Retail trade, commercial services, sales and rental of merchandise and equipment						P	P		P	P		P
Rooming house			C	P	P	P	P	P	P			P
Schools, public and private			C	C	C	P		P	P			P

Table 1 – Permitted Use Table

Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Schools--Vocational, business and special schools						P	P	P	P	P		P
Shooting Ranges – Outdoor Commercial									C			C
Slaughtering Plants												C
Solid Waste Facilities – Landfills, Transfer Stations, Materials Recovery							C	C		C		C
Storage and warehousing						P	P	P	P	P		P
Theaters						P		P	P			P
Travel trailers (no more than 180 days per calendar year)				P				P	P			P
Travel trailer parks				C				SR	SR			SR
Vacation rentals	P	P	P	P	P	P	P	P	P		P	P
Vacation rental complex				C	C	C	C	C	C		C	C
Wholesale sales						P	P		C	P		P

(b) *Uses governed by other ordinances.* The following uses may be allowed but also will be governed by the specified ordinances adopted by the board of commissioners:

- (1) Adult entertainment establishments: Subject to compliance with section 14-121 et seq. of this Code, as may be amended;
- (2) Communication towers: Subject to compliance with chapter 72 of this Code, as may be amended;
- (3) Junkyards: Subject to compliance with chapter 26, article III of this Code, as may be

amended;

- (4) Manufactured home parks: Subject to compliance with chapter 46, article III, of this Code, as may be amended;
- (5) Off-premise signs: Subject to compliance with chapter 78, article V, of this Code, as may be amended.
- (6) Subdivisions: Subject to compliance with chapter 70 of this Code, as may be amended.

Sec. 78-642. Dimensional requirements.

The dimensional requirements for structures and land in the various zoning districts shall be in accordance with Table 2.

Table 2. Dimensional Requirements										
Districts	Minimum Lot Size 1,2,4,5 (Square Feet)	Density^{2,4}		Minimum Yard Setback Requirements in Feet ^{3,4}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
R-LD Residential	43,560	No more than 2 units per lot	2 (no more than 2 units per lot)	10	10	20	10	10	20	35
R-1 Residential	30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	No more than 2 units per lot	10 (no more than 2 units per lot)	10	7	15	20	10	20	35
R-2 Residential	30,000 (no public sewer) 10,000 (public sewer no public water) 6,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,600 for each additional unit	12	10	7	15	20	10	20	35
R-3 Residential	Same as R-2	Same as R-2	12	10	7	15	20	10	20	35
NS Neighborhood Service	30,000 (no public sewer)	Minimum lot size shown in	12	10	7	15	20	10	20	35

Table 2. Dimensional Requirements

Districts	Minimum Lot Size 1,2,4,5 (Square Feet)	Density ^{2,4}		Minimum Yard Setback Requirements in Feet ^{3,4}						Maximum Height (Feet)
		Minimum Land Area Per Dwelling Unit (multiple units on a single lot) (square feet)	Maximum Number Dwelling Units Per Acre	Front Yard Public Sewer	Side Yard Public Sewer	Rear Yard Public Sewer	Front Yard	Side Yard	Rear Yard	
	10,000 (public sewer no public water) 5,000 (public water and sewer)	column two plus 0 for first additional unit Plus: 3,600 for each additional unit								
CS Commercial Service	Same as NS	Same as NS	12	10	10	10	10	10	10	50
EMP Employment	Same as NS	Same as NS	12	20	10	20	20	10	20	90
CR Conference Center/Resort	30,000 (no public sewer) 12,000 (public sewer no public water) 8,000 (public water and sewer)	Minimum lot size shown in column two plus 0 for first additional unit Plus: 3,500 for each additional unit	12	20	10	20	20	10	20	50 (plus 1ft additional for each additional 5 feet of setback from all property lines up to 100ft total).
PS Public Service	Same as NS	Same as NS	12	20	10	20	20	10	20	50
AI Airport Industry	Same as NS	NA	NA	20	10	20	20	10	20	50
BDM Beaverdam	See Footnote 6 and 8	See Footnote 6 and 8 No more than 1 unit per lot	See Footnote 6 and 8 No more than 1 unit per lot	See Footnote 7 and 8	15	25	See Footnote 7 and 8	15	25	35
OU Open Use	No dimensional requirements except as applied to conditional uses.									

Footnote 1--The minimum land area for lots not served by public water and/or sewer shall be subject to approval by the county health department to ensure the proper operation of septic tanks and wells. In no case shall minimum lot areas be less than those specified in this table.

