



AGENDA
BREVARD PLANNING BOARD - REGULAR MEETING
Tuesday, September 23, 2025 - 5:30 PM
City Council Chambers

I. Welcome

II. Introduction of Board Members

III. Certification of Quorum

IV. Approval of Agenda

V. Approval of Minutes

- a. Draft Minutes 08.26.2025

VI. Public Comments

VII. New Business

- a. Consideration of REZ-25-0002 - Pisgah Drive
- b. Consideration of TXT-25-0001 - Temporary Uses
- c. Consideration of TXT-25-0002 - Clean-Up Items
- d. Consideration of Brevard College Final Master Plan

VIII. Unfinished Business

IX. Remarks

X. Adjourn

Agenda Posted, Website September 16th, 2025
M. Baker, Clerk to the Board

To review Agenda materials, go to the City's website www.cityofbrevard.com. Select "Your Government" tab followed by "Agenda Packet" tab. Agenda packet materials are posted on Friday afternoon prior to the meeting.

**MINUTES
BREVARD PLANNING BOARD
AUGUST 26TH, 2025
COUNCIL CHAMBERS CITY HALL**

The Brevard Planning Board met for a regular meeting Tuesday, August 26th, 2025 at 5:30 PM in the Council Chambers at City Hall.

Members Present: Greg Hunter, Chair
Reid Wood, Vice Chair
Karen Darity
Molly Jenkins
Peter Chaveas

Members Absent: Alan Mercaldo

Staff Present: Madalin Baker, Board Clerk
Emily Brewer, Senior Planner
Aaron Bland, Assistant Planning Director
Paul Ray, Planning Director

I. Welcome

At 5:32 PM, Greg Hunter, Chair, called the meeting to order.

II. Introduction of Planning Board Members

The Board introduced themselves.

III. Certification of Quorum

G. Hunter confirmed with the Board Clerk that a quorum from the Board was present.

IV. Approval of Agenda

P. Chaveas made a motion to approve the agenda. M. Jenkins seconded, unanimously carried.

V. Approval of Minutes

M. Jenkins motioned to approve the July minutes. R. Wood seconded, passed unanimously.

VI. Public Comments – None

VII. New Business

a. Consideration of ANN-25-002 – Cashiers Valley Road

Aaron Bland, Assistant Planning Director, presented his staff report, a portion of which follows:

Background: The City has initiated a contiguous annexation for a portion of a City-owned property on Cashiers Valley Road. The parcel lies adjacent to the City Public Works facility at the intersection of Cashiers Valley and Nicholson Creek Road, and is further identified by PIN 8585-19-5389-000.

Discussion: This parcel is currently vacant and partially inside the city limits. The proposal would include the entirety of the lot inside the city limits. On March 17, 2025, City Council adopted Resolution No. 2025-16 declaring three parcels of land as surplus property and approving the sale of the properties on the open market via the upset bid method of public property disposal. This parcel was included in that resolution and the intention of this annexation petition is to include the remainder of the parcel within city limits before selling it, with the revenue going towards supporting affordable housing initiatives.

Following his staff report, A. Bland opened to the Board for questions. P. Chaveas inquired about procedure for selling the property—via private lister, etc. A. Bland noted it would follow the procedure outlined by state statutes. G. Hunter asked if adjacent property owners had any say, which A. Bland noted advertisements would be published ahead of City Council report but had not yet been posted. K. Darity asked about the property to the other side of the public works building, and E. Brewer noted it is already under development agreement.

M. Jenkins motioned to recommend the rezoning to council, R. Wood seconded, passed unanimously.

b. Consideration of Rezoning REZ-25-003

Aaron Bland, Assistant Planning Director, presented his staff report, a portion of which follows:

Background This is a City-initiated rezoning for the same City-owned property adjacent to the City Public Works facility at the intersection of Cashiers Valley and Nicholson Creek Road, further identified by PIN 8585-19-5389-000. This rezoning is being done concurrently with the previously discussed annexation. In addition to being only partially inside the city limits, this parcel is also split-zoned. The portion

currently inside the city limits is zoned General Residential 8 (GR8) and the portion outside is zoned General Residential 4 (GR4). This proposal would rezone the entire parcel to either GR8 or Neighborhood Mixed Use (NMX).

Discussion The intention of this rezoning is to upzone the parcel to make it more marketable before selling it, with the revenue going towards supporting affordable housing initiatives.

Policy Analysis The Future Land Use Map identifies this parcel as the Activity Center - Minor character area. The recommended zoning districts of Neighborhood Mixed Use and Residential Mixed Use (RMX). Because the adjacent Public Works facility is zoned NMX, this would be an option for the rezoning (RMX would not due to spot zoning concerns). However, there is the potential that rezoning to NMX would make the property not as marketable as GR8 because single-family houses are not permitted in NMX. Given the goal of maximizing the sale price to help fund affordable housing initiatives, thought must be given to this trade off. There are other differences to be considered as well, such as the higher density allowed by NMX (15 dwelling units per acre vs. 8). Staff requests the Board discuss these two options and come to consensus on a recommended district.

Following his staff report, A. Bland looked to the Board for questions.

The Board considered and clarified some of the differences between NMX and GR8 zoning. R. Wood motioned to recommend NMX zoning with reference to the consistency statement. P. Chaveas seconded. The motion passed unanimously.

VIII. Remarks

None.

IX. Adjournment

There being no further business, M. Jenkins made a motion to adjourn seconded by P. Chaveas, the motion carried unanimously, and the meeting adjourned at 5:47 PM.

Greg Hunter, Chair

Madalin Baker, Board Clerk

STAFF REPORT

Planning Board, Tuesday, September 23, 2025

Title: Consideration of REZ-25-0002 - Pisgah Drive

Speaker: Aaron Bland, Asst Planning Director

Prepared by: Aaron Bland, Asst Planning Director

Approved by: Paul Ray, Planning Director

Background

The Planning Department has received an application from First Victory Inc. for a rezoning of 5 properties located in the Pisgah Drive neighborhood, identified by PINs 8596-29-4552-000, 8596-29-5562-000, 8596-29-6501-000, 8596-29-749-000, and 8596-29-7468-000. The properties are located adjacent to the Transylvania Regional Hospital and are currently a part of the hospital's conditional zoning district. The request is to remove them from the CZD and zone them General Residential 8 (GR8). The properties abut the hospital CZD to the south, Institutional Campus (The Oaks) to the west, and GR8 to the north and east.

Discussion

The General Residential zoning district is described by the Unified Development Ordinance as follows:

General Residential (GR-4 and GR-8). The General Residential District is intended for the city's existing predominately-residential neighborhoods as well as provide for new primarily-residential development in accordance with this pattern. These districts are differentiated only by the density of the overall development relative to the planning goals of the city as set forth in the Comprehensive Land Use Plan.

The requested rezoning would remove these parcels from the hospital's CZD and allow them to be developed in accordance with the standards of GR8 as a part of the greater Pisgah Drive/Temple Church Road neighborhood, which is largely built out. Four of the five parcels are within the Manufactured Home Overlay District and no changes are proposed regarding the overlay.

Policy Analysis

The Building Brevard 2030 Comprehensive Land Use Plan Future Land Use Map designates the properties as "Traditional Neighborhood." The Traditional Neighborhood character area is designed to maintain the character of established neighborhoods while allowing some flexibility in housing types. According to the Future Land Use Character Area Table, GR-8 is an applicable zoning district for Traditional Neighborhood, therefore the proposed rezoning is consistent with the City's long-range land use plan.

Action

The Planning Board's role is to make a recommendation to City Council. The Board's options are:

1. Recommend approval as requested;
2. Recommend approval with a change in the area as described by the Board (if the change in area is an expansion of the area requested, the Board shall hold a second meeting discussing the expanded area); or
3. Recommend denial

In accordance with North Carolina General Statutes, the Planning Board must also submit a statement analyzing the consistency and reasonableness of this proposal with regards to existing policies or plans of the City of Brevard. A draft Statement of Consistency and Reasonableness is included for the Board's review.

Attachments:

1. Application
2. Application Map
3. Location Map
4. Consistency and Reasonableness Statement



The City of
Brevard
North Carolina

Applicant Information:

Name: First Victory Inc
Address: 542 S Caldwell St Brevard, NC 28712
Phone: 828-884-7934

Property Owner Information (if different than applicant):

Name: MH Transylvania Regional
Address: PO Box 80610 Indianapolis, In 46280
Phone: —

Location of Property:

Location of Property: Pisgah Dr to End turn left, land on Right

Property Identification Number (PIN): 8596-29-7468-000, 8596-29-74090-000
8596-29-6501-000, 8596-29-562-000, 8596-29-
 Present Zoning District: PRD 4552-000

Request District to be Changed to: R-8 (attach additional explanation if necessary)

Existing Use of Adjacent Properties:

North Assisted Living
West Hospital

South Residential
East Residential

Signature of Applicant

Date _____

* * * * *

Planning Department must receive the following prior to placement on BPB agenda:

 Completed Application Form

 Survey of Property

Application Fee (~~\$500.00~~) - Date Paid 8/8/25, Receipt # _____
400.00

Heard by Planning Board on: _____

Planning Board's Recommendation: Approval Denial

Heard by City Council on: _____

City Council Action: Approval - Ord. Number Effective Date
Denial

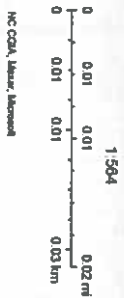
Transylvania County Tax Map



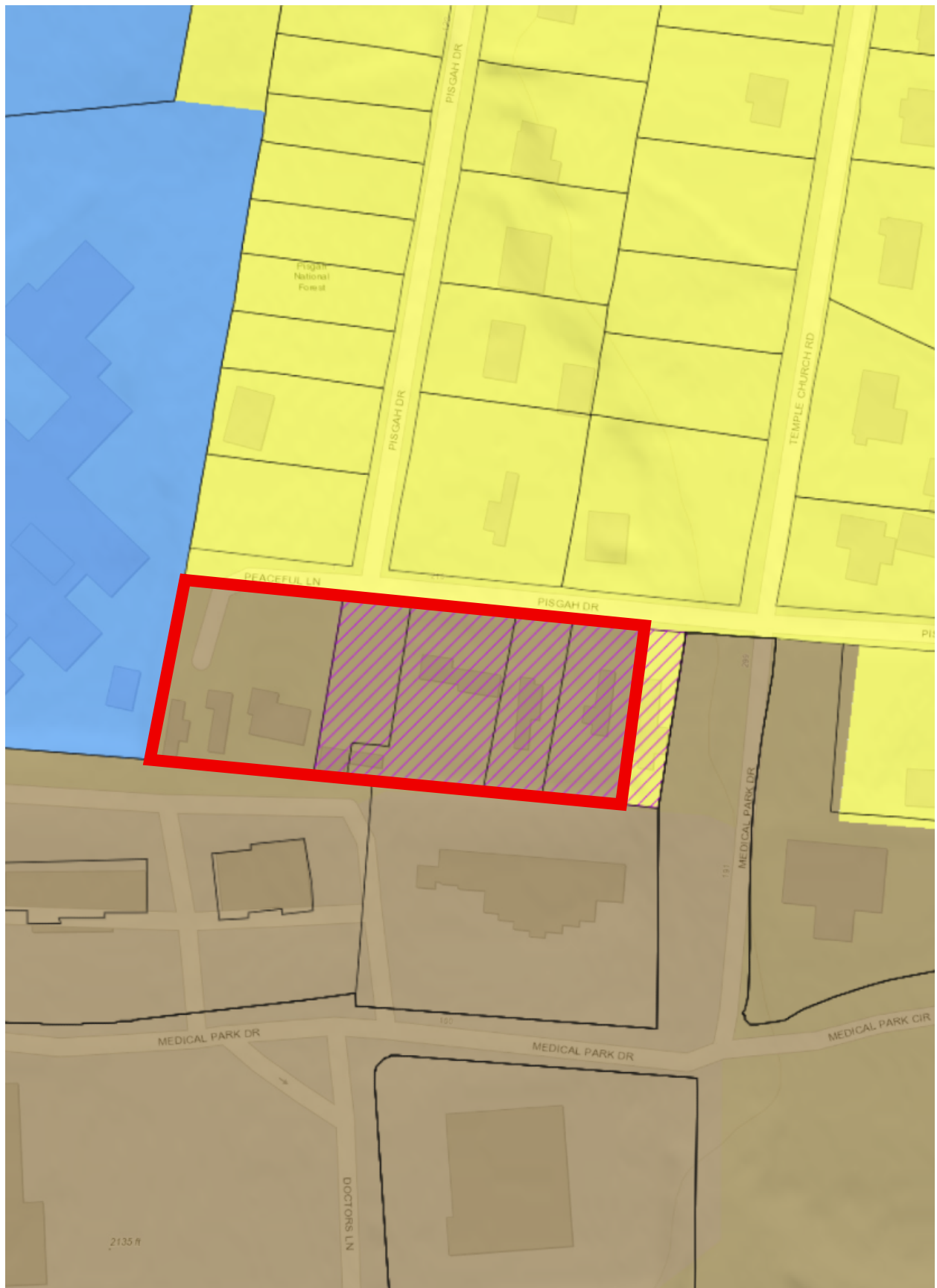
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Roads

Roads



The data contained on this map is the property of Transylvania County
Transylvania County Emergency Services



**STATEMENT OF CONSISTENCY AND REASONABLENESS WITH
ADOPTED PLANS AND POLICIES OF THE CITY OF BREVARD
REZ-25-0002**

NCGS 160D-604 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the Governing Board. The Planning Board shall provide a written recommendation to the Governing Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Governing Board.

The Brevard Planning Board forwards this recommendation of the GR8 zoning district to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Comprehensive Land Use Plan

- **Goal 7:** Support economic vitality and grow the tax base, cultivate local businesses, and attract sustainable industry.
- **LUH- 18:** Collaborate with neighborhoods to explore opportunities for zoning overlays, historic preservation, adaptive reuse, infill projects, special events, and other neighborhood-specific activities.

The Brevard Planning Board forwards this recommendation of the GR8 zoning district to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Future Land Use Map

- This property is located in the *Traditional Neighborhood* character area in the Future Land Use Map, for which GR8 is an applicable zoning district.

NCGS 160D-605 requires the Governing Board to approve a statement analyzing the reasonableness of a proposed rezoning. The statement of reasonableness and the statement of consistency may be approved as a single statement.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is in the public interest and **reasonable** due to the following factors:

- The size and location of the proposed rezoning and the surrounding zoning.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.

STAFF REPORT

Planning Board, Tuesday, September 23, 2025

Title: Consideration of TXT-25-0001 - Temporary Uses

Speaker: Emily Brewer, AICP, Senior Planner

Prepared by: Emily Brewer, Senior Planner

Approved by: Paul Ray, Planning Director

Background & Discussion

This is a Staff-initiated text amendment to revise the standards for temporary uses and clarify when an applicant needs to secure a temporary use permit and when the applicant needs a special event permit.

Temporary uses are land uses that are established only for a fixed, limited period of time with the intent of discontinuing it once that time expires, which may or may not have temporary structures (tents, associated with them. The current ordinance conflates temporary uses with special events, which are temporary events held on public rights-of-ways. Below is a matrix that describes how uses may be permitted based on where they are held.

	CITY PROPERTY (Depot, MCJCC and FBCC)	RIGHT-OF-WAY OR CLEMSON PLAZA	PRIVATE PROPERTY
Events / Festivals / Carnivals	Facility Reservation	Special Event	Temporary Use Permit for “Temporary Outdoor Event” <i>(City may require a Special Event permit too if the event is deemed to “substantially hinder or prevent the normal flow of vehicular or pedestrian traffic”)</i>
Vendors	Facility Reservation	Sidewalk Usage Permit	Temporary Use Permit for “Mobile Vendor”
Temporary Land Use	Not allowed	Not allowed	Temporary Use Permit for type of temporary use

The proposed standards include the following types of temporary uses:

- General temporary uses
- Agricultural / Produce Stand
- Construction Office

- Dwelling – Temporary
- Mobile Classroom
- Mobile Vendor
- Outdoor Seasonal Sale
- One-Day Event
- Outdoor Event
- Outdoor Storage Container

Recommendation

Staff is not seeking a recommendation at this time. We are looking for input as we continue to refine these amendments.

Attachments:

1. Temporary Use Draft Amendment



UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 2. DISTRICTS AND GENERAL PROVISIONS

2.2. Use categories and tables of permitted uses.

- A. All uses permitted in this Code have been divided into 10 general categories as detailed below and are generally defined as follows:
1. *Residential*: Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month's duration.
 2. *Lodging*: Premises available for short-term human habitation for a fee, including daily and weekly rental.
 3. *Commercial*: Premises available for the transaction of general business, the provision of services, the commercial sale of merchandise, and/or food and drink consumption, but excluding manufacturing.
 4. *Civic/institutional*: Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.
 5. *Entertainment/recreation*: Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.
 6. *Agriculture*: Premises primarily used to grow crops, produce, flowers, etc., raise animals, harvest timber, or other similar functions.
 7. *Manufacturing/wholesale/storage*: Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.
 8. *Infrastructure*: Uses and structures dedicated to transportation, communication, information, and utilities.
 9. *Accessory*: Uses of land or of a building or structure or portion thereof, which is incidental and subordinate to a principal use on the same lot.
 10. *Temporary*: Uses of land established for a fixed, limited period of time with the intent of discontinuing it once that time expires. ~~Uses of land which, having met certain requirements and conditions, that may be permitted for a period of limited duration, and which may utilize "temporary structures" for the duration of the event.~~
- B. *Interpretation of use matrices.*
1. The use matrix is not intended to be a comprehensive list of all possible uses, but rather a list of more common uses likely to be proposed within the city.
 2. In the event that a particular use is not listed in the use matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the administrator shall determine whether a materially similar use exists in this chapter.
 - a. Should the administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the administrator's decision shall be recorded in writing pursuant to G.S. 160D-403.