Footnote 2--The minimum land area shall be calculated based on that portion of the lot which is under control of and deeded to the property owner, exclusive of road rights-of-way.

Footnote 3--All above ground portions of the structure, including but not limited to decks, stairs, overhangs which extend 24 inches or greater outside of the footprint of the structure, and other attached heated or unheated spaces must meet the

Such guarantee shall be in the amount equal to 150 percent of the identified cost of the planned improvements and the continuing maintenance of those improvements until the completion date as stipulated within the development schedule as estimated by the licensed professional retained by the owner/developer. The guarantee shall remain in full force and effect until all obligations have been faithfully performed.

If the cost estimate for improvements and maintenance or the schedule for installation is deemed inadequate by the planning department, the planning department reserves the right to require an independent construction appraisal, at the owner/developer's expense, as a condition of final plat approval or prior to the issuance of permits for the residential units.

All guarantees of improvements shall contractually stipulate an expiration date that is at least 180 days past the stipulated completion date as stated in the approved development schedule. The owner/developer must submit a signed and sealed statement by a registered land surveyor or civil engineer licensed in North Carolina certifying that all work has been completed to the standards of this article before the planning department will determine satisfactory completion of all guaranteed work. Work not completed within 90 consecutive days following the stipulated completion date as stated in the development schedule will be considered in default. The planning department will proceed immediately with a claim against the guarantee of improvements for all work in default.

If a request to extend the completion date stipulated within the approved development schedule is made, the zoning administrator may grant such a request provided that a revised development schedule is provided concurrently with the request and deemed acceptable by the department. Such a request must be made at least 90 days prior to the expiration of the financial guarantee. If the request for an extension is granted, the financial guarantee must be immediately amended to incorporate the revised development schedule and expiration date (if applicable).

Secs. 78-651--78-655. Reserved.

DIVISION 5. GENERAL PROVISIONS

Sec. 78-656. Applicability.

The provisions set forth in this division are not applicable to permitted uses in the Open Use District with the exception of Sec. 78-657 Nonconforming Uses; Sec. 78-664 Travel Trailers and Recreational Vehicles; and Sec. 78-668 Lighting Standards, which shall be applicable in the Open Use District.

Sec. 78-657. Nonconforming uses.

Any parcel of land, use of land, building or structure existing at the time of the adoption of the

ordinance from which this article is derived, or any amendment thereto, that does not conform to the use or dimension requirements of the district in which it is located may be continued and maintained subject to the provisions in this section.

- (1) *Nonconforming vacant lots.* This category of nonconformance consists of vacant lots for which plats or deeds have been recorded in the Buncombe County Register of Deeds Office, which at the time of the adoption of this article fails to comply with the minimum area requirements of the districts, including overlay districts, in which they are located. Any use allowed in the affected district may be erected, improved, or expanded on any single lot of record existing at the time of the adoption of the ordinance from which this article is derived. All current dimensional requirements as set forth in Division 4 of this Article or as amended must be met to build any new use. This provision shall apply even though such lot fails to meet the requirements for lot area that are generally applicable in the district, provided that all dimensional requirements other than those applying to the area of the lot shall conform to the regulations for the district in which such lot is located. Variance of dimensional requirements shall be obtained only through action of the board of adjustment.
- (2) *Nonconforming lots of record.* If two or more lots or combinations of lots, or portions of lots, contiguous and in single ownership, are of record at the time of the adoption of the ordinance from which this article is derived, no portion of such parcel shall be subdivided, re-subdivided, used, or sold in a manner which diminishes compliance with lot area requirements established by this article.
- (3) *Nonconforming occupied lots.* This category of nonconformance consists of lots occupied by buildings or structures at the time of the adoption of the ordinance from which this article is derived that fail to comply with the minimum requirements for area, yard, and setbacks for the district in which they are located. These lots may continue to be used.
- (4) *Nonconforming open uses of land.* This category of nonconformance consists of lots used for storage yards, used car lots, auto wrecking, junkyards, and similar open spaces where the only buildings on the lot are incidental and accessory to the open use of the lot and where such use of the land is not permitted to be established hereafter, under this article, in the district in which it is located. A legally established nonconforming open use of land may be continued except as follows:
 - a. When a nonconforming open use of land has been changed to a conforming use, it shall not thereafter revert to any nonconforming use.
 - b. Nonconforming open use of land shall be changed only to conforming uses.
 - c. A nonconforming open use of land shall not be enlarged to cover more land than was occupied by that use when it became nonconforming.
 - d. When any nonconforming open use of land is discontinued for a period in excess of 180 days, any future use of the land shall be limited to those uses permitted in the district in which the land is located. Vacancy and/or nonuse of the land, regardless of the intent of the owner or tenant, shall constitute discontinuance under this section.
- (5) *Nonconforming uses or structures.* This category of nonconformance consists of buildings or structures used at the time of adoption of the ordinance from which this article is derived for purposes of use not permitted in the district in which they are located. Such uses may be continued as follows:

- a. An existing nonconforming use may be changed to another nonconforming use of the same or higher classification, provided that the other conditions in this section are complied with. For the purpose of this article, the rank order of uses from higher to lower shall be:
 1. Residential;
 2. Public;
 3. Commercial; and
 4. Industrial.
 - b. When a nonconforming use has been changed to a conforming use, it shall not thereafter be used for any nonconforming use.
 - c. A nonconforming use may not be extended or enlarged, nor shall a nonconforming structure be altered except as follows:
 1. Structural alterations as required by law or ordinance to secure the safety of the structure are permissible.
 2. Maintenance and repair necessary to keep a nonconforming structure in sound condition are permissible.
 3. Expansion of a nonconforming use of a building or structure into portions of the structure which, at the time the use became nonconforming, were already erected and arranged or designed for such nonconforming use is permissible.
 4. Alterations or expansions of an existing structure designed to improve the safety, function, or the appearance of the structure are permissible. The square footage of any expansion shall be no greater than the square footage of the existing structure.
 - d. When any nonconforming use of a building or structure is discontinued for a period in excess of one year, and there are no substantial good faith efforts to re-establish the use during this period, the building or structure shall not thereafter be used except in conformance with the regulations of the district in which it is located. Obtaining permits to maintain the existing use or significant continuous efforts to market the property for sale or lease for the existing use (e.g., MLS listing, realtor contract, etc.) shall be regarded as substantial good faith efforts. A nonconforming use shall be deemed discontinued after a period of two (2) years regardless of any substantial good faith efforts to re-establish the use and thereafter, the building or structure shall be used only for a conforming use.
- (6) *Reconstruction of damaged buildings or structures.* Any nonconforming use, which has been damaged by fire, wind, flood, or other causes, may be repaired and used as before, provided:
- a. Repairs are initiated within 12 months and completed within two years of such damage.
 - b. The total amount of space devoted to a nonconforming use may not be increased.
 - c. Reconstructed buildings may not be more nonconforming with respect to dimensional restrictions.
 - d. The use to which the building is put after repair does not result in a change from one nonconforming use to another nonconforming use.

- (7) *Continuation of mobile home parks.* Mobile home parks that become nonconforming uses shall be permitted to continue operation, and existing spaces within the mobile home park may continue to be occupied by mobile homes even after a space has been vacated. However, these mobile home parks shall not be expanded or increased in size, and no additional spaces designed for occupancy by a mobile home shall be added to the site after the adoption of the ordinance from which this article is derived. A mobile home park that is discontinued for 180 days shall not be reestablished.

Sec. 78-658. Off-street parking.

(a) *Purpose.* Off-street automobile storage or parking space shall be provided on every lot on which any of the following uses are hereafter established. The number of parking spaces provided shall be at least as great as the number specified in this section for various uses. When application of such provision results in a fractional space requirement, the next larger requirement shall prevail. Each lot abutting a major thoroughfare, as determined by the zoning administrator, shall be provided with vehicular access thereto and shall be provided with adequate space for turning so that no vehicle shall be required to back into the street. A parking space shall consist of an improved hard-surfaced or crushed stone area not less than nine feet by 18 feet plus the necessary access space, unless otherwise authorized by the board of adjustment or zoning administrator. Such parking shall be provided within the setback lines set forth in this article. The zoning administrator may, however, reduce such setbacks for parking purposes, provided that natural vegetation, landscaping, or a buffer strip is provided as a buffer to surrounding uses.

(b) *Minimum parking requirements.* The required number of off-street parking spaces for each use shall be provided as specified in Table 3. For uses not covered in this table, the Zoning Administrator shall select the appropriate number of minimum parking spaces based on the American Planning Association Planning Advisory Service Report Number 432 (Off-Street Parking Requirements).