Code of Ordinances and UDO

- b. Should the administrator determine that a materially similar use does not exist, this chapter may be amended to establish a specific listing for the use in question in accordance with the provisions set forth for text amendments in [CHAPTER 16](#).
3. When determining whether a proposed use is materially similar to a listed use, the administrator may consider the following criteria:
 - a. The actual or projected characteristics of the proposed use;
 - b. The relative amount of site area or floor area and equipment devoted to the proposed use;
 - c. Relative amounts of sales;
 - d. The customer type;
 - e. The relative number of employees;
 - f. Hours of operation;
 - g. Amount and frequency of deliveries;
 - h. Building and site arrangement;
 - i. Types of vehicles used and their parking demands;
 - j. The number of vehicle trips generated;
 - k. Signs;
 - l. How the proposed use is advertised;
 - m. The likely impact on surrounding properties; and
 - n. Whether the activity is likely to be found independent of the other activities on the site.
4. Prohibited uses within the applicable zoning district or uses for which the administrator determines there is not a materially similar use in the matrix may be permitted through the application of a conditional zoning district in accordance with the provisions set forth in [CHAPTER 16](#).
- C. *Use matrix.* The following matrix sets forth the manner by which certain uses may be permitted within the various districts set forth above.
 1. "P" denotes those uses that are permitted "by right."
 2. "—" denotes those uses that are not permitted within the given district.
 3. "SUP" denotes those uses that are permitted upon issuance of a special use permit in accordance with the provisions set forth in [CHAPTER 16](#). Additional standards for certain uses requiring a special use permit are set forth in [CHAPTER 3](#) of this ordinance.
 4. "PS" denotes those uses that are permitted with additional standards, which are set forth in [CHAPTER 3](#).
 5. "MHD" denotes those uses that are permitted within a Manufactured Housing Overlay District.

TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Residential										
Household Living	3.5.1	Dwelling—Single-Family	P	P	—	—	—	—	P	—
		Dwelling—Duplex	P	P	P	P	—	—	P	—



TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Dwelling—Multifamily 3—4 units/bldg.	P	P	P	P	P	P	P	—
		Dwelling—Multifamily more than 4 units/bldg.	—	P	P	P	P	P	P	—
		Dwelling—Townhome	P	P	P	P	P	P	P	—
		Manufactured Home	MHD	MHD	MHD	MHD	MHD	MHD	MHD	—
		Live-Work Units	PS	PS	PS	PS	PS	—	PS	—
		Mixed-Use Residential Unit	—	—	PS	PS	PS	PS	PS	—
Group Living	3.5.2	Family Care Home	P	P	P	P	P	P	P	—
		Housing Services for the Elderly	SUP	P	P	P	P	P	P	—
		Rooming or Boarding House	P	P	P	—	P	P	P	—
Social Services	3.5.3	Group Care Facility	P	P	P	—	P	P	P	—
		Shelter	SUP	P	P	—	P	P	P	—
Lodging										
Overnight Accommodations	3.6.1	All overnight accommodations, except as listed below	—	—	—	P	P	P	P	—
		Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	—
		Short-Term Rental (STR)	—	PS	PS	PS	PS	PS	PS	—
Camping	3.6.2	Campground/Recreational Vehicle Park	SUP	SUP	SUP	SUP	—	—	SUP	—
		Rental Cottage/Cabins	PS	PS	PS	PS	—	—	—	—
		Seasonal Camp	PS	—	—	PS	—	—	PS	—
Commercial										
Eating and Drinking Establishments	3.7.1	All restaurants and other eating and drinking establishments except as listed below	—	—	P	P	P	P	P	—
		Bar/Night Club	—	—	PS	PS	P	P	—	—
Personal Services	3.7.2	All personal services, except as listed below	—	P	P	P	P	P	P	—
		Day Care Center	PS	PS	PS	PS	PS	PS	PS	PS
Professional Services	3.7.3	All professional services, except as listed below	SUP	P	P	P	P	P	P	P
		Adult Establishment	—	—	—	—	—	—	—	SUP



TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Banks, Credit Unions, Financial Services, and ATMs	—	—	P	P	P	P	P	P
		Funeral Homes and Services	—	—	P	—	P	P	P	—
		Human Crematories and Crematoriums	—	—	PS	—	PS	PS	PS	PS
		Indoor Animal Services	—	—	P	P	P	P	P	P
		Kennels and Outdoor Animal Services	—	—	SUP	—	—	PS	—	PS
		Landscaping and Contractor Services	SUP	SUP	SUP	—	—	—	—	P
		Vehicle Services—Major Repair/Body Work	—	—	—	—	—	PS	—	PS
		Vehicle Services—Minor Maintenance/Repair	—	—	SUP	—	SUP	PS	PS	PS
Retail	3.7.4	All retail and sales establishments except as listed below	—	—	P	P	P	P	P	—
		Alcoholic Beverage Sales Store	—	—	SUP	P	P	P	—	—
		Auto/Mechanical Parts Sales	—	—	—	P	P	P	—	P
		Flea market	—	SUP	SUP	SUP	SUP	SUP	—	—
		Gas Station	—	—	SUP	PS	SUP	PS	—	PS
		Gunsmiths and Weapon Sales	—	—	SUP	SUP	PS	PS	—	PS
Civic/Institutional										
Educational	3.8.1	All educational uses except as listed below	SUP	P	P	P	P	P	P	—
		Colleges/Universities	—	—	SUP	SUP	P	P	P	—
		Schools—Vocational/Technical	—	SUP	P	P	P	P	P	P
Government	3.8.2	All government uses, except as listed below	—	P	P	P	P	P	P	P
		Correctional Facilities	—	—	SUP	—	SUP	P	P	P
		Public Safety Station	SUP	SUP	P	P	P	P	P	P



TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Medical	3.8.3	All medical offices and facilities except as listed below	—	P	P	P	P	P	P	—
		Hospital	—	—	—	—	—	P	P	—
Places of Worship	3.8.4	All religious institutions or places of worship	SUP	P	P	—	P	P	P	—
		Cemeteries	PS	PS	PS	—	PS	PS	PS	—
Entertainment/Recreation										
Indoor Recreation	3.9.1	All indoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P
		Cultural or Community Facility	SUP	P	P	P	P	P	P	—
		Indoor Amusements	—	—	SUP	P	P	P	SUP	P
		Indoor Firing Range	—	—	—	SUP	—	SUP	SUP	SUP
		Live Performance Theater	—	SUP	SUP	P	P	P	P	—
		Movie Theater	—	—	—	P	P	P	—	—
		Special Event Venue	SUP	SUP	PS	PS	PS	PS	PS	—
		Studios, Galleries and Workshops - High Impact	—	—	SUP	SUP	SUP	P	P	P
		Studios, Galleries and Workshops - Low Impact	—	P	P	P	P	P	P	—
Outdoor Recreation	3.9.2	All outdoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P
		Non-Residential Swimming Pool or Pond	—	SUP	SUP	SUP	PS	PS	PS	—
		Outdoor Amusements	—	—	SUP	P	SUP	P	—	P
		Outdoor Firing Range	—	—	—	—	—	—	—	SUP
		Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P
Agriculture										
Agriculture	3.10.1	All agricultural uses	PS	—	—	—	—	PS	PS	PS
Manufacturing/Wholesale/Storage										
Light Industrial and Manufacturing	3.11.1	All light industrial and manufacturing activities, except as listed below	—	—	—	—	—	SUP	—	P



TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Brewery, Distillery, Winery, Cider - High Impact	—	—	—	SUP	—	P	—	P
		Brewery, Distillery, Winery, Cider - Low Impact	—	—	SUP	PS	PS	PS	—	PS
		Laboratory	—	—	—	—	—	P	P	P
		Laundry, Dry Cleaning Plant	—	—	—	—	—	SUP	P	P
		Manufacturing Research and Development	—	—	—	P	—	P	P	P
		Media Production	—	—	P	P	P	P	P	P
Heavy Manufacturing	3.11.2	All heavy manufacturing activities, except as listed below	—	—	—	—	—	—	—	SUP
		Metal Products Fabrication, Machine or Welding Shop	—	—	SUP	SUP	SUP	P	—	P
Storage and Disposal	3.11.3	All storage and disposal uses, except as listed below	—	—	—	—	—	SUP	—	P
		Chemical Storage Facility	—	—	—	—	—	—	—	P
		Solid Waste Disposal Facilities	—	—	—	—	—	—	—	PS
		Junkyard / Salvage Yard	—	—	—	—	—	—	—	SUP
Wholesaling and Distribution	3.11.4	All wholesaling and distribution activities, except as listed below	—	—	—	—	—	P	—	P
		Equipment Rental	—	—	—	—	—	P	—	P
		Indoor Vehicle/Heavy Equipment Sales	—	—	PS	—	PS	PS	—	PS
		Outdoor Vehicle/Heavy Equipment Sales	—	—	—	—	—	PS	—	PS
Extractive Industries	3.11.5	All extractive industries, except as listed below	—	—	—	—	—	—	—	P
		Extractive industries involving blasting	—	—	—	—	—	—	—	SUP
Infrastructure										
Utilities	3.12.1	Utilities—Class 1	P	P	P	P	P	P	P	P
		Utilities—Class 2	P	P	P	P	P	P	P	P



TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Utilities—Class 3	—	—	—	—	—	—	—	P
Telecommunications	3.12.2	All wireless telecommunication facilities, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Wireless Telecommunication Facility—Tower	—	—	—	—	—	SUP	—	PS
Transportation	3.12.3	Parking Lot	SUP	PS	PS	PS	PS	PS	PS	PS
		Passenger Vehicle Terminals	—	—	P	P	P	P	—	P
Accessory										
Residential Accessory	3.13.1	All residential accessory uses, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Day Care Home	PS	PS	PS	PS	PS	PS	PS	—
		Dwelling—Accessory Unit (ADU)	PS	PS	PS	PS	PS	PS	PS	—
		Home Occupation	PS	PS	P	P	P	P	P	—
		Keeping Bees	PS	PS	PS	PS	PS	PS	PS	PS
		Keeping Domestic Fowl (Chickens)	PS	PS	PS	PS	PS	PS	PS	PS
		Swimming Pool or Pond	PS	PS	PS	PS	PS	PS	PS	—
Non-Residential Accessory	3.13.2	All non-residential accessory uses, except as listed below	—	PS	PS	PS	PS	PS	PS	PS
		Accessory Retail	—	—	PS	PS	PS	PS	PS	PS
		Drive-Thrus	—	—	SUP	SUP	—	PS	—	—
		Mobile Food Vendor Site	—	SUP	PS	PS	PS	PS	PS	PS
		Recycling - Small Collection	—	—	—	—	—	SUP	SUP	P
		Rooftop Amenity Space	—	—	SUP	PS	PS	PS	PS	PS
		Taproom / Tasting Room	—	—	SUP	P	P	P	—	P
Temporary										
Temporary	3.14	All temporary uses, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Agricultural / Produce Stand	PS	PS	PS	PS	PS	PS	PS	PS



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Construction Office	PS	PS	PS	PS	PS	PS	PS	PS
		Dwelling – Temporary	PS	PS	PS	PS	PS	PS	PS	PS
		Mobile Classroom	PS	PS	PS	PS	PS	PS	PS	PS
		Mobile Vendor	PS	PS	PS	PS	PS	PS	PS	PS
		Outdoor Seasonal Sale	PS	PS	PS	PS	PS	PS	PS	PS
		One-Day Event	PS	PS	PS	PS	PS	PS	PS	PS
		Outdoor Event	PS	PS	PS	PS	PS	PS	PS	PS
		Outdoor Storage Container	PS	PS	PS	PS	PS	PS	PS	PS
Events and Structures	3.14.1	All temporary events and structures, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Carnivals or Circus	—	—	—	—	—	PS	PS	PS
		Farmers Market	—	—	PS	PS	PS	PS	PS	—
Vendors	3.14.2	All temporary vendors, except as listed below	—	—	PS	PS	PS	PS	—	—
		Vending Pushcarts	—	—	—	—	PS	—	—	—

(a) This column refers to the section of this ordinance that contains the use definition and additional standards.

CHAPTER 3. USE DEFINITIONS AND STANDARDS

3.13. Accessory uses.

3.13.2. Non-residential accessory use category.

Commented [EB1]: No changes - included for reference

A. Non-residential accessory use.

1. Definition: A use of land or of a building or structure or portion thereof, which is incidental and subordinate to a non-residential principal use on the same lot.
2. Additional Standards:
 - a. Accessory uses shall adhere to the standards outlined in Section 2.5 and all other applicable sections.

B. Accessory retail.

1. Definition: The on-premises, retail sale of products directly to customers, where the retail use is incidental to a primary use conducted upon the same premises. Examples include but are not limited to the following: a furniture manufacturer who operates a show floor for the display and sales of furniture produced by the manufacturer or a bicycle manufacturer who operates a floor for the display and sales of bicycles produced by the manufacturer.
2. Additional Standards:



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- a. Accessory retail uses shall be directly related to and accessory to a conforming, principal use.
- b. Products offered for sale within accessory retail uses shall be products which are produced or processed by the associated principal use, or which are directly related to, and offered in support of, products which are produced or processed by the associated principal use. For example, a manufacturer of bicycles may operate an accessory retail use wherein bicycles, which were manufactured within the principal use, are offered for direct, on-premises retail sale. Bicycle accessories (such as tires, helmets), which were not produced by the manufacturer but which clearly relate to and support products which are produced or processed by the principal use, may also be offered for sale. However, products that do not clearly relate to and support products which are produced or processed by the principal use (such as backpacking or rock-climbing gear in the case of the bicycle manufacturer) cannot be offered for retail sale.
- c. Accessory retail uses shall comply with all applicable standards of federal, state or local law that would otherwise apply to retail oriented principal uses. For example, parking areas serving accessory retail uses within a General Industrial zoning district shall comply with the surfacing requirements of Section 10.7.
- d. Accessory retail uses are limited to an area that is equivalent to 20 percent of the gross floor area of the structure(s) containing the principal use.
- e. Accessory retail uses shall be indoors, and shall not include the outdoor display of products or merchandise.

C. *Drive-thru.*

1. **Definition:** A facility where food and other products or services may be purchased or obtained by motorists without leaving their vehicles. Examples include drive-through fast-food restaurants, coffee, photo stores, pharmacies, bank teller windows, convenience stores, and dry-cleaning pick-up stores without dry cleaning equipment. This term does not include gas stations or other vehicle services, which are separately defined.
2. **Additional Standards:**
 - a. Drive-through stacking lanes, windows, and associated equipment shall not be permitted within 50 feet of a GR or RMX district or residential use.
 - b. Drive-through windows and services shall be located and accessed only at the rear or side of the building and shall not be located between the principal structure and a public street. Service lanes shall not be located between the building and the street.
 - c. When situated at the side of the building, windows and services shall be located at least 20 feet back from the front façade of the building.
 - d. Vehicle storage for drive-through uses shall be located outside of, and physically separated from, the right-of-way of any street. This area shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.
 - e. Service lanes shall be a minimum of 80 feet long for a single stacking lane or 80 feet per lane when there is more than one service lane. A service lane is measured from the curb cut to the service area or the order area if an outdoor order area precedes the service area. Service lanes do not have to be linear. Stand-alone automatic teller machines shall provide stacking distance for four vehicles outside of any right-of-way, parking area, or travel lane.
 - f. Drive-through service lanes shall provide a minimum of ten stacking spaces on site for restaurant and food sale uses with drive-through facilities and a minimum of six stacking spaces on site for



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banking, pharmacies and similar non-food-related uses with drive-through facilities. Each stacking space shall be a minimum of nine feet by 18 feet.

- g. A service lane is not required for accessory facilities where vehicles do not routinely stack up while waiting for the service. Examples are window washing, air compressor, and vacuum cleaning stations. A service lane is required for full-service drive-through automobile cleaning establishments.
- h. Service lanes shall be designed so that they do not interfere with parking, parking access and vehicle circulation. Crossings shall be situated so as to minimize conflicts between pedestrians and vehicles. Where service lanes are traversed by pedestrian crossing areas, such crossings shall be clearly marked. Warning signage may be required at the discretion of the administrator in the interest of pedestrian safety.
- i. All service lanes shall be clearly identified by means of striping, landscaping, curbing, and the like.
- j. Site access and egress shall be shared by the drive-through and inside customer service functions.
- k. The drive-through service lane shall first exit into other circulation lanes within the same project, and then onto a public street via the same exit curb cut as the other circulation lanes within the same project.
- l. Service lanes shall be designed for a one-way traffic pattern only.
- m. The drive-through shall be limited to a maximum of two service lanes and one additional lane for an automated teller machine (ATM).
- n. Drive-through facilities shall be screened from off-site view from adjacent properties by a Type A buffer with a minimum width of ten feet.
- o. Speaker box sounds from the drive-through lane shall not unreasonably disturb the peace and quiet of abutting residential property.
- p. A traffic impact study may be required by the approving authority.

D. **Mobile food vendor site.**

- 1. **Definition:** A permanent location for licensed mobile food vendors or food trucks to offer food and beverages for sale consumption.
- 2. **Additional Standards:**
 - a. Mobile food vendors shall only vend at permanent locations permitted under this section.
 - b. The owner, or authorized agent thereof, of any property upon which a mobile food vendor(s) proposes to operate, shall secure a permit for the establishment of a mobile food vendor site.
 - c. Mobile food vendors using the designated site shall secure all necessary permits required by the Transylvania County Health Department.
 - i. Mobile food vendors must follow all applicable rules and requirements of the Transylvania County Health Department and any other relevant agencies of Transylvania County or the State of North Carolina.
 - ii. In the issuance of permits for mobile food vendor sites and mobile food vendors, the administrator shall have broad discretion to assign such conditions as may be necessary to protect the health, safety, and welfare of the public
 - d. Number of mobile food vendor sites:
 - i. In NMX, PGX and DMX zoning districts, only 1 mobile food vendor site shall be permitted per parcel.



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- ii. In CMX, IC, and GI zoning districts, each parcel is permitted up to 3 mobile food vendor sites, so long as all other separation and site requirements as set forth in this section are met.
- iii. Additional mobile food vendor sites may be permitted with the issuance of a special use permit in accordance with [CHAPTER 16](#).
- e. Separation requirements:
 - i. Mobile food vendors shall be situated at least 10 feet from all property lines and any road right-of-way, shall not encroach onto any street, sidewalk, or travel way, and shall not obstruct any loading zone or handicapped parking space.
 - (A) This requirement shall not apply to special events approved by the city for placement upon public streets.
 - ii. Mobile food vendors shall be situated at least 20 feet from one another.
 - iii. Mobile food vendors shall be situated at least 25 feet from any permanent structures.
 - (A) The administrator may, upon recommendation of the fire marshal, approve the placement of mobile food vendors within 25 feet or less of a permanent structure. Such approval shall be based upon building type, building materials, existing fire breaks, and other pertinent information. Such reductions shall be reviewed on a case-by-case basis, at the discretion of the administrator.
 - (B) There shall be no reduction in separation between mobile food vendors and permanent structures within the downtown fire district.
 - iv. Mobile food vendors shall be situated at least 200 feet from any residential structure that is located within GR zoning district.
 - v. Mobile food vendors must be set back a minimum of ten feet in all directions from fire hydrants.
- f. Power.
 - i. Outside of the Heart of Brevard district, generators may be used to power the vending unit. Within the Heart of Brevard only dedicated power supplies shall be used.
 - ii. For dedicated power supplies the applicant must present documentation that power load supplied to the vehicle is sufficient to meet the vehicles needs while in operation.
- g. Hours of operation for mobile food vendors shall be limited to 7:00 a.m. to 10:00 p.m., except during an approved special event, when other operating hours may be established as part of the event.
- h. Mobile food vendor operators or their designee must be present at all times during operation, except in the event of an emergency.
- i. Each food truck shall supply at least one waste receptacle which must be removed at the end of each day. All waste receptacles must be emptied at the end of each day and as necessary during the day. City trash receptacles shall not be used for the food truck operator's waste.
- j. Mobile food vendor signage shall be limited to the following:
 - i. Mobile food vendors shall be allowed signage only as described in Chapter 12 of this Ordinance.
 - ii. Nothing in this Ordinance shall be construed to mean that mobile food vendor vehicles cannot be painted or decorated, or display menus affixed to the side(s) of the vendor vehicle.

E. Recycling—small collection.



1. **Definition:** A location where the public may donate, redeem or sell recyclable materials, which occupies an area of 350 square feet or less. Such facility may include the following: a mobile unit; bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and kiosk-type units that may include permanent structures.

F. Rooftop amenity space.

1. **Definition:** A covered or uncovered space on a building rooftop that is intended to be an accessory use for residents of a building or mixed-use building type or for the patrons of a commercial building.
2. **Additional Standards:**
 - a. Any structure on a rooftop amenity space shall not exceed 12 feet in height.
 - b. The rooftop amenity space shall not be enclosed.
 - c. No sign affixed to any structure in a rooftop amenity space shall be visible from the street.

G. Taproom or tasting room.

1. **Definition:** An area that is ancillary to the production of beer or other types of alcohol at a brewery, distillery, winery, cidery, etc. where the public can purchase and/or consume the alcoholic beverage produced on site.

3.14. Temporary uses.

A. Temporary use.

1. **Definition:** Any use of land or property established for a fixed, limited period of time with the intent of discontinuing it once that time expires. These uses may include temporary structures, event staging, or other activities that don't have the permanence of a primary land use.

Commentary: These regulations apply for all temporary uses occurring on private property outside of any public rights-of-way. For events and uses that include the reservation of City-owned property please refer to the City of Brevard's facility reservation policy. For events and uses that include the temporary closure of public rights-of-way, please refer to Section 66-13 of the City Code.

Commented [EB2]: EnCode allows us to place "Commentary" on pages to provide more information. We will use this to provide additional info to the constituents.

2. **Additional Standards:**
 - a. The temporary use shall be limited to a period not to exceed 90 consecutive days, unless otherwise specified. After the permit expires, the temporary use shall be removed and shall not be reestablished for a period of at least 45 days.
 - b. All debris shall be cleared from the site at the end of the use, and all temporary structures shall be removed within 5 days.
 - c. All outdoor activities shall be discontinued by 10:00 PM when located within 500 feet of a residential use, unless otherwise specified.
 - d. No temporary use may be located within any required setback or buffer area.
 - e. The temporary use must comply with all floodplain development regulations (Section 6.8 of UDO and Chapter 34 of City Code).



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- f. Temporary uses may be located within parking areas only upon determination by the administrator and/or the relevant public safety agencies that such obstruction will not impede commerce, hinder the flow of traffic or endanger the safety of motorists or pedestrians.
- g. Signs associated with a permitted temporary event shall be permitted in accordance with Section 12.8.4.
- h. Temporary uses as part of a declared emergency, as defined by Section 21.2, are not subject to these requirements and are instead permitted in accordance with Chapter 21.3.1.
- i. Temporary structures established as part of a temporary use are not required to comply with the architectural standards set forth in Chapter 5.
- j. In the consideration of any temporary use, the administrator shall have broad discretion to impose such conditions as may be necessary to protect the health, safety and welfare of the public. This may include, but is not limited to, provision of parking, directional signage, traffic control measures, operational hours, and other conditions deemed necessary by the administrator and/or other City departments.
- k. The temporary use shall comply with all other applicable federal, state, and local regulations, including but not limited to requirements set forth by the county building department, the county fire marshal, and the county public health department.

B. Agricultural / produce stand.

- 1. Definition: A temporary use, which may include temporary structures, where fresh produce and limited produce-derived products are for sale.
- 2. Additional Standards:
 - a. Agricultural / produce stands must comply with the general temporary use requirements of 3.14(A) above, unless otherwise specified.
 - b. All vehicles, including recreational vehicles, trailers and buses, and temporary and transportable manufactured homes, shall not be used as temporary structures for an agricultural / produce stand.

C. Construction office.

- 1. Definition: A use of a temporary structure utilized as a construction office or equipment shed during the construction of a new development.
- 2. Additional Standards:
 - a. Temporary construction offices must comply with the general temporary use requirements of 3.14(A) above, unless otherwise specified.
 - b. A temporary construction office is allowed incidental to a construction project and requires a separate temporary use permit.
 - c. The temporary use permit shall be valid for the duration of construction.
 - i. For the purposes of this section, the duration of construction is from the start of construction, as defined by this ordinance, until 30 days after the certificate of occupancy is issued. If a permit expires or a project is abandoned, the temporary use, along with all temporary structures, shall be removed immediately.

D. Outdoor seasonal sale.



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1. Definition: A temporary use, which may include temporary structures, where seasonal goods are sold, such as Christmas tree sales, holiday sales, plant sales, and pumpkin sales.
2. Additional Standards:
 - a. Outdoor seasonal sales must comply with the general temporary use requirements of 3.14(A) above, unless otherwise specified.
 - b. Outdoor seasonal sales may be permitted for a period not to exceed 90 days, after which the outdoor seasonal sales shall be removed and shall not be reestablished for a period of at least 30 days.
 - c. Outdoor seasonal sales in GR and RMX shall only be permitted as an accessory use to a Civic/Institutional Use.

E. Temporary dwelling.

1. Definition: Temporary housing accommodations for displaced residents when the principal residence of the occupant has been destroyed by wind, fire, flood, movement of earth, or other manmade or natural disaster.
2. Additional Standards:
 - a. Temporary dwellings must comply with the general temporary use requirements of 3.14(A) above, unless otherwise specified.
 - b. This section shall not apply to any properties damaged from events that are a declared disaster and subject to a "State of Emergency," as defined by Section 21.2. Temporary residential uses as part of a declared emergency may be permitted in accordance with Chapter 21.3.1.
 - c. A maximum of one temporary structure for each dwelling on the property is permitted, not to exceed three.
 - d. The temporary structure(s) shall be located on the on the lot where active repair and/or reconstruction of the primary structure is occurring.
 - e. Setback requirements may be waived during the duration that the temporary housing unit is permitted, such that:
 - i. The placement of the temporary housing will allow for unobstructed repair and reconstruction on the site, if applicable;
 - ii. The temporary housing unit does not extend into any public or private right-of-way, easement, or adjacent property; and
 - iii. The placement of the temporary housing unit does not violate any applicable provisions of NC Building Code or Fire Code.
 - f. Temporary dwellings shall not be placed in flood hazard area, unless active repair or reconstruction of the primary structure is occurring on site and there is no feasible location outside of the flood hazard area for the temporary dwelling to be placed.
 - i. If placed in the special flood hazard area the temporary dwelling shall be fully movable, properly licensed and ready for highway use. A recreational vehicle or other type of temporary dwelling is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions.



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- g. The temporary use permit shall be issued for a period of time not exceeding 12 months while the repair and reconstruction of the principal residence is taking place. The permit may be renewed for an additional 6-month period, provided the applicant provides documentation demonstrating progress has been made to repair and/or reconstruct the primary structure on the lot.
- h. The temporary housing unit(s) must be removed from the lot within 30 days following the completion of the repair and reconstruction of the primary residence or within 30 days following the expiration of the zoning permit.

F. Temporary mobile classroom.

- 1. Definition: A temporary use of a prefabricated, modular, or relocatable building designed for educational purposes.
- 2. Additional Standards:
 - a. Mobile classrooms shall be allowed as a temporary accessory use to Education uses and Places of Worship uses only.
 - b. Mobile classrooms shall only be permitted when the principal structure of Education Use or Place of Worship Use has been destroyed by wind, fire, flood, movement of earth, or other manmade or natural disaster. This shall not include damage resulting from events that are a declared disaster and subject to a "State of Emergency," as defined by Section 21.2.
 - c. No other types of temporary structures may be permitted as temporary mobile classrooms except prefabricated, modular, or relocatable building designed for educational purposes.
 - d. Mobile classroom units shall be placed on a masonry foundation and all wheels, axles, hitches, and other mobile appurtenances shall be removed.
 - e. Mobile classroom units shall be located to the rear or interior side of a principal building.
 - f. Mobile classrooms shall be connected to a principal building via a sidewalk.
 - g. A maximum of 2 mobile classrooms shall be allowed on a property at one time.
 - h. The mobile classroom units shall be permitted for a period of up to 12 months. Extensions may be granted with evidence that a principal building meeting the requirements of the ordinance is being constructed.

G. Temporary mobile vendors.

- 1. Definition: A non-motorized vending cart that is designed and equipped to sell food, beverages, or other goods directly to consumers on private property.
 - a. This definition does not include wholesale distributors. The vendor physically reports to and operates from an off-site facility for servicing, restocking, and maintenance each operating day.
 - b. This definition also does not apply to vendors included as part of a special event, as provided in Section 66-13 of the City Code, or temporary outdoor events, as provided by this ordinance.

Note: This subsection pertains to mobile vendors located on private property. For use of City property or public rights-of-way, please refer to the City Code. Food trucks are not permitted within the City of Brevard as a temporary use. Instead, the City permits mobile food vendor (or food truck) sites on property as an accessory use, in accordance with Section 3.13.2.



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2. Additional Standards:

- a. Temporary mobile vendors must comply with the general temporary use requirements of 3.14(A) above, unless otherwise specified.
- b. The temporary mobile vendor shall be limited to a period not to exceed 30 consecutive days at one location. After the permit expires, the temporary mobile vendor shall be removed and shall not be reestablished for a period of at least 30 days.
- c. The outdoor mobile vending cart must be located so the cart is:
 - i. At least 5 feet from the edge of any driveway, traffic lane, handicapped ramp, building entrance, exit or emergency exit;
 - ii. At least 15 feet from any fire hydrant; and
 - iii. Does not impede, endanger or interfere with pedestrian or vehicular traffic.
- d. No temporary structure, tables, etc. are permitted with a temporary mobile vendor.
- e. No more than two mobile vendors shall be permitted on a property less than 3 acres. No more than 4 mobile vendors shall be permitted on lots 3 acres or larger.
- f. The mobile vending cart operator or their designee must be present at all times, except in cases of an emergency.
- g. No audio amplification is allowed as part of the outdoor mobile vending operations.
- h. The dimensions of any outdoor mobile vending cart may not exceed the following:
 - i. 5 square feet in area
 - ii. A maximum length or width of 10 feet.
 - iii. A maximum height of 8 feet, including any umbrellas or protective coverings attached to the cart.

H. Temporary one-day event.

1. Definition: A temporary event lasting 1 day located on private property that do not utilize temporary structures.
2. Additional Standards:
 - a. A temporary one-day event shall be allowed without a permit, provided they comply with the following:
 - i. No more than 4 temporary one-day events occur on any premise in any one calendar year, and there is at least one month between events.
 - ii. No display or storage of goods occurs outside except on the day of the event.
 - iii. The event does not require any temporary structures, including tents.
 - iv. The event does not occur in any required setback or buffer area, flood hazard area, or any public rights-of-way.
 - i. The event will not hinder or prevent the normal flow of vehicular or pedestrian traffic on all or a portion of any street, sidewalk, or other public right-of-way. The following would typically fall under this standard:
 1. Attendance of 500 people or more is anticipated at any one time;
 2. Total attendance that averages 500 people or more per day; or



3. Span multiple blocks, even if the street isn't being closed.

I. Temporary outdoor event.

1. Definition: A temporary event within an outdoor space on private property, such as but not limited to the performance of live music, festivals, competitions, carnivals/circuses, worship services, farmers markets, arts and crafts fairs, flea markets, and others.
 - a. Events held at a permitted Special Event Venues, as defined by Chapter 19, shall not be considered temporary.

Commentary: If the temporary outdoor event lasts only one day and does not utilize any temporary structure (including tents), the event may be allowed without a permit in accordance with Section 3.14(H).

2. Additional Standards:

- a. Temporary outdoor event must comply with the general temporary use requirements of 3.14(A) above, unless otherwise specified.
- b. No one event may be longer than 14 calendar days, including set-up and breakdown time.
 - i. The administrator is authorized to extend the duration of the temporary outdoor event permit beyond 14 days if there is a unique situation that warrants a time extension.
- c. No more than 6 outdoor events may be permitted per property per calendar year.
- d. The administrator may require the applicant to also procure a special event permit if event is deemed to substantially hinder or prevent the normal flow of vehicular or pedestrian traffic on all or a portion of any street, sidewalk, or other public right-of-way. The following would typically require a special event permit under this standard:
 - i. Attendance of 500 people or more is anticipated at any one time;
 - ii. Total attendance that averages 500 people or more per day; or
 - iii. Span multiple blocks, even if the street isn't being closed.

J. Temporary outdoor storage containers.

1. Definition: The use of a self-storage container that is delivered to a residence or business owner for the purpose of storing belongings and then may be picked up and returned to a warehouse until called for again. This definition includes portable moving containers, shipping containers, temporary dumpsters, and other portable storage containers.
2. Additional Standards:
 - a. Temporary outdoor storage containers shall only be used for storage of belongings and materials. No person may occupy or reside within the temporary outdoor storage container.
 - b. No permit is required for a temporary outdoor storage container provided it complies with the following:
 - i. The temporary outdoor storage container has been on the property for less than 30 days.
 - ii. The temporary outdoor storage container is not located in any required setback or buffer area, flood hazard area, any public rights-of-way, or on any property line.



- c. [A temporary outdoor storage container may be permitted to remain on the property for up to 90 days with the issuance of a permit and compliance with the general temporary use requirements of Section 3.14\(A\) above.](#)

~~3.14.1. Temporary events and structures use category.~~

~~A. Temporary events and structures:~~

- ~~1. Definition: An activity or use of land which, having met certain requirements and conditions, may be permitted for a period of limited duration, and which may utilize "temporary structures" for the duration of the event. Examples of these activities include, without limitation, the following:~~
 - ~~a. carnivals or circuses;~~
 - ~~b. contractor's office and equipment sheds~~
 - ~~c. farmers markets;~~
 - ~~d. outdoor meetings;~~
 - ~~e. satellite real estate sales office;~~
 - ~~f. seasonal structures; and~~
 - ~~g. special events~~
- ~~2. Additional Standards:~~
 - ~~a. In the consideration of any temporary use, structure or special event, the administrator shall have broad discretion to impose such conditions as may be necessary to protect the health, safety and welfare of the public.~~
 - ~~b. The use shall clearly be of a temporary nature.~~
 - ~~c. The use shall be limited to a period not to exceed 90 days except as otherwise provided.~~
 - ~~d. The use shall not obstruct any public travel way except by specific approval by the city and will cause no traffic congestion;~~
 - ~~e. The use shall not create a nuisance to surrounding uses.~~
 - ~~f. The use shall not create hazards or adverse impacts related to parking, drainage, fire protection, or other adverse impacts.~~
 - ~~g. The operator shall provide a plan for the management of waste generated by the use, and sanitary facilities if the administrator or health department deems it is necessary.~~
 - ~~h. The operator shall satisfy all other requirements of the director of public health, the building inspector or the fire marshal.~~
 - ~~i. The operator shall secure a business license, street closure permit, sidewalk closure permit, or parade permit if required.~~
 - ~~j. The applicant and/or operator shall promote the temporary use or special event as tobacco and nicotine free (including, but not limited to smoking, vaping, dipping, and chewing).~~
 - ~~k. The total area of a temporary use or special event, including tents, display areas, and other appurtenances of the use, shall not exceed 2,000 square feet. This requirement shall not apply to the following categories of temporary uses or special events:~~
 - ~~i. Special events, upon approval by the administrator.~~



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- ii. ~~Farmers markets.~~
- iii. ~~Carnivals and circuses.~~
- i. ~~Tents and structures:~~
 - i. ~~Applicants shall provide flame retardancy certifications for all tents.~~
 - ii. ~~Temporary structures shall not exceed 120 square feet. Tents, shipping containers, satellite offices and classrooms, equipment sheds, and temporary dwellings, as described herein shall not be subject to this requirement.~~
 - iii. ~~Seasonal greenhouses, tents, and other temporary structures may be permitted for a period not to exceed 90 days. These structures must be removed on the expiration date of the permit.~~
 - iv. ~~A satellite office and equipment shed may be permitted in any district for a period covering the construction phase of a project, not to exceed one year, provided that such office be placed on the property on which the project is situated.~~
 - v. ~~The administrator may approve the temporary set up and occupancy of recreational vehicles (or other temporary dwellings in consultation with the building inspector) when the principal residence of the occupant has been destroyed by wind, fire, movement of earth, or other manmade or natural disaster. The temporary permit shall be issued for a temporary dwelling located on the same property as the damaged structure for a period of time not exceeding 12 months while repair and reconstruction of principal residence is taking place. The permit may be renewed for an additional six month period, provided the applicant provides documentation demonstrating progress has been made to repair and/or reconstruct the primary structure on the lot.~~
 - ~~(A) This provision is only applicable for events that are not declared an emergency by the City Manager or the Mayor of the City of Brevard. If it is a declared emergency by any of the aforementioned officials, this provision is superseded by Chapter 21.~~
 - ~~(B) The setup or occupancy of a recreational vehicle shall not be permitted within the City of Brevard for any other reason whatsoever, except as otherwise provided for in this ordinance.~~
 - vi. ~~Shipping containers shall only be permitted to be used for temporary storage and must be in conjunction with a non-residential use.~~
- m. ~~Site layout:~~
 - i. ~~Temporary uses, structures and special events shall be arranged so as to maximize public safety, to minimize conflicts among vehicles and pedestrians, to minimize conflicts with existing, permanent uses.~~
 - ii. ~~Temporary uses, structures and special events shall be situated at least ten feet from all property lines and any road right-of-way, shall not encroach onto any street, sidewalk, or travel way, and shall not obstruct any loading zone or handicapped parking space. This requirement shall not apply to special events approved by the city for placement upon public streets.~~
 - iii. ~~Temporary uses, structures and events may obstruct travel ways within parking areas only upon determination by the administrator that such obstruction will not impede commerce, hinder the flow of traffic or endanger the safety of motorists or pedestrians. Uses, structures or events shall be clearly delineated and separated from areas of active vehicle operation by means of traffic safety cones, signage, flagging, or other approved means.~~



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iv. ~~Temporary uses, structures and special events shall be situated at least ten feet from points of ingress and egress, and shall not obstruct the sight triangle at any intersection. Ingresses and egresses to the temporary uses, structures and special events shall be designated.~~

n. ~~The administrator shall require an operations and site plan for each temporary use, structure, or special event, and shall require written permission for the operation of the temporary use, structure or special event by the owner(s) of the subject property.~~

o. ~~The administrator may require that the operator provide a performance bond in the amount of 125 percent of the cost of removal of the use and restoration of the site, as authorized by G.S. 160D-702.~~

p. ~~The temporary use, structure or special event shall comply with all other applicable provisions of City Code.~~

~~B. Carnival or circus.~~

1. ~~Definition: A business providing temporary outdoor commercial entertainment, which may consist of sideshows, concessions, rides, games of chance, and other amusements.~~

~~2. Additional Standards:~~

a. ~~Carnivals and circuses may be permitted for a period not to exceed 21 days.~~

b. ~~Carnivals and circuses shall only be permitted within undeveloped, vacant lots, or within developed parking lots that serve a principal structure, which structure is unoccupied for the duration of the carnival or circus.~~

c. ~~Carnivals and circuses shall not employ registered sex offenders.~~

~~C. Farmers markets:~~

1. ~~Definition: Venues wherein multiple vendors sell or offer for sale, seasonal products directly to consumers on a non-wholesale basis. Farmers markets shall be accessible to the general public and managed by public or non-profit entities. Farmers markets are a form of temporary use.~~

~~2. Additional Standards:~~

a. ~~Vendors may offer seasonal horticultural, agricultural, aquacultural or forest products, including but not limited to raw fruits, vegetables, perennials, annuals bulbs, dried flowers, Christmas trees, and similar products.~~

b. ~~Vendors may offer value-added horticultural, agricultural, aquacultural or forest products which were produced by the vendor, including but not limited to baked goods, meat, dairy, honey, cider, preserves, relishes, jams, jellies and similar products.~~

c. ~~Vendors may offer hand-made crafts and works of art which were produced by the vendor; provided, however, that such products shall not exceed 25 percent of all products sold within the venue on any given day of operation.~~

d. ~~Vendors may offer food items prepared by the vendor; provided, however, that such products shall not exceed 25 percent of all products sold within the venue on any given day of operation, and provided that the vendor shall comply with all applicable requirements of the director of public health and the North Carolina Department of Agriculture.~~

e. ~~The sale of live animals is prohibited.~~

f. ~~All vendors, including vendors utilizing vending push carts, shall situate products for sale, as well as associated vehicles, push carts, tents, tables or other materials within a designated vending space as delineated upon a site plan provided to the administrator.~~



- g. ~~The operator shall provide the administrator an operations plan, operating rules, and a list of the names of the vendors (persons, firms or corporations) who shall provide merchandise for sale as part of the market. The list shall generally describe the type of item to be sold by each said vendor.~~

3.14.2. Temporary vendors use category.

A. Temporary Vendors:

1. ~~Definition: Any vendor who sets up a temporary location to sell food, goods, or services. Vendors may be permitted individually or as part of a temporary event (Section 3.14.1). Temporary vendors include, but are not limited to:~~
 - a. ~~Agricultural and non-agricultural roadside vendors and~~
 - b. ~~vending pushcarts.~~
2. ~~Additional Standards:~~
 - a. ~~Temporary vendors, excluding those listed below, may be permitted one tent, which shall not exceed 1,500 square feet in area. Temporary vendors shall employ no other temporary structure.~~
 - b. ~~Temporary vendors shall be allowed signage only as described in CHAPTER 12 of this Ordinance.~~
 - c. ~~No temporary vendor shall:~~
 - i. ~~Sell, barter, exchange or attempt to sell any goods, wares or merchandise from any city street or from any passenger vehicle or trailer. This prohibition shall not apply to vending carts as set forth below. This prohibition may be waived by the administrator for special events recognized by the city, provided that the applicant satisfies all permit requirements of Section 66-13 and complies with article I of CHAPTER 66 and other applicable provisions of Brevard City Code.~~
 - ii. ~~Vend on any street or sidewalk where vending is otherwise prohibited.~~
 - iii. ~~Vend between 9:00 p.m. and 7:00 a.m. of the following day, except during city approved festivals and events.~~
 - iv. ~~Sell food or beverages for immediate consumption unless the operator has available for public use his own or a public litter receptacle which is available for patrons' use and no more than ten feet distant from the vending location.~~
 - v. ~~Leave the designated location without first picking up, removing and disposing of all trash or refuse remaining from sales made.~~
 - vi. ~~Solicit or conduct business with persons in motor vehicles.~~
 - vii. ~~Sell anything other than that which the operator is licensed to vend.~~
 - viii. ~~Sound or permit the sounding of any device which produces noise, or use or operate any sound system, radio, sound amplifier or speaker to attract the attention of the public.~~
 - ix. ~~Vend within 50 feet of any driveway entrance to a police or fire station, or within ten feet of any other driveway or of any alley.~~
 - x. ~~Vend within ten feet of the crosswalk at any intersection.~~
 - xi. ~~Vend within ten feet of any fire hydrant or fire escape.~~
 - xii. ~~Allow any item relating to the operation of the vending business to lean against or hang from any building or other structure lawfully placed on public property, without the owner's permission.~~
 - xiii. ~~Vend within ten feet of any building.~~



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- d. ~~The application for a temporary vending permit shall include:~~
 - i. ~~The name and address of the applicant, and the name and address of the owner of the vending business or of the cart to be used in the operation of the vending business.~~
 - ii. ~~A description of the type of food, beverage or merchandise to be sold.~~
 - iii. ~~A description (including the size) and a photograph of any pushcart to be used in the operation of the business, including the license and registration number of any motor vehicle used in the operation of the business.~~
 - iv. ~~A copy of any approval required by the county health department, building inspector, or fire marshal.~~
 - v. ~~Proof of an insurance policy, issued by an insurance company licensed to do business in the state, protecting the permittee and the property owner (including the city in the case of pushcart operators) from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the permit. Such insurance shall name the property owner as additional insured and shall provide that the policy shall not terminate or be canceled prior to the expiration date without 30 days' advance written notice to the city. Policies covering pushcart operators shall conform to the minimum coverage requirements as set forth by the city manager.~~
 - vi. ~~The federal and state tax identification numbers of the owner of the business, and copies of the owner's pre-printed North Carolina sales and use tax forms for the months of proposed operation.~~
- e. ~~All permits issued under this section shall be displayed in a prominent location at all times during the operation of the vending business.~~
- f. ~~Any temporary vendor's permit may be denied, suspended or revoked by the administrator for fraud or misrepresentation in the application for the permit or in the conduct of the business, for conduct of the business in such a manner as to create a public nuisance or constitute a danger to the public health, safety, welfare or morals, or for conduct which is contrary to the provisions of this chapter or any condition of permit approval.~~
- g. ~~Non-agricultural roadside vendors:~~
 - i. ~~Non-agricultural vendors may be permitted to operate for a period not to exceed 90 days, after which such vendors shall vacate the premises and shall not be reestablished for a period of 45 days.~~
- h. ~~Agricultural roadside vendors:~~
 - i. ~~Agricultural vendors may be permitted to operate for a period not to exceed 180 days, after which such vendors shall vacate the premises and shall not be reestablished for a period of 45 days.~~
 - ii. ~~Agricultural vendors shall only offer seasonal horticultural, agricultural, aquacultural or forest products, including but not limited to raw fruits, vegetable, perennials, annuals, bulbs, dried flowers, Christmas trees, and similar products.~~

~~B. Vending pushcart.~~

- 1. ~~Definition: Any self-contained, wheeled vehicle used for displaying, keeping or storing any article by a vendor or peddler (other than a motor vehicle, bicycle or trailer) which may be moved without the assistance of a motor and does not require registration by the state department of motor vehicles.~~



2. ~~Additional Standards:~~

- a. ~~To relieve any potential for traffic hazard or pedestrian congestion, or any safety hazard resulting therefrom, the number of vending carts with active permits within the central business district at any given time shall not exceed four.~~
- b. ~~No vendor selling from a pushcart on the sidewalk shall:~~
 - i. ~~Leave any pushcart unattended.~~
 - ii. ~~Store, park or leave any pushcart overnight on any street or sidewalk.~~
 - iii. ~~Vend within 75 feet of any other vending cart.~~
 - iv. ~~Set up, maintain or permit the use of any table, crate, carton, rack or other device to increase the selling or display capacity of his pushcart or where such items have not been described in his application.~~
 - v. ~~Allow any items relating to the operation of the vending business to be placed anywhere other than in, on or under the pushcart.~~
 - vi. ~~Maintain any pushcart upon any street or sidewalk which impedes, endangers or interferes with the travel upon or use of the street or sidewalk.~~
 - vii. ~~Set up a pushcart so as to block or impede ingress and egress to any structure.~~
- c. ~~If it becomes necessary for the regulation of traffic or the safety or convenience of pedestrians, any law officer of the city may direct vendors to move to another location. No person may refuse to comply with a law enforcement officer when the order is given under the authority of this section.~~
- d. ~~Size of pushcarts:~~
 - i. ~~No pushcart shall exceed 48 inches in width or 72 inches in length.~~
 - ii. ~~No pushcart shall exceed 60 inches in height, nor shall any canopy be less than 78 inches in height at its lowest point.~~
 - iii. ~~The administrator shall have the right to require smaller dimensions based upon such factors as, but not limited to, pedestrian and vehicular safety and adequate sight distances.~~
- e. ~~The pushcart shall be set up so that a minimum of five feet of pedestrian passage is maintained along the sidewalk at all times.~~
- f. ~~Vendor permits will be invalid during special festivals and events within the central business district. However, vendors may apply for permits from the sponsoring organization or committee to operate within the area of the special event.~~

CHAPTER 12. SIGNS

12.8. Temporary signs.

12.8.4. Temporary use signage.

- A. Upon issuance of a temporary use permit from the City of Brevard, properties being used for the permitted temporary use may display one temporary ground sign on each street frontage of the location of the temporary use for the period of operation as specified in the temporary use permit.

Commented [EB3]: No change - included for reference



- B. The operator of the temporary use may choose any temporary ground sign type found in Section 12.8 and must adhere to all requirements set forth for the sign type, except that the duration of display which may match period of operation as specified in the approved permit.

CHAPTER 19. DEFINITIONS

19.3. Definitions.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~**Carnival or circus:** A business providing temporary outdoor commercial entertainment, which may consist of sideshows, concessions, rides, games of chance, and other amusements.~~

~~**Farmers markets:** Venues wherein multiple vendors sell or offer for sale, seasonal products directly to consumers on a non-wholesale basis. Farmers markets shall be accessible to the general public and managed by public or non-profit entities. Farmers markets are a form of temporary use.~~

Agricultural / produce stand: A temporary use, which may include temporary structures, where fresh produce and limited produce-derived products are for sale.

Construction office: A use of a temporary, portable, or modular structure utilized as a construction office or equipment shed during the construction of a new development.

Mobile food vendors (or food trucks): Licensed motor vehicles or mobile food units which offer for sale and consumption food and beverages (excluding alcohol).

Mobile food vendor site: A permanent location for licensed mobile food vendors or food trucks to offer food and beverages for sale and consumption.

Outdoor seasonal sale: A temporary use, which may include temporary structures, where seasonal goods are sold, such as Christmas tree sales, holiday sales, plant sales, and pumpkin sales.

Shipping container: An intermodal container originally designed to store goods or merchandise during shipping by container upon ships, rail, or other types of transportation and are usually 8' wide and 8'6" high by either 20' or 40' length.

Sign, temporary: A banner or A-frame sign used for advertising purposes as set forth in this ordinance.

Special event: An event that uses public property, including streets, public plazas or parks, such as community festivals, parades, or races. See Section 66-13 of Brevard City Code of Ordinances.

Temporary dwelling: Temporary housing accommodations for displaced residents when the principal residence of the occupant has been destroyed by wind, fire, flood, movement of earth, or other manmade or natural disaster.

Temporary mobile classroom: A temporary use of a prefabricated, modular, or relocatable building designed for educational purposes.



Temporary mobile vendors~~Vending pushcart~~: Any self-contained, wheeled vehicle used for displaying, keeping or storing any article by a vendor or peddler (other than a motor vehicle, bicycle or trailer) which may be moved without the assistance of a motor and does not require registration by the state department of motor vehicles. A non-motorized vending cart that is designed and equipped to sell food, beverages, or other goods directly to consumers on private property.

1. This definition does not include wholesale distributors. The vendor physically reports to and operates from an off-site facility for servicing, restocking, and maintenance each operating day.
2. This definition also does not apply to vendors included as part of a special event, as provided in Section 66-13 of the City Code, or temporary outdoor events, as provided by this ordinance.

Temporary one-day event: A temporary event lasting 1 day, entirely located on one property.

~~Temporary events and structures: An activity or use of land which, having met certain requirements and conditions, may be permitted for a period of limited duration, and which may utilize "temporary structures" for the duration of the event. Examples of these activities include, without limitation, the following: carnivals or circuses; contractor's office and equipment sheds; farmers markets; outdoor meetings; satellite real estate sales office; seasonal structures; and special events.~~

Temporary outdoor event: A temporary event within an outdoor space on private property, such as but not limited to the performance of live music, festivals, competitions, carnivals/circuses, worship services, farmers markets, arts and crafts fairs, flea markets, and others. Events held at a permitted Special Event Venues, as defined by Chapter 19, shall not be considered temporary.

Temporary outdoor storage containers: The use of a self-storage container that is delivered to a residence or business owner for the purpose of storing belongings and then may be picked up and returned to a warehouse until called for again. This definition includes portable moving containers, shipping containers, temporary dumpsters, and other portable storage containers.

Temporary structure: ~~A structure intended to serve a specific event and to be removed upon the completion of that event. This term includes, but is not limited to, bleachers, perimeter fencing, vendor tents/canopies, judging stands, trailers, portable toilets, sound/video equipment, stages, platforms, and other impermanent devices, which do not involve grading or landform alteration for installation, and which are not permanently affixed to the ground. A temporary, portable, or modular structure that will be in use only for the duration of the temporary land use or event, including the following:~~

- A. Tents,
- B. Recreational vehicles,
- C. Temporary and transportable manufactured home,
- D. Travel trailer, or
- A.E. Other temporary structures approved in consultation with the building inspector and/or fire marshal.

~~Temporary vendors: Any vendor who sets up a temporary location to sell food, goods, or services. Vendors may be permitted individually or as part of a temporary event. Temporary vendors include, but are not limited to agricultural and non-agricultural roadside vendors and vending pushcarts.~~



Temporary Use: : Uses of land established for a fixed, limited period of time with the intent of discontinuing it once that time expires. These uses may include temporary structures, event staging, or other activities that don't have the permanence of a primary land use. ~~Uses of land which, having met certain requirements and conditions, that may be permitted for a period of limited duration, and which may utilize "temporary structures" for the duration of the event.~~

Trailer: Any vehicle or structure capable of moving or being moved over streets and highways on its own wheels or on flatbeds or other carriers, which is designed to be utilized to:

- A. Provide temporary or permanent quarters for the conduct of a business, profession, trade or occupation;
- B. Serve as a carrier of people, new or used goods, products, or equipment;
- C. Be used as a selling, advertising, or display device.

CHAPTER 21. EMERGENCY RESPONSE AND RECOVERY

21.3. Temporary uses associated with emergency response and recovery.

- A. The administrator may approve the establishment of temporary uses associated with emergency response and recovery efforts for a specified duration. These uses include, but are not limited to, temporary housing, shelters, personal services (laundry, showers, etc.), medical facilities, and/or government or social service offices.
- B. The administrator may consult with the Technical Review Committee and may apply additional conditions to ensure public health, safety, and welfare are not compromised as a result of the temporary use and/or its location.
- C. Temporary uses may be subject to additional agency approvals which may include, but are not limited to, utilities connections, stormwater reviews, floodplain development permits, and building permits.
- D. Permit or other development fees for temporary uses associated with emergency response and recovery efforts may be waived by an amendment of the fee schedule adopted by City Council, as permitted by law.

Commented [EB4]: No changes - included for reference only.

21.3.1. Temporary residential uses.

- A. The administrator may approve temporary housing accommodations for displaced persons or recovery personnel following a declared emergency, subject to the following conditions.
 - 1. Type:
 - a. The temporary dwelling shall be one of the following types:
 - i. Recreational vehicle,
 - ii. Temporary and transportable manufactured home,
 - iii. Travel trailer, or
 - iv. Other temporary structures in consultation with the building inspector.



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- b. Any type of temporary dwelling may be permitted, regardless of underlying use permissions and density requirements.

2. *Placement:*

- a. Temporary housing units may be permitted in the following circumstances:
 - i. On a lot where active repair and reconstruction of the primary structure is occurring, regardless of the underlying zoning district;
 - ii. On a lot within a GR or RMX zoning district as a type of temporary accessory dwelling unit (ADU); or
 - iii. On a lot within a GR or RMX zoning district as a type of group development that is set up for multiple temporary dwellings.
- b. Setback requirements may be waived during the duration that the temporary housing unit is permitted, such that:
 - i. The placement of the temporary housing will allow for unobstructed repair and reconstruction on the site, if applicable;
 - ii. The temporary housing unit does not extend into any public or private right-of-way, easement, or adjacent property; and
 - iii. The placement of the temporary housing unit does not violate any applicable provisions of NC Building Code or Fire Code.
- c. Temporary dwellings shall not be placed in flood hazard area, unless active repair or reconstruction of the primary structure is occurring on site and there is no feasible location outside of the flood hazard area for the temporary dwelling to be placed.
 - i. If placed in the special flood hazard area the temporary dwelling shall be fully movable, properly licensed and ready for highway use. A recreational vehicle or other type of temporary dwelling is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions.

3. *Duration:*

- a. The temporary housing permit shall be issued for a period of time not exceeding 12 months. The permit may be renewed for an additional six-month period, provided the applicant provides documentation demonstrating:
 - i. When placed on a lot where active repair and reconstruction of the primary structure is occurring, progress has been made to repair and/or reconstruct the primary structure on the lot;
 - ii. When placed on a lot as a type of temporary accessory dwelling unit, progress has been made to repair and/reconstruct the occupant's primary residence;
 - iii. When placed on a lot as a type of group development, progress has been made to repair and/or reconstruct the primary residence of each occupant and/or additional displaced persons or recovery personnel are in need of temporary housing accommodations as a result of the emergency event.
- b. The temporary housing unit(s) must be removed from the lot within thirty days following the completion of the repair and reconstruction of the displaced person's primary residence or within thirty days following the expiration of the zoning permit.



- B. Preexisting nonconforming short-term rentals (STRs) or other lodging uses may be used as temporary housing accommodations in response to the local, state, or federal emergency for a period without being considered abandoned as set forth in Section 14.2 – *Nonconforming uses*.

21.3.2. Temporary non-residential uses.

- A. The administrator may approve temporary non-residential uses providing emergency response and recovery services, subject to the following conditions.

1. *Type:*

- a. The temporary structure shall be one of the following types:
- Recreational vehicle,
 - Travel trailer,
 - Disaster relief tents or emergency response tents, or
 - Other temporary structures in consultation with the building inspector.

2. *Placement:*

- a. Temporary non-residential uses may be permitted in the following circumstances:
- As a temporary installation in a publicly-accessible parking area;
 - Vacant property in a CMX, DMX, PGX, NMX, IC, or GI zoning district; or
 - Within a vacant area of a property occupied by other non-residential uses in a CMX, DMX, PGX, NMX, IC, or GI zoning district.
- b. Setback requirements may be waived during the duration that the temporary non-residential use is permitted, such that:
- The placement of the temporary non-residential use will not impede any repairs or reconstruction of any damaged permanent structures on the site, if applicable;
 - The temporary non-residential use does not extend into any public or private right-of-way, easement, or adjacent property; and
 - The placement of the temporary non-residential use does not violate any applicable provisions of NC Building Code or Fire Code.
- c. Temporary non-residential uses shall not be placed in the special flood hazard area.

3. *Duration:*

- a. The temporary non-residential use shall be issued for a period of time not exceeding six months. The permit may be renewed for an additional six-month period, provided the applicant provides documentation demonstrating the non-residential services are still required.
- b. The temporary non-residential use must be removed from the lot within thirty days following the closure of the use or within thirty days following the expiration of the zoning permit.

21.4. Temporary signage associated with emergency response and recovery.

- A. Any non-residential use that is actively engaged in ongoing public service efforts in response to the emergency shall be permitted to display temporary signage.

Commented [EB5]: No changes - incorporated for reference only.



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1. *Permit:*
 - a. Type 1 and Type 2 freestanding temporary signs, as described in Section [12.8](#), associated with emergency response and recovery shall not require a permit.
 - b. Other types of signage shall be subject to the provisions of the underlying zoning district and requires a permit.
2. *Number:*
 - a. Uses actively engaged in response and recovery efforts shall be allowed two temporary signs per location. Additional signage may be permitted in accordance with the ordinance provisions.
 - b. Government uses shall not be subject to this limitation.
3. *Duration:*
 - a. The temporary signs are permitted to be displayed for the duration of the declared emergency or the applicability of this chapter, whichever is longer, provided the public service advertised is active and ongoing.

STAFF REPORT

Planning Board, Tuesday, September 23, 2025

Title: Consideration of TXT-25-0002 - Clean-Up Items

Speaker: Emily Brewer, AICP, Senior Planner

Prepared by: Emily Brewer, Senior Planner

Approved by: Paul Ray, Planning Director

Background & Discussion

This is a Staff-initiated text amendment to make smaller revisions to the Unified Development Ordinance that do not necessitate an individual text amendment. The proposed changes are included in Attachment 1 and described below.

- **Aviation Facilities (Sections 2.2, 3.12.3, and 19.3):** There has been a recent uptick in the use of ultralight aircrafts in Transylvania County. Facilities for training, takeoff and landing, for airborne activities can have significant land use implications, requiring extra space, buffers, and other conditions that protect the public. As such, the new land use category of "aviation facilities" is added to the use matrix as only permitted with a Special Use Permit in General Industrial zoning district.
- **Home Occupation (Section 2.2 and 3.13.1):** The current additional standards for home occupations are complex and require a permit. The proposed changes simplify the standards to ensure the business is truly incidental and residential in nature. If that is the case, a permit is not required.
- **Taprooms / Tasting Rooms (Section 3.13.2 and 19.3):** The revision clarifies that in taprooms / tasting rooms that are ancillary to the production of beer or other types of alcohol are permitted to serve alcoholic beverages produced off-site in addition to those produced on-site.
- **Accessory Structures (Section 2.5 and 5.7.14):** The revisions to these sections ensure the standards are in Section 2.5 and direct to the architectural standards in Section 5.7.14.
- **Portico (Section 5.10.5):** Item B.4 was erroneously included in the previous adoption of Chapter 5.
- **Tree Protection (Section 8.3):** Changes to this section clarify that all properties subject to the NC Residential Code (single-family homes, duplexes, triplexes, and quadraplexes) do not need to secure a tree removal permit unless that property is in the steep slope area or the moderately steep slope area. These land uses are not required to plant trees or landscaping.
- **Awning Signs and Canopy Signs (12.6, 12.9.2, 12.9.3, and 19.3):** These changes align with the new awning and canopy standards in Chapter 5, which state that text cannot be printed directly onto an awning. Additionally, the definitions are updated to reflect their new usage in Chapter 5.

- **Encroachments (Section 2.7):** This adds canopies into the permitted encroachments in the same way as awnings. The last bullet of this section is also clarified.
- **Construction signage (12.8.7):** This new section allows for construction signs as part of the development permit, but they must meet ordinance requirements.
- **Technical Review Committee (15.1):** Revisions clarify the TRC process and allow for all department directors to have a designee.
- **Incomplete Applications (Section 16.5):** The current ordinance gives an applicant only 14 days to revise an application or they have to resubmit. The revisions give the applicant 30 days.
- **Professional Services (16.6):** This codifies the administrator's ability to secure the services of a qualified professional in reviewing applications. This provision has historically only been included in the fee schedule.
- **Permit Expiration (16.13 and 19.3):** These changes revise the definition of "start of construction", which is used to determine when a project has commenced and when the permit expires. The language now reflects NCGS 160D-403.

Policy Analysis

Though these revisions are not explicitly mentioned in the City's plans, the Building Brevard 2030 Comprehensive Land Use Plan charges staff with continuing to improve the City's Unified Development Ordinance. This includes LUH-19: *Enhance communication of land use planning efforts, policy development, approvals, and processes*. These changes are consistent with the Comprehensive Land Use Plan.

Recommendation

The Planning Board's role for any proposed amendment to the City's development regulations is to review and make recommendations to City Council pursuant to G.S. 160D-604. The BPB shall make one of the following recommendations with regard to a petition to amend the text of a development regulation:

- Adoption of the amendment as written;
- Adoption of the amendment as revised by the Board; or
- Rejection of the amendment.

In accordance with North Carolina General Statutes, the Planning Board must also submit a statement analyzing the consistency and reasonableness of this proposal with regards to existing policies or plans of the City of Brevard. A Statement of Consistency and Reasonableness is included for the Board's review.

Attachments:

1. Clean Up Draft Amendment
2. Consistency Statement Draft



UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 2. DISTRICTS AND GENERAL PROVISIONS

2.2. Use categories and tables of permitted uses.

- A. All uses permitted in this Code have been divided into 10 general categories as detailed below and are generally defined as follows:
1. *Residential*: Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month's duration.
 2. *Lodging*: Premises available for short-term human habitation for a fee, including daily and weekly rental.
 3. *Commercial*: Premises available for the transaction of general business, the provision of services, the commercial sale of merchandise, and/or food and drink consumption, but excluding manufacturing.
 4. *Civic/institutional*: Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.
 5. *Entertainment/recreation*: Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.
 6. *Agriculture*: Premises primarily used to grow crops, produce, flowers, etc., raise animals, harvest timber, or other similar functions.
 7. *Manufacturing/wholesale/storage*: Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.
 8. *Infrastructure*: Uses and structures dedicated to transportation, communication, information, and utilities.
 9. *Accessory*: Uses of land or of a building or structure or portion thereof, which is incidental and subordinate to a principal use on the same lot.
 10. *Temporary*: Uses of land which, having met certain requirements and conditions, that may be permitted for a period of limited duration, and which may utilize "temporary structures" for the duration of the event.
- B. *Interpretation of use matrices.*
1. The use matrix is not intended to be a comprehensive list of all possible uses, but rather a list of more common uses likely to be proposed within the city.
 2. In the event that a particular use is not listed in the use matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the administrator shall determine whether a materially similar use exists in this chapter.
 - a. Should the administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the administrator's decision shall be recorded in writing pursuant to G.S. 160D-403.



- b. Should the administrator determine that a materially similar use does not exist, this chapter may be amended to establish a specific listing for the use in question in accordance with the provisions set forth for text amendments in [CHAPTER 16](#).
 3. When determining whether a proposed use is materially similar to a listed use, the administrator may consider the following criteria:
 - a. The actual or projected characteristics of the proposed use;
 - b. The relative amount of site area or floor area and equipment devoted to the proposed use;
 - c. Relative amounts of sales;
 - d. The customer type;
 - e. The relative number of employees;
 - f. Hours of operation;
 - g. Amount and frequency of deliveries;
 - h. Building and site arrangement;
 - i. Types of vehicles used and their parking demands;
 - j. The number of vehicle trips generated;
 - k. Signs;
 - l. How the proposed use is advertised;
 - m. The likely impact on surrounding properties; and
 - n. Whether the activity is likely to be found independent of the other activities on the site.
 4. Prohibited uses within the applicable zoning district or uses for which the administrator determines there is not a materially similar use in the matrix may be permitted through the application of a conditional zoning district in accordance with the provisions set forth in [CHAPTER 16](#).
- C. *Use matrix.* The following matrix sets forth the manner by which certain uses may be permitted within the various districts set forth above.
 1. "P" denotes those uses that are permitted "by right."
 2. "—" denotes those uses that are not permitted within the given district.
 3. "SUP" denotes those uses that are permitted upon issuance of a special use permit in accordance with the provisions set forth in [CHAPTER 16](#). Additional standards for certain uses requiring a special use permit are set forth in [CHAPTER 3](#) of this ordinance.
 4. "PS" denotes those uses that are permitted with additional standards, which are set forth in [CHAPTER 3](#).
 5. "MHD" denotes those uses that are permitted within a Manufactured Housing Overlay District.

TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Residential										
Household Living	3.5.1	Dwelling—Single-Family	P	P	—	—	—	—	P	—
		Dwelling—Duplex	P	P	P	P	—	—	P	—



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Dwelling—Multifamily 3—4 units/bldg.	P	P	P	P	P	P	P	—
		Dwelling—Multifamily more than 4 units/bldg.	—	P	P	P	P	P	P	—
		Dwelling—Townhome	P	P	P	P	P	P	P	—
		Manufactured Home	MHD	MHD	MHD	MHD	MHD	MHD	MHD	—
		Live-Work Units	PS	PS	PS	PS	PS	—	PS	—
		Mixed-Use Residential Unit	—	—	PS	PS	PS	PS	PS	—
Group Living	3.5.2	Family Care Home	P	P	P	P	P	P	P	—
		Housing Services for the Elderly	SUP	P	P	P	P	P	P	—
		Rooming or Boarding House	P	P	P	—	P	P	P	—
Social Services	3.5.3	Group Care Facility	P	P	P	—	P	P	P	—
		Shelter	SUP	P	P	—	P	P	P	—
Lodging										
Overnight Accommodations	3.6.1	All overnight accommodations, except as listed below	—	—	—	P	P	P	P	—
		Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	—
		Short-Term Rental (STR)	—	PS	PS	PS	PS	PS	PS	—
Camping	3.6.2	Campground/Recreational Vehicle Park	SUP	SUP	SUP	SUP	—	—	SUP	—
		Rental Cottage/Cabins	PS	PS	PS	PS	—	—	—	—
		Seasonal Camp	PS	—	—	PS	—	—	PS	—
Commercial										
Eating and Drinking Establishments	3.7.1	All restaurants and other eating and drinking establishments except as listed below	—	—	P	P	P	P	P	—
		Bar/Night Club	—	—	PS	PS	P	P	—	—
Personal Services	3.7.2	All personal services, except as listed below	—	P	P	P	P	P	P	—
		Day Care Center	PS	PS	PS	PS	PS	PS	PS	PS
Professional Services	3.7.3	All professional services, except as listed below	SUP	P	P	P	P	P	P	P
		Adult Establishment	—	—	—	—	—	—	—	SUP



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Banks, Credit Unions, Financial Services, and ATMs	—	—	P	P	P	P	P	P
		Funeral Homes and Services	—	—	P	—	P	P	P	—
		Human Crematories and Crematoriums	—	—	PS	—	PS	PS	PS	PS
		Indoor Animal Services	—	—	P	P	P	P	P	P
		Kennels and Outdoor Animal Services	—	—	SUP	—	—	PS	—	PS
		Landscaping and Contractor Services	SUP	SUP	SUP	—	—	—	—	P
		Vehicle Services—Major Repair/Body Work	—	—	—	—	—	PS	—	PS
		Vehicle Services—Minor Maintenance/Repair	—	—	SUP	—	SUP	PS	PS	PS
Retail	3.7.4	All retail and sales establishments except as listed below	—	—	P	P	P	P	P	—
		Alcoholic Beverage Sales Store	—	—	SUP	P	P	P	—	—
		Auto/Mechanical Parts Sales	—	—	—	P	P	P	—	P
		Flea market	—	SUP	SUP	SUP	SUP	SUP	—	—
		Gas Station	—	—	SUP	PS	SUP	PS	—	PS
		Gunsmiths and Weapon Sales	—	—	SUP	SUP	PS	PS	—	PS
Civic/Institutional										
Educational	3.8.1	All educational uses except as listed below	SUP	P	P	P	P	P	P	—
		Colleges/Universities	—	—	SUP	SUP	P	P	P	—
		Schools—Vocational/Technical	—	SUP	P	P	P	P	P	P
Government	3.8.2	All government uses, except as listed below	—	P	P	P	P	P	P	P
		Correctional Facilities	—	—	SUP	—	SUP	P	P	P
		Public Safety Station	SUP	SUP	P	P	P	P	P	P


TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Medical	3.8.3	All medical offices and facilities except as listed below	—	P	P	P	P	P	P	—
		Hospital	—	—	—	—	—	P	P	—
Places of Worship	3.8.4	All religious institutions or places of worship	SUP	P	P	—	P	P	P	—
		Cemeteries	PS	PS	PS	—	PS	PS	PS	—
Entertainment/Recreation										
Indoor Recreation	3.9.1	All indoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P
		Cultural or Community Facility	SUP	P	P	P	P	P	P	—
		Indoor Amusements	—	—	SUP	P	P	P	SUP	P
		Indoor Firing Range	—	—	—	SUP	—	SUP	SUP	SUP
		Live Performance Theater	—	SUP	SUP	P	P	P	P	—
		Movie Theater	—	—	—	P	P	P	—	—
		Special Event Venue	SUP	SUP	PS	PS	PS	PS	PS	—
		Studios, Galleries and Workshops - High Impact	—	—	SUP	SUP	SUP	P	P	P
Outdoor Recreation	3.9.2	Studios, Galleries and Workshops - Low Impact	—	P	P	P	P	P	P	—
		All outdoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P
		Non-Residential Swimming Pool or Pond	—	SUP	SUP	SUP	PS	PS	PS	—
		Outdoor Amusements	—	—	SUP	P	SUP	P	—	P
		Outdoor Firing Range	—	—	—	—	—	—	—	SUP
		Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P
Agriculture										
Agriculture	3.10.1	All agricultural uses	PS	—	—	—	—	PS	PS	PS
Manufacturing/Wholesale/Storage										
Light Industrial and Manufacturing	3.11.1	All light industrial and manufacturing activities, except as listed below	—	—	—	—	—	SUP	—	P



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Brewery, Distillery, Winery, Cider - High Impact	—	—	—	SUP	—	P	—	P
		Brewery, Distillery, Winery, Cider - Low Impact	—	—	SUP	PS	PS	PS	—	PS
		Laboratory	—	—	—	—	—	P	P	P
		Laundry, Dry Cleaning Plant	—	—	—	—	—	SUP	P	P
		Manufacturing Research and Development	—	—	—	P	—	P	P	P
		Media Production	—	—	P	P	P	P	P	P
Heavy Manufacturing	3.11.2	All heavy manufacturing activities, except as listed below	—	—	—	—	—	—	—	SUP
		Metal Products Fabrication, Machine or Welding Shop	—	—	SUP	SUP	SUP	P	—	P
Storage and Disposal	3.11.3	All storage and disposal uses, except as listed below	—	—	—	—	—	SUP	—	P
		Chemical Storage Facility	—	—	—	—	—	—	—	P
		Solid Waste Disposal Facilities	—	—	—	—	—	—	—	PS
		Junkyard / Salvage Yard	—	—	—	—	—	—	—	SUP
Wholesaling and Distribution	3.11.4	All wholesaling and distribution activities, except as listed below	—	—	—	—	—	P	—	P
		Equipment Rental	—	—	—	—	—	P	—	P
		Indoor Vehicle/Heavy Equipment Sales	—	—	PS	—	PS	PS	—	PS
		Outdoor Vehicle/Heavy Equipment Sales	—	—	—	—	—	PS	—	PS
Extractive Industries	3.11.5	All extractive industries, except as listed below	—	—	—	—	—	—	—	P
		Extractive industries involving blasting	—	—	—	—	—	—	—	SUP
Infrastructure										
Utilities	3.12.1	Utilities—Class 1	P	P	P	P	P	P	P	P
		Utilities—Class 2	P	P	P	P	P	P	P	P



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Utilities—Class 3	—	—	—	—	—	—	—	P
Telecommunications	3.12.2	All wireless telecommunication facilities, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Wireless Telecommunication Facility—Tower	—	—	—	—	—	SUP	—	PS
Transportation	3.12.3	Aviation Facilities	—	—	—	—	—	—	—	SUP
		Parking Lot	SUP	PS	PS	PS	PS	PS	PS	PS
		Passenger Vehicle Terminals	—	—	P	P	P	P	—	P
Accessory										
Residential Accessory	3.13.1	All residential accessory uses, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Day Care Home	PS	PS	PS	PS	PS	PS	PS	—
		Dwelling—Accessory Unit (ADU)	PS	PS	PS	PS	PS	PS	PS	—
		Home Occupation	PS	PS	PS	PS	PS	PS	PS	—
		Keeping Bees	PS	PS	PS	PS	PS	PS	PS	PS
		Keeping Domestic Fowl (Chickens)	PS	PS	PS	PS	PS	PS	PS	PS
		Swimming Pool or Pond	PS	PS	PS	PS	PS	PS	PS	—
Non-Residential Accessory	3.13.2	All non-residential accessory uses, except as listed below	—	PS	PS	PS	PS	PS	PS	PS
		Accessory Retail	—	—	PS	PS	PS	PS	PS	PS
		Drive-Thrus	—	—	SUP	SUP	—	PS	—	—
		Mobile Food Vendor Site	—	SUP	PS	PS	PS	PS	PS	PS
		Recycling - Small Collection	—	—	—	—	—	SUP	SUP	P
		Rooftop Amenity Space	—	—	SUP	PS	PS	PS	PS	PS
		Taproom / Tasting Room	—	—	SUP	P	P	P	—	P
Temporary										
Events and Structures	3.14.1	All temporary events and structures, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS



TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Carnivals or Circus	—	—	—	—	—	PS	PS	PS
		Farmers Market	—	—	PS	PS	PS	PS	PS	—
Vendors	3.14.2	All temporary vendors, except as listed below	—	—	PS	PS	PS	PS	—	—
		Vending Pushcarts	—	—	—	—	PS	—	—	—

(a) This column refers to the section of this ordinance that contains the use definition and additional standards.

2.5. Accessory structures.

- A. Principal buildings required.** The construction of an accessory structure or building is not permitted unless a principal building is located on the lot, except as set forth below or as otherwise provided in this ordinance. Accessory structures shall be incidental and subordinate to the principal structure(s). Accessory and principal buildings may be constructed concurrently.
1. Structures larger than 25% of the ground floor area of the principal structure are considered additional principal structures and shall be considered as a group development.
 - ~~1-2.~~ Accessory structures utilized for agricultural purposes in association with agricultural primary uses may be permitted in the absence of a principal structure.
 - ~~2-3.~~ Garden sheds may be permitted in the absence of a principal structure subject to the following requirements:
 - a. Garden sheds shall be no larger than 120 square feet in size;
 - b. Garden sheds shall be single-story;
 - c. Garden shed shall not be connected to water, sewer, or electricity; and
 - d. Garden sheds shall be utilized only for the storage of lawn equipment, garden utensils, and other implements necessary for the maintenance of gardens and grounds.
- B. Dimensional requirements.**
1. Accessory structures shall meet the yard and setback requirements of Section 2.7.
 2. Accessory structures shall not exceed two stories in height.
- C. Accessory structures on lots with single-family dwellings and duplexes.**
1. Maximum number permitted. No more than two accessory structures shall be permitted per lot. Beehives and chicken coops shall not count toward the maximum number of accessory structures on a lot.
 2. Accessory structures shall be located only in the side or rear yards, except for gazebos, private garages, and carports. Such structures shall comply with the front yard setbacks for primary structures in Section 2.7.2. The administrator shall make a determination as to the side or rear yard for accessory structures proposed to be located on lots fronting more than one street.
 3. Under no circumstances shall the use of a shipping container be permitted for the purpose of providing permanent storage as an accessory use.
- D. Accessory structures on lots with non-residential uses, multi-family uses, and group developments.**



1. Maximum number permitted. No more than two accessory structures shall be permitted per lot, except in General Industrial (GI). In all other zoning districts, additional structures shall be considered as principal structures in a group development.
2. Accessory structures shall be located only in side or rear yards except for bona-fide agricultural enterprises.
3. Accessory structures shall comply with the applicable landscaping requirements of [CHAPTER 8](#) of this ordinance.
4. Accessory structures shall ~~be clad in materials similar in appearance to the principal structure in accordance with CHAPTER 5, except when such material is non-conforming with this ordinance.~~ [comply with the architectural standards of Section 5.7.14 and all other applicable sections of CHAPTER 5.](#)

E. Exempt structures.

1. Structures including but not limited to mailboxes, newspaper boxes, birdhouses, flagpoles, pump covers, garden boxes and planters, doghouses, and any other similar small or ornamental structures shall not be considered principal or accessory structures and shall not require a permit.

2.7. Yards and setbacks.

2.7.9. Encroachments.

Certain structural and architectural features are permitted to encroach into setback areas and [/or](#) into rights-of-way. [Unless explicitly allowed herein, no other encroachments shall be permitted to encroach into a public or private right-of-way or easement, regulatory floodplain, or surface water protection area.](#) The following standards shall be established for encroachments:

A. Awnings [or canopies](#): Awnings [or canopies](#) on structures ~~within commercial and mixed-use zoning districts~~ may encroach upon the front setback area and rights-of-way provided that the following conditions are met:

1. Awnings [or canopies](#) shall be supported by means of a frame attached directly to the structure receiving beneficial use of the awning [or canopy](#). In no case shall awnings be supported by a frame attached to a sidewalk or other public right-of-way.
2. Shopfront awnings [or canopies](#) projecting the width of the sidewalk pedestrian zone must be attached to the building at 14 feet above the grade of the sidewalk. Awnings [or canopies](#) may only project two-thirds the width of the sidewalk pedestrian zone if attached lower than 14 feet above the grade of the sidewalk.
3. Awnings [or canopies](#) shall not project into the furniture/landscape zone of any sidewalk, nor over a street or adjacent on-street parking, and, in no event, shall they project further than seven feet from the face of the building.
4. The lowest point of any awning [or canopy](#) shall be at least nine feet above the grade of the sidewalk.

~~5. All awnings in other zoning districts shall be considered a part of the structure for purposes of measuring and complying with area and setback regulations.~~

B. Handicapped ramps: The administrator may approve the installation of handicapped landings, ramps, and similar structures as additions to existing structures, even though such additions do not meet the minimum setback requirements of this ordinance, provided such additions meet the following criteria:

1. They are intended for the sole purpose of providing handicapped access to an existing structure.



2. They fully conform to North Carolina Building Code and are designed to minimize setback deviations to the maximum extent possible.
3. Prior to the issuance of any permit the administrator shall inspect the site of the proposed addition and may impose such conditions as are necessary to minimize any conflicts that may arise from the construction thereof, including the encroachment of such additions upon setback lines.
4. No such addition shall encroach into a public or private right-of-way or easement, regulatory floodway, or surface water protection area.

C. *Roof overhangs and gutters:*

1. Roof overhangs and gutters may encroach into front, rear, or side yard setbacks by up to two feet.

D. *Uncovered porches, stoops, and stairs:*

1. Uncovered porches, stoops, and stairs, intended primarily for means of ingress and egress, nominally in line with the first floor above grade or any floor below that, may encroach into front, or rear yard setbacks up to one-third of the required setback dimension up to a height of four feet above the elevation of the floor being served. The area of each porch not including landings between runs of stairs, shall be no greater than fifty square feet.

E. *Balconies and bay windows:*

1. Covered or uncovered balconies and bay windows may encroach into front or rear setbacks up to three feet into the required setback dimension. Balconies or bay windows may not exceed ten feet in width. Cumulative total of balconies and bay windows projecting into the setback shall not exceed 33 percent of the total width of each elevation.

F. *Chimneys:*

1. Chimneys may encroach into front, rear, or side setbacks by up to two feet. Width of the chimney encroachment shall not exceed that necessary for the fireplace, flue, and the typical building walls enclosing the fireplace or flue.

~~G. No such eve, bay window, balcony, stairs, stoop, porch, chimney shall encroach into a public or private right-of-way or easement, regulatory floodplain, or surface water protection area.~~

CHAPTER 3. USE DEFINITIONS AND STANDARDS

3.12. Infrastructure uses.

3.12.3. Transportation use category.

A. *Aviation facilities.*

1. Definition: Facilities for the takeoff and landing of planes, helicopters, and other types of manned aircrafts, such as ultralight vehicles and gliders.

A.B. *Parking lot.*

1. Definition: Any public or private open area or facility used for parking automobiles and other vehicles as a principal use. The lot or facility may serve as remote parking for a principal use on a separate lot or as a principal use on the site. A fee may or may not be charged.



2. Additional Standards:

- a. All parking lots shall adhere to the applicable standards set forth in this ordinance, including [CHAPTER 10](#) – Parking Standards and [CHAPTER 8](#) – Tree Protection and Landscaping.
- b. Parking Lots as a Principal Use in General Residential zoning district
 - i. New parking lots shall be surrounded on all sides by a "Type A" buffer yard, as described in [CHAPTER 8](#) of this ordinance, which is primarily comprised of evergreen vegetation. Parking lot shall comply with all other applicable landscaping requirements of [CHAPTER 8](#) of this ordinance. Expansions to existing parking lots shall comply with this requirement to maximum extent practical given site conditions.
 - ii. All new parking lot lighting shall be integrated into landscaping wherever possible. Low-level lights such as bollard lights (waist-high, heavy-duty fixture posts), mushroom or step-lights (ground-level fixtures that are built in to the sides or surfaces of walkways and steps) shall be utilized in lieu of traditional pole-mounted parking lot lighting. Parking lot lighting shall comply with all applicable other lighting requirements of [CHAPTER 11](#).
 - iii. New parking lots shall be constructed with stormwater control measures designed to control the stormwater run-off generated by a 25-year, 24-hour rain event (9.2 inches), and shall otherwise comply with Section [6.6](#).
 - iv. The administrator may impose any other condition necessary to protect the residential character of the neighborhood in which the parking lot is located.

B.C. Passenger vehicle terminal.

1. Definition: Facilities for trains, buses, taxis or limo services. Passenger vehicle terminal includes, without limitation, the following uses:
 - a. bus passenger terminal,
 - b. multi-modal facility,
 - c. railroad station, and
 - d. taxi dispatch center.

3.13. Accessory uses.

3.13.1. Residential accessory use category.

A. Residential accessory use.

1. Definition: A use of land or of a building or structure or portion thereof, which is incidental and subordinate to a residential or lodging principal use on the same lot.
2. Additional Standards:
 - a. Accessory uses shall be clearly incidental to the residential or lodging principal use and shall not change the essential character of the dwelling or the neighborhood.
 - b. Accessory uses shall adhere to the standards outlined in Section [2.5](#) and all other applicable sections.

B. Day care home.



1. Definition: Supervision or care provided on a regular basis, as an accessory use within a principal residential dwelling unit, by a resident of the dwelling for children or adults who are not related by blood or marriage to, and who are not the legal wards or foster children of, the supervising adult.
2. Additional Standards:
 - a. Child day care homes shall comply with the definitions and standards for family child care homes set forth in N.C.G.S. §110 (or any successors thereto).
 - b. Adult day care homes shall comply with the definitions and standards for adult day care programs as set forth in N.C.G.S. §131-D (or any successors thereto).
 - c. Child day care homes shall provide ample open area in the form of a rear yard with a minimum of 2,500 square feet suitable for children's play. Child day care homes located adjacent to parks are exempt from this provision.
 - d. Client drop-off and pick-up areas shall be located on the site so as not to obstruct traffic flow on adjacent public streets.
 - e. All day care establishments shall at all times be properly licensed by the State of North Carolina and all other appropriate governmental entities.
 - f. All equipment shall be stored in the side or rear yard.
 - g. No structural or decorative alteration which would alter the single-family character of an existing or proposed residential structure or which would be incompatible with surrounding residences shall be permitted.

C. *Dwelling— accessory unit (ADU).*

1. Definition: A dwelling unit that exists either as part of a principal dwelling or as an accessory building and is secondary and incidental to the use of the property as single-family or duplex residential.
2. Additional Standards:
 - a. Accessory dwelling units within residentially-zoned, single-family and duplex lots shall be encouraged and designed to meet housing needs. ADUs shall be secondary and subordinate in size to the primary living quarters.
 - b. ADUs may be created as an independent structure (detached), as an addition to an existing primary structure (attached), conversion of existing space, such as a basement with an exterior entrance, or as a second story within detached garages.
 - i. When built as a second story of a detached garage, the ground floor area of the garage shall not be considered part of the total square footage of the ADU.
 - c. Structures for ADUs shall comply with the provisions of Section 2.5, except as provided below.
 - i. Not more than one ADU is permitted on any lot.
 - ii. An ADU shall be located in the side or rear yard unless an existing structure is being converted to an ADU.
 - iii. The total area of an ADU shall not exceed 1,200 square feet or two-thirds of the primary structure, whichever is the lesser. The ground floor area of a detached garage shall not be considered as part of the total square footage of any ADU that is built as the second story of a detached garage; provided, however, such ground floor garage area shall not be subsequently converted to dwelling space.
 - d. ADUs shall not be considered additional dwelling units for the purpose of determining maximum density or other dimensional requirements as set forth in CHAPTER 2 of this ordinance.



- e. ADUs shall be constructed according to North Carolina Building Code.
- f. The administrator may impose reasonable conditions regarding the height, bulk, orientation, or location of the structure in order to protect the privacy of existing dwelling units on adjacent parcels in accordance with G.S. 160D-702(b).

D. Home occupation.

- 1. Definition: An occupation or profession conducted within a dwelling unit by a residing family member that is incidental to the primary use of the dwelling as a residence. ~~Home occupations are small and quiet non-retail businesses which generally cannot be discerned from the frontage, are seldom visited by clients, require little parking, little or no signage, have only one or two employees and provide services such as professional services, music instruction, and hair styling.~~
- 2. Additional Standards:
 - a. Home occupations are not required to secure a zoning permit but are subject to the following requirements.
 - ~~a.b.~~ The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling ~~or the neighborhood.~~
 - c. The ~~Home~~ home occupation and all related activities shall be confined to the interior of an approved structure.
 - i. A home occupation housed within a dwelling shall occupy no more than 25 percent of the total floor area of the dwelling.
 - ii. A home occupation conducted in an accessory structure shall be housed only in a garage or other accessory structure that meets the requirements of this ordinance.
 - d. There shall be no visible evidence that the property is used in any way other than for a dwelling, including but not limited to the following.
 - i. Signage and displays: There shall be no business signage or visible display of goods, products, or services.
 - ii. Vehicles: The number of vehicles used by clients or business-related visitors shall be limited to two at any given time.
 - iii. Traffic: The home occupation cannot create greater vehicular or pedestrian traffic than is average for a residential area. The home occupation and any related activity shall not create traffic hazards or nuisances in public rights-of-way.
 - ~~i.iv.~~ Noise and other nuisances: There shall be no perceptible noise, odor, smoke, electrical interference, vibration or other nuisance emanating from the structure where the home occupation is located in excess of that normally associated with residential use.
 - ~~b.e.~~ The use shall employ no more than two persons who are not residents of the dwelling. Only residents of the dwelling may be engaged in work activities at the residence, If the home occupation has other employees, those employees may not come to the residence for work purposes, including pick-up of materials, vehicles, assignments, and/or other similar purposes.
 - ~~c.~~ There shall be no business signage or visible display of stock in trade which is sold on the premises.
 - ~~d.~~ There shall be no outdoor storage or visible evidence of equipment or materials used in the home occupation, excepting equipment or materials of a type and quantity that could reasonably be associated with the principal residential use.



- ~~e. The existence and operation of the home occupation shall not be visible and/or audible to neighboring residents from a street.~~
- ~~f. Only non-commercial vehicles are permitted in connection with the conduct of the home occupation.~~
- ~~g. Home occupations utilizing or proposing to utilize public water and sanitary sewer services shall be subject to all applicable water and sewer system development fees as per Brevard City Code, CHAPTER 70 Utilities.~~
- h.f. All home occupations are subject to all other applicable regulations, including but not limited to the Brevard City Code, North Carolina Building Code, Transylvania County Health Department, and any other federal, state or local regulations governing the use. ~~Home occupations shall comply with all applicable requirements of any federal, state, or local agency with jurisdiction over the proposed use. The applicant shall provide the administrator with evidence of approval by any relevant agency.~~
- ~~i. Responsibilities of the administrator and applicant(s):~~
 - ~~i. The administrator may impose any necessary condition upon the operation of a home occupation, shall monitor home occupations and conduct site inspections to ensure compliance with this ordinance and any condition of approval, and shall revoke any permit for the operation of a home occupation and cause the use to be terminated in accordance with the procedures set forth in CHAPTER 18 of this ordinance upon a determination that such use is in violation of this ordinance or any condition of approval.~~
 - ~~ii. The administrator shall have broad authority to deny any application for home occupation if in the opinion of the administrator, the proposed use would not be in keeping with the spirit and intent of this section. The burden of proving that a proposed home occupation would be in keeping with the spirit and intent of, and satisfy all requirements of this section as well as any condition of the administrator, shall lie with the applicant.~~
 - ~~iii. In reviewing any application for home occupation and in the monitoring and enforcement of any approved permit for home occupation the administrator shall strongly consider the expectation that the residential use and character of each residentially zoned neighborhood be preserved and shall take into consideration these unique characteristics of any proposed use and its relationship to the site and surrounding properties in considering whether such use would be suitable as a home occupation.~~
- ~~j. Uses permitted as home occupations:~~
 - ~~i. Examples of uses that may be permitted as home occupations include but are not limited to professional services such as those provided by an architect, engineer or accountant; art, music, or dance instruction; hair styling; bicycle repair or vehicle cleaning; and may include other uses defined herein or listed upon the use matrix in Section 2.2 of this ordinance when such uses can be performed in a manner that is strictly in keeping with the spirit and intent of, and satisfy all requirements of, this section.~~
 - ~~ii. Uses involving the fabrication of products may be permitted provided, however, the home occupation shall not utilize mechanical, electrical, or other equipment, materials or processes, or create any by-product or effect, which produces noise, electrical or magnetic interference, vibration, heat, glare, odor, dust, pollution or other nuisances outside the dwelling or accessory structure housing the home occupation. Examples of such uses include but are not limited to baking, candle or soap making, fly tying, woodworking, engraving, gunsmithing and or other similar small scale craft production or fabrication. This provision shall not be construed to authorize industrial uses within the GR or RMX zoning districts.~~



~~iii. Home occupation shall not include any use that is primarily retail in nature. It is the intention of this section that goods and merchandise produced as part of any home occupation be sold off-site; any on-site retail activity must be incidental to the purpose of this home occupation.~~

~~k. Duration of permit:~~

~~i. Home occupation permits are temporary, and shall not establish a vested right to renewal. Home occupation permits shall be valid for a period of one year from the date upon which approval is granted.~~

~~ii. Applicants may apply for renewal of home occupation permits. Applications for renewal shall include a written report demonstrating compliance with the previously approved permit.~~

~~iii. In approving renewal applications, the administrator may modify prior conditions of approval and may impose any necessary, additional conditions. The administrator may deny a request for permit renewal and require the applicant to terminate the home occupation or relocate the home occupation to an appropriate commercial or mixed use zoning district upon determination that the home occupation operated in violation of a requirement of this section or other applicable condition or requirement; or, that the home occupation has generated unanticipated effects that are detrimental to the residential character of the neighborhood in which the home occupation is located.~~

Commentary: If a home occupation is found to violate any provisions of this section, the owner shall amend their home occupation to conform with the requirements or apply for a change of use permit.

E. Keeping bees.

1. Definition: The keeping of bees as an accessory use. This definition shall include any permanent or temporary structures related to beekeeping.
2. Additional Standards:
 - a. Keeping bees within the City of Brevard's corporate limits shall be permitted following the standards set forth in the Brevard City Code, Section 14-9, Keeping bees.
 - b. In accordance with NCGS §106-645, the keeping of bees within the City's extra-territorial jurisdiction is not subject to the regulations of this ordinance.
 - c. Movable frame hives may be permitted upon parcels of land where no principal structure is present.

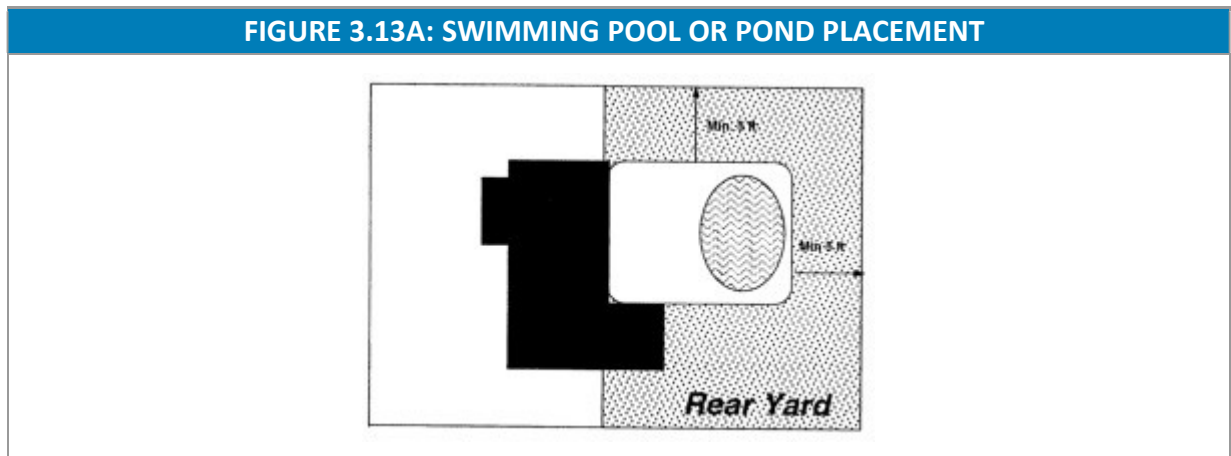
F. Keeping domestic fowl (chickens).

1. Definition: The keeping of geese, ducks, chickens or other domestic fowl as an accessory use. This definition shall include any permanent or temporary structures related to domestic fowl.
2. Additional Standards:
 - a. Keeping domestic fowl shall be permitted following the standards set forth in the Brevard City Code, Section 14-6, Keeping fowl.
 - b. Chicken coops and chicken runs, as defined in Section 14-1-1-2 of Brevard City Code, may be permitted upon parcels of land where no principal structure is present, subject to the requirements set forth in Brevard City Code, CHAPTER 14, Animals and Fowl; Article I, Generally; Sections 14-1, Definitions, and 14-6, Keeping fowl.

G. Swimming Pool or Pond.



1. Definition: A structure, in-ground or above ground, that contains water over 18 inches deep and is typically intended for swimming or recreational bathing. The definition of a pool includes all structures, walks or patio areas of cement, stone, or wood, at or above grade, built for, and used in conjunction with the pool.
2. Additional Standards:
 - a. All pools permitted as residential accessory uses and structures, whether above-ground or in-ground, shall be built only in side or rear yards.



- b. Pools and related structures, walks and patio areas shall be set back a minimum of five feet from all side and rear property lines. Patio areas at grade have no setback requirements from rear and side lot lines.
- c. All pools shall be designed to prevent unsupervised access by children. Pools shall be enclosed within a secured structure or by an unclimbable privacy fence (with lockable self-latching gate) with a minimum height of four feet and a maximum of eight.

3.13.2. Non-residential accessory use category.

A. *Non-residential accessory use.*

1. Definition: A use of land or of a building or structure or portion thereof, which is incidental and subordinate to a non-residential principal use on the same lot.
2. Additional Standards:
 - a. Accessory uses shall adhere to the standards outlined in Section 2.5 and all other applicable sections.

B. *Accessory retail.*

1. Definition: The on-premises, retail sale of products directly to customers, where the retail use is incidental to a primary use conducted upon the same premises. Examples include but are not limited to the following: a furniture manufacturer who operates a show floor for the display and sales of furniture produced by the manufacturer or a bicycle manufacturer who operates a floor for the display and sales of bicycles produced by the manufacturer.
2. Additional Standards:
 - a. Accessory retail uses shall be directly related to and accessory to a conforming, principal use.



- b. Products offered for sale within accessory retail uses shall be products which are produced or processed by the associated principal use, or which are directly related to, and offered in support of, products which are produced or processed by the associated principal use. For example, a manufacturer of bicycles may operate an accessory retail use wherein bicycles, which were manufactured within the principal use, are offered for direct, on-premises retail sale. Bicycle accessories (such as tires, helmets), which were not produced by the manufacturer but which clearly relate to and support products which are produced or processed by the principal use, may also be offered for sale. However, products that do not clearly relate to and support products which are produced or processed by the principal use (such as backpacking or rock-climbing gear in the case of the bicycle manufacturer) cannot be offered for retail sale.
- c. Accessory retail uses shall comply with all applicable standards of federal, state or local law that would otherwise apply to retail oriented principal uses. For example, parking areas serving accessory retail uses within a General Industrial zoning district shall comply with the surfacing requirements of Section 10.7.
- d. Accessory retail uses are limited to an area that is equivalent to 20 percent of the gross floor area of the structure(s) containing the principal use.
- e. Accessory retail uses shall be indoors, and shall not include the outdoor display of products or merchandise.

C. Drive-thru.

1. Definition: A facility where food and other products or services may be purchased or obtained by motorists without leaving their vehicles. Examples include drive-through fast-food restaurants, coffee, photo stores, pharmacies, bank teller windows, convenience stores, and dry-cleaning pick-up stores without dry cleaning equipment. This term does not include gas stations or other vehicle services, which are separately defined.
2. Additional Standards:
 - a. Drive-through stacking lanes, windows, and associated equipment shall not be permitted within 50 feet of GR or RMX district or residential use.
 - b. Drive-through windows and services shall be located and accessed only at the rear or side of the building and shall not be located between the principal structure and a public street. Service lanes shall not be located between the building and the street.
 - c. When situated at the side of the building, windows and services shall be located at least 20 feet back from the front façade of the building.
 - d. Vehicle storage for drive-through uses shall be located outside of, and physically separated from, the right-of-way of any street. This area shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.
 - e. Service lanes shall be a minimum of 80 feet long for a single stacking lane or 80 feet per lane when there is more than one service lane. A service lane is measured from the curb cut to the service area or the order area if an outdoor order area precedes the service area. Service lanes do not have to be linear. Stand-alone automatic teller machines shall provide stacking distance for four vehicles outside of any right-of-way, parking area, or travel lane.
 - f. Drive-through service lanes shall provide a minimum of ten stacking spaces on site for restaurant and food sale uses with drive-through facilities and a minimum of six stacking spaces on site for



banking, pharmacies and similar non-food-related uses with drive-through facilities. Each stacking space shall be a minimum of nine feet by 18 feet.

- g. A service lane is not required for accessory facilities where vehicles do not routinely stack up while waiting for the service. Examples are window washing, air compressor, and vacuum cleaning stations. A service lane is required for full-service drive-through automobile cleaning establishments.
- h. Service lanes shall be designed so that they do not interfere with parking, parking access and vehicle circulation. Crossings shall be situated so as to minimize conflicts between pedestrians and vehicles. Where service lanes are traversed by pedestrian crossing areas, such crossings shall be clearly marked. Warning signage may be required at the discretion of the administrator in the interest of pedestrian safety.
- i. All service lanes shall be clearly identified by means of striping, landscaping, curbing, and the like.
- j. Site access and egress shall be shared by the drive-through and inside customer service functions.
- k. The drive-through service lane shall first exit into other circulation lanes within the same project, and then onto a public street via the same exit curb cut as the other circulation lanes within the same project.
- l. Service lanes shall be designed for a one-way traffic pattern only.
- m. The drive-through shall be limited to a maximum of two service lanes and one additional lane for an automated teller machine (ATM).
- n. Drive-through facilities shall be screened from off-site view from adjacent properties by a Type A buffer with a minimum width of ten feet.
- o. Speaker box sounds from the drive-through lane shall not unreasonably disturb the peace and quiet of abutting residential property.
- p. A traffic impact study may be required by the approving authority.

D. *Mobile food vendor site.*

- 1. Definition: A permanent location for licensed mobile food vendors or food trucks to offer food and beverages for sale consumption.
- 2. Additional Standards:
 - a. Mobile food vendors shall only vend at permanent locations permitted under this section.
 - b. The owner, or authorized agent thereof, of any property upon which a mobile food vendor(s) proposes to operate, shall secure a permit for the establishment of a mobile food vendor site.
 - c. Mobile food vendors using the designated site shall secure all necessary permits required by the Transylvania County Health Department.
 - i. Mobile food vendors must follow all applicable rules and requirements of the Transylvania County Health Department and any other relevant agencies of Transylvania County or the State of North Carolina.
 - ii. In the issuance of permits for mobile food vendor sites and mobile food vendors, the administrator shall have broad discretion to assign such conditions as may be necessary to protect the health, safety, and welfare of the public
 - d. Number of mobile food vendor sites:
 - i. In NMX, PGX and DMX zoning districts, only 1 mobile food vendor site shall be permitted per parcel.



- ii. In CMX, IC, and GI zoning districts, each parcel is permitted up to 3 mobile food vendor sites, so long as all other separation and site requirements as set forth in this section are met.
- iii. Additional mobile food vendor sites may be permitted with the issuance of a special use permit in accordance with [CHAPTER 16](#).
- e. Separation requirements:
 - i. Mobile food vendors shall be situated at least 10 feet from all property lines and any road right-of-way, shall not encroach onto any street, sidewalk, or travel way, and shall not obstruct any loading zone or handicapped parking space.
 - (A) This requirement shall not apply to special events approved by the city for placement upon public streets.
 - ii. Mobile food vendors shall be situated at least 20 feet from one another.
 - iii. Mobile food vendors shall be situated at least 25 feet from any permanent structures.
 - (A) The administrator may, upon recommendation of the fire marshal, approve the placement of mobile food vendors within 25 feet or less of a permanent structure. Such approval shall be based upon building type, building materials, existing fire breaks, and other pertinent information. Such reductions shall be reviewed on a case-by-case basis, at the discretion of the administrator.
 - (B) There shall be no reduction in separation between mobile food vendors and permanent structures within the downtown fire district.
 - iv. Mobile food vendors shall be situated at least 200 feet from any residential structure that is located within GR zoning district.
 - v. Mobile food vendors must be set back a minimum of ten feet in all directions from fire hydrants.
- f. Power.
 - i. Outside of the Heart of Brevard district, generators may be used to power the vending unit. Within the Heart of Brevard only dedicated power supplies shall be used.
 - ii. For dedicated power supplies the applicant must present documentation that power load supplied to the vehicle is sufficient to meet the vehicles needs while in operation.
- g. Hours of operation for mobile food vendors shall be limited to 7:00 a.m. to 10:00 p.m., except during an approved special event, when other operating hours may be established as part of the event.
- h. Mobile food vendor operators or their designee must be present at all times during operation, except in the event of an emergency.
- i. Each food truck shall supply at least one waste receptacle which must be removed at the end of each day. All waste receptacles must be emptied at the end of each day and as necessary during the day. City trash receptacles shall not be used for the food truck operator's waste.
- j. Mobile food vendor signage shall be limited to the following:
 - i. Mobile food vendors shall be allowed signage only as described in Chapter 12 of this Ordinance.
 - ii. Nothing in this Ordinance shall be construed to mean that mobile food vendor vehicles cannot be painted or decorated, or display menus affixed to the side(s) of the vendor vehicle.

E. Recycling—small collection.



1. Definition: A location where the public may donate, redeem or sell recyclable materials, which occupies an area of 350 square feet or less. Such facility may include the following: a mobile unit; bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and kiosk-type units that may include permanent structures.

F. Rooftop amenity space.

1. Definition: A covered or uncovered space on a building rooftop that is intended to be an accessory use for residents of a building or mixed-use building type or for the patrons of a commercial building.
2. Additional Standards:
 - a. Any structure on a rooftop amenity space shall not exceed 12 feet in height.
 - b. The rooftop amenity space shall not be enclosed.
 - c. No sign affixed to any structure in a rooftop amenity space shall be visible from the street.

G. Taproom or tasting room.

1. Definition: An area that is ancillary to the production of beer or other types of alcohol at a brewery, distillery, winery, cidery, etc. where the public can purchase and/or consume ~~the~~ alcoholic beverages primarily produced on site.

CHAPTER 5. ARCHITECTURAL STANDARDS

5.7. Building types.

5.7.14. Accessory structures.

- A.** Accessory structures are secondary structures that share its lot with the principal structure it is designed to support.
1. Accessory structures are permitted in all zoning districts but require a principal structure to co-exist on the same lot, except as otherwise provided by this ordinance (see Section 2.5).
 - ~~a. Structures larger than 25% of the ground floor area of the principal structure are considered additional principal structures and shall be considered as a group development.~~
 2. All accessory structures shall use the same Architectural Style, Wall Materials, and Roofing Materials as the principal structure.
- B.** The following accessory structures are exempt from these requirements:
1. Accessory dwelling units (ADUs) and other structures regulated under the North Carolina Residential Code (see NCGS Section 160D-702(b)).
 2. Any accessory structure that shares a lot with a principal structure regulated under the North Carolina Residential Code.



FIGURE 5.7.14-A: ACCESSORY STRUCTURE ILLUSTRATION

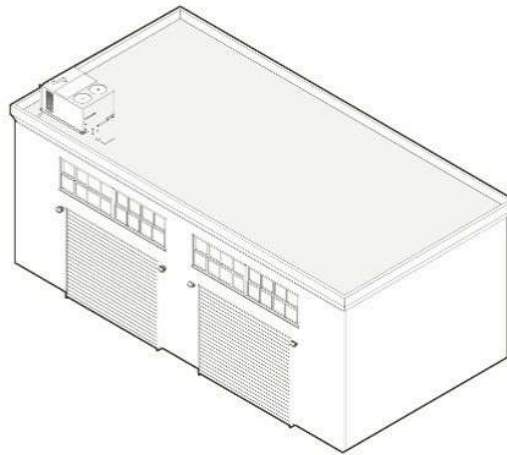


TABLE 5.7.14-A: ACCESSORY STRUCTURE BUILDING TYPE SPECIFICATIONS

Building Dimensions / Configuration	
Number of Stories	2 max (unless otherwise specified in Section 2.5)
Ground Floor Area	No more than 25% of the ground floor area of the principal structure
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Not Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Permitted
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Permitted
Courtyard (see Section 5.10.6)	Permitted

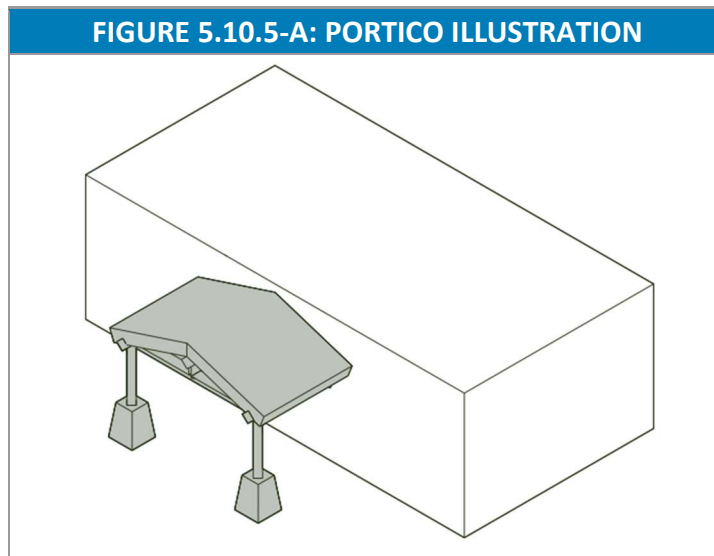


5.10. Building frontages.

5.10.5. Portico.

- A. Porticos are used to enhance the building entrance and provide protection from weather elements. Porticos project forward from a building façade but shall not encroach upon the right-of-way. Where both are permitted, porticos may be paired with any stoop, and function as small, entryway covers that project over the entire stoop or its landing. Without a stoop, porticos are useful to shelter at-grade entrances that require greater visual distinction and can be effective tools to break up blank facades. Unlike porches, porticos do not serve as living space.

FIGURE 5.10.5-A: PORTICO ILLUSTRATION



- B. *Dimensions.*
1. Porticos shall be a minimum of 5 feet wide by 5 feet deep.
 2. The portico may be a maximum of 2 stories, but shall not exceed the number of stories on the building.
 3. The clear height shall be a minimum of 8 feet.
 4. ~~The porch finish height shall be a minimum of 1.5 inches above the sidewalk.~~
- C. *Design.* The portico must use materials that complement the Architectural Style of the building.

CHAPTER 8. TREE PROTECTION AND LANDSCAPING

8.3. Tree protection.

- A. *Applicability:*
1. The provisions of the tree protection section of this chapter shall be applicable to any tree that falls within one or more of the following categories:



- a. Any tree which has a trunk six inches or more in diameter at one foot above the ground; or is of a horticultural variety or is highly ornamental (such as a dogwood, redbud, crab apple, sourwood, flowering cherry, holly or any like or similar such plant) and has a trunk diameter of three inches or more at one foot above the ground.
- b. Any tree that is noted as part of a development plan or that is required as part of a special use permit, group development, planned development, Conditional Zoning District, or other development approval.
- c. Any tree located within a historic district or any property containing a historically designated structure.
- d. Any tree subject to D, below.

B. Exemptions:

1. Trees located on properties subject to the North Carolina Residential Code ~~developed for single family or duplex uses located within GR districts~~ that are not in a moderately steep or steep slope area shall be exempt from the tree protection provisions of this chapter, except for those trees subject to A.1.b.—c., above, and trees and other vegetation in protection areas set forth in **CHAPTER 6** and listed as Tier 1 trees in Section 8.3.D, below.
2. The following trees are exempt from the provisions of this Chapter: Mimosa (*Albizia julibrissin*), Princess Tree (*Paulonia tomentosa*), Russian Olive (*Elaeagnus angustifolia*), Tree of Heaven (*Ailanthus altissima*), Bradford Pear (*Pyrus calleryana*), Japanese Privet (*Ligustrum japonicum*), Norway Maple (*Acer platanoides*), Paper Mulberry (*Broussonetia papyrifera*), Thorney Olive (*Elaeagnus pungens*), White Mulberry (*Morus alba*), White Poplar (*Populus alba*), Chinese Elm (*Ulmus parvifolia*), Silver Maple (*Acer saccharinum*), Lombardy Poplar (*Populus nigra*), Chinese Tallow (*Triadica sebiferum*), Chinaberry (*Melia azedarach*).
3. Pruning trees as normal maintenance provided such pruning does not result in the mutilation, death or destruction of the tree.
4. All trees which are grown by a licensed plant or tree nursery or tree farm, provided such trees are planted and grown on the licensee's premises for the sale or intended sale to the general public in the ordinary course of the licensee's business.
5. All trees which have been destroyed or harmed by a storm or similar act of nature or casualty loss; provided the administrator is notified of such intended removal, replacement or relocation at least two business days prior to removal, replacement or relocation of any tree. The administrator shall approve or deny the request within the two-day period, and may require replacement subject to the requirements of this ordinance. There shall be no fee for this inspection and review.
6. Forestry activity on forestland that is taxed on the basis of its present-use value as forestland under Article 12 of Chapter 105 of the North Carolina General Statutes.
7. Forestry activity that is conducted in accordance with a forest management plan that is prepared or approved by a forester registered in accordance with Chapter 89B of the North Carolina General Statutes.
8. Installation and maintenance activities conducted by public utility providers within utility easements, public lands, or public rights-of-way.

- C. Permit required:** It shall be unlawful for any person to remove, replace or relocate any tree within the city until an application for a permit has been submitted to the administrator. In determining whether a permit should be issued, the administrator shall consider the following criteria:



1. The condition of the trees with respect to disease, danger of falling, proximity to existing or proposed structures, and interference with utility services.
2. The necessity to remove trees in order to construct proposed improvements to allow economic enjoyment of the property.
3. Topography of the land and the effect of tree removal on erosion, soil retention and the diversion or increased flow of surface waters, and coordination with the city's drainage plans and recommendations on drainage patterns.
4. Number of trees existing in the neighborhood on improved property. Administrator shall be guided by the effect of tree removal upon property, as well as aesthetic values, in the area.

In all cases, the administrator may require the relocation or replacement of the trees as a condition of issuing the permit, on a one-for-one basis, with replacement trees having a caliper of two-inches or more in diameter at one foot above the ground

- D. *Required tree protection areas:*** Trees and existing vegetation shall be preserved in accordance with the table below. Exceptions to tree protection in Tier 2 and Tier 3 areas shall be reviewed by the board of adjustment on a case-by-case basis.

TABLE 8.3A: REQUIRED TREE PROTECTION AREAS		
Tier	Priority Tree Protection Area	Required Protection
Tier 1	Special Flood Hazard Areas Required Surface Water Protection Area Required Buffer Yard <u>Moderately Steep Slope Areas</u> Slope-Steep Slope Areas 25 percent or greater Wetlands	All Vegetation and Soil to Remain Undisturbed In some cases, limited disturbance may occur within the areas to be protected provided all necessary approvals are obtained. Such activities include, but are not limited to the following: • Mitigation of development activities. • Restoration of previously disturb areas. • Stream restoration. • Utility installations and emergency public safety activities. • Construction of a trail or pedestrian walkway that will provide public access. • Required street or driveway connections.
Tier 2	Front Setback Areas Required Landscaping Areas Required Open Space Slope Areas of 15—25 percent	All Trees Greater than 12" DBH Replacement trees, if permitted, shall be planted at a rate of one tree per each 12" DBH
Tier 3	All Other Locations	All Trees Greater than 24" DBH Replacement trees, if permitted, shall be planted at a rate of 1 tree per each 12" DBH

- E. *Public tree care and protection:***

1. *Responsibility for public tree care:*
 - a. The city shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the city or state-owned rights-of-way or bounds of all streets, alleys, lanes, squares, and city-owned



public grounds, or any that extend into the public right-of-way, or that harbors disease or insects in order to ensure public safety or to preserve or enhance the beauty of such public places.

- b. The City of Brevard Public Works Department is hereby granted the responsibility of public tree care within the City of Brevard.
- c. The parks, trails, and recreation committee shall assist and provide guidance to the public works department regarding care and protection of public trees as necessary.

2. *Public tree care:*

- a. The city may remove or cause to be removed by the appropriate agency/contractor, any tree or part thereof which is in an unsafe condition, or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is seriously affected with any injurious insect or disease.
- b. Trees, vines, shrubbery, flowers, or other ornamental vegetation standing in or upon any lot or land adjacent to any public street, sidewalk, greenway, or other public place shall be kept trimmed by the owner or occupant of the property on which the plants are growing so as not to interfere with the free and safe passage along the public way by pedestrians, bicyclists, and vehicular traffic.
- c. The public works department may, in the interest of public health and safety, prune any tree that overhangs into any street, sidewalk, greenway, or right-of-way within the city, so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the walkways, a clear space of 13½ feet above the surface of streets, and a clear space of at least 17 feet above highways. The public works department will notify, in writing or in person, any property owner whose trees will be pruned in accordance with this section, no later than 24 hours prior to pruning.
- d. Pruning of public trees shall be done in conformance with pruning standards published by the International Society of Arboriculture, or similar professional organization.

3. *Public tree protection:* All public trees shall be protected during construction activities in accordance with the following:

- a. A tree on any street or other publicly owned property whose crown is within five feet of any excavation or construction of any building, structure, or street work, shall be guarded with a substantial fence, frame, or box. The construction tree guard shall be not less than four feet high and at a distance in feet from the trunk equal to the diameter of the trunk at breast height (DBH) in inches. All building material, dirt, or other debris shall be kept outside the construction tree guard.
- b. Land-disturbing activities within five feet of a public tree shall incorporate protection for tree root areas in accordance with generally accepted best practices.

4. *Prohibited activities:*

- a. Abuse of public trees:
 - i. No person shall intentionally damage, cut, carve, transplant, or remove any public tree.
 - ii. No person shall attach any rope, wire, nails, advertisements, posters, banners, or other contrivance to any public tree.
 - iii. No person shall knowingly allow any gaseous, liquid, or solid substance which is harmful to trees to contact public trees.
 - iv. No person shall set fire to public trees nor permit any fire to burn when such fire or the heat thereof will injure any portion of a public tree.



- b. Tree topping of public trees, per Section 8.2.J of this ordinance.

CHAPTER 12. SIGNS

12.6. Prohibited signs.

The following signs are prohibited in all districts, unless otherwise permitted elsewhere in this chapter:

- A. *Signs constituting traffic hazards:* Any sign located in a manner or place so as to constitute a hazard to traffic as demonstrated by the administrator, including signs placed within any required sight triangle.
- B. *Signs within public right-of-way or easement:* Any freestanding sign located within or extending into a public right-of-way or easement, except as otherwise allowed by this chapter. City personnel may remove any sign located fully or partially within a public right-of-way.
- C. *Signs obstructing passages:* Any sign that obstructs or interferes with any window, door, fire escape, stairway, ladder, or opening intended to provide light, air, ingress, or egress for any building.
- D. *Off-premises advertising signs:* Billboards and other types of off-premises advertising signs. Off-premises directional signs may be permitted (Section 12.9.5).
- E. *Signs on vehicles parked off-premises and/or near the right-of-way:* Except when in the process of loading or unloading or generally carrying out activities associated with the normal conduct of business (except advertising), vehicles, trailers, commercial trucks displaying signage for the principal use of advertising rather than transport are prohibited. Vehicles with signs for advertising may park in any legally-established parking space on the property where the commercial activity being advertised is conducted.
- F. Any, electronic sign, sign that includes a monitor or TV screen, flashing device, or sign displaying flashing, animated, or intermittent lights or lights of changing degrees of intensity not expressly allowed by Section 12.9.3.
- G. *Moving devices:* Any moving signs or device to attract attention, all or any part of which moves by any means, including by air, electrical, human, or other means, including but not limited to pennants, flags, propellers, discs, or inflatables, whether or not any said device has a written message. Except those allowed by Section 12.9.4.
- H. Any sign posted to utility poles, bridges, overpasses, trees, fences, rocks, or other signs.
- I. *Copies of official signs:* Any sign which is a copy or an imitation of an official sign or traffic light, or which purports to have official status.
- J. Roof signs.
- ~~J~~K. Awning signs or canopy signs.
- ~~K~~L. Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by City Council or in accordance with North Carolina General Statutes.
- ~~L~~M. Signs that promote illegal activity.
- ~~M~~N. Reflective signs or signs containing mirrors.
- ~~N~~O. Any sign not expressly permitted elsewhere in this ordinance.

12.8. Temporary signs.



12.8.2. Freestanding (ground) temporary signs.

A. General provisions. The following standards apply to all freestanding temporary signs:

1. Signs shall not be affixed to any supporting structures that are permanently installed or anchored into the ground through the use of concrete foundations or similar anchoring techniques.
2. Signs, other than Type 4 freestanding temporary signs as allowed herein, shall not be placed in the right-of-way.
3. No more than one freestanding temporary sign may be displayed on a parcel or group of adjacent parcels under common ownership or tenancy at any given time, regardless of type, unless otherwise expressly permitted.

B. Type 1 freestanding temporary signs. Signs in this category consist of small, temporary yard signs that are typically associated with, but are not limited to, the advertisement of real estate, political campaigns, and meetings.

1. *Where permitted.* Type 1 freestanding temporary signs may be displayed in any zoning district and may be associated with any use, including parcels containing vacant or undeveloped land.
2. *Size.* The maximum sign display area is limited to four square feet.
3. *Height.* The maximum height of the sign, including any supporting posts or stakes, is limited to four feet above the lowest adjacent grade.
4. *Number.*
 - a. One Type 1 freestanding temporary sign may be displayed per parcel, per street frontage, without a permit. Additional Type 1 freestanding temporary signage may be allowed with the issuance of a permit.
 - b. During the period beginning 30 days before the beginning date of early voting, under N.C.G.S. 163-166.40, and ending 10 days after the primary or election day, this limit on the number of Type 1 freestanding temporary signs that may be displayed without a permit is suspended for residential parcels. All other regulations associated with such signage shall remain in effect during such period of suspension.
5. *Material.* Type 1 freestanding temporary sign faces shall be made of a rigid material.
6. *Mounting standard.* Signs may only be mounted and supported by posts or stakes.
7. *Number of sides.* The display area may be either single or dual sided.
8. *Duration of display.* The duration of the display of a Type 1 sign is limited to 100 days, with a minimum separation period of 10 days between displays.

C. Type 2 freestanding temporary signs. Signs in this category are commonly referred to as "banners" that are typically associated with, but not limited to, the announcement of new business openings, community events, and similar unique events.

1. *Where permitted.* Type 2 signs are permitted only on parcels in the RMX, NMX, PGX, DMX, CMX, GI, and IC zoning districts. A permit is required for this type of temporary signage.
2. *Size.* The maximum sign display area is limited to 18 square feet in RMX, NMX, PGX, and DMX districts, and 32 square feet in CMX, GI, and IC districts.
3. *Height.* The maximum height of the sign, including any supporting posts or stakes, is limited to four feet above the lowest adjacent grade.



4. *Number*: One Type 2 freestanding temporary sign may be displayed on a parcel or group of adjacent parcels under common ownership or tenancy.
5. *Material*. Sign faces shall be made of a flexible material.
6. *Mounting standard*. Signs may only be mounted and supported by posts or stakes.
7. *Number of sides*. The display area may be either single or dual sided.
8. *Duration of display*. Type 2 freestanding temporary signs are permitted to be displayed during the initial openings of businesses, community events, or special sales, for a maximum of 14 days at a time. A maximum of six separate displays are permitted during each calendar year with a minimum of ten days of separation between displays by the same use/business/tenant.

D. Type 3 freestanding temporary signs. Signs in this category are larger temporary signs typically associated with, but not limited to, the advertisement of large tracts of land for sale, construction and development activity, or the advertisement of commercial or industrial buildings for sale or lease.

1. *Where permitted*. Type 3 signs are allowed with a permit only on parcels or groups of adjacent parcels under common ownership that meet one of the following:
 - a. A residential use on a parcel or group of adjacent parcels under common ownership that is a minimum of three acres in size zoned GR;
 - b. Vacant or undeveloped land where the parcel or group of adjacent parcels under common ownership that is a minimum of one acre in size in any zoning district;
 - c. A non-residential use in any zoning district except GR or RMX upon a parcel that has a minimum of 200 feet of frontage on a public street, as measured at the right-of-way; or
 - d. A non-residential use in any zoning district except GR or RMX upon a parcel that has construction or development activity per an active development permit.
2. *Simultaneous display prohibited*. A Type 3 sign shall not be displayed upon a parcel that contains a permanent freestanding sign or sign structure.
3. *Size*. The maximum area is limited to 16 square feet in GR and RMX districts, and 24 square feet in all other districts.
4. *Height*. The maximum height of the sign, including any supporting posts or stakes, is limited to five feet above the lowest adjacent grade in GR and RMX districts, and eight feet above the lowest adjacent grade in all other districts.
5. *Setbacks*.
 - a. *Front*: No portion of any freestanding ground sign described in this section may be located closer than ten feet (10') to any street right-of-way, except in the DMX district where signs shall be no closer than five feet (5') to any street right-of-way.
 - b. *Side and Rear*: No portion of any freestanding sign described in this section shall be located any closer than ten feet (10') to any side or rear property line.
6. *Number*: One Type 3 freestanding temporary sign may be displayed on a parcel or group of adjacent parcels under common ownership or tenancy.
7. *Material*. Sign faces shall be made of a rigid material.
8. *Mounting standard*. Signs shall be mounted to and supported by a minimum of two (2) separate posts or stakes.
9. *Number of sides*. The display area may be either single or dual sided.



10. *Duration of display.*

- a. Type 3 signs may be displayed up to 90 days on any parcel or group of adjacent parcels under common ownership which contain only vacant or undeveloped land for which no development permits have been issued.
- b. Type 3 signs may be displayed up to 90 days on any parcel or group of adjacent parcels under common ownership zoned NMX, PGX, CMX, DMX, or GI that have unoccupied commercial buildings.
- c. In all other cases, the