Table 3: Required Parking	
Land Use	Required Parking
<i>Residential Uses</i>	
Residential dwellings, single-family and two-family	2 spaces per dwelling unit
Residential dwellings, multifamily	1.75 spaces per dwelling unit
<i>Other Uses</i>	
Animal hospitals and veterinarian clinics	1 space per 500 square feet of gross floor area
Banks and other financial institutions	1 space per 300 square feet of gross floor area, plus 4 stacking spaces per drive-up window or station
Bed and breakfast inn	1 space per guest room, plus 1 additional space per employee
Clubs and lodges	1 space per 300 square feet of gross floor area

Table 3: Required Parking

Land Use	Required Parking
Colleges and universities	1 space per 5 classroom seats, plus 1 space per 3 auditorium seats
Day nursery and private kindergartens	1 space per staff member, plus 1 space per 8 students
Funeral homes	1 space per 4 seats in a chapel or parlor
Health care facilities	1 space per 2 beds, plus 1 space per staff or visiting doctor, plus 1 space per 2 employees on shift of maximum employment
Hotels and motels	1 space per room, plus 1 additional space per 5 employees, plus specified requirements for restaurants, meeting rooms, and related facilities
Kennels	1 space per employee, plus 1 space per 1,000 square feet of gross floor area
Manufacturing and processing, storage and warehousing, wholesale sales	2 spaces per 3 employees at maximum employment on a single shift, plus 1 space per company vehicle operating from the premises
Medical clinics	1 space per 250 square feet of gross floor area
Motor vehicles maintenance and repair	1 space per service bay, plus 1 space per 2 employees on shift of maximum employment (spaces at pumps are not considered parking spaces)
Motor vehicle sales, house and truck trailer sales, outdoor equipment and machinery sales	1 space per 2 employees, plus 1 space per 600 square feet of enclosed floor area, plus 1 space per 2,000 square feet of outside display area
Motor vehicle service stations	1 space per 350 square feet of gross floor area, plus 1 space per gas pump
Physical fitness centers	1 space per 200 square feet of gross floor area
Places of worship, religious institutions, and places of public assembly	1 space per 4 seats in the principal assembly room
Postal and parcel delivery services	1 space per employee on the shift of maximum employment, plus 1 space per 800 square feet of gross floor area
Professional and business offices	1 space per 300 square feet of gross floor area
Recreation, governmental and non-governmental	<ul style="list-style-type: none"> • Tennis, squash, or racquet ball, 2 spaces per court • Skating rink, 1 space per 200 square feet • Swimming pool, 1 space per 140 square feet of pool surface area, plus 1 space per employee on shift of maximum employment • Golf and miniature golf courses, 2 spaces per hole

Table 3: Required Parking	
Land Use	Required Parking
	<ul style="list-style-type: none"> • Athletic fields, 10 spaces per field • Bowling establishment, 3 spaces per lane • Billiard or pool hall, 2 spaces per table • Shooting ranges, 1 space per target area
Repair services	1 space per 300 square feet of gross floor area
Restaurants, nightclubs, bars	1 space per 3 seats or stools, plus 1 space per 2 employees on the shift of the maximum employment, plus 4 stacking spaces per drive-through lane
Retail trade, commercial services	1 space per 300 square feet of gross floor area
Group homes	1 space per 6 patient beds, plus 1 space per 2 employees on shift of maximum employment
Schools, elementary and middle schools	1 space per employee, plus 1 space per 2 classrooms
Schools, high	1 space per employee, plus 1 space per 8 students
Schools, vocational	1 space per 2 students
Storage facility, self-service	1 space per 100 units, plus 1 space per 2 employees
Theaters	1 space per 4 seats
Vacation rental complex or rooming house	1 space per 2 guest rooms

(c) *Location of other property.* If the required automobile parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other off-street property, provided that such property lies within 400 feet of an entrance to such principal use. Such automobile parking shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.

(d) *Shared parking.* The zoning administrator may approve the joint use of up to 100 percent of the required parking spaces for two or more uses located on the same parcel or adjacent parcels, provided that the developer can demonstrate that the uses will not overlap in hours of operation or in demand for the shared spaces.

Any sharing of required parking spaces by uses located on different parcels shall be guaranteed by a written agreement between the owner of the parking area and the owner of any use located on a different parcel and served by the parking area.

Should the uses change such that the new uses overlap in hours of operation or in demand for the shared spaces, the shared parking approval shall become void. Parking meeting the requirements of this section shall then be provided for each use.

(e) *Extension of parking lot into a residential district.* Required parking may extend up to 120 feet into a residential zoning district, provided that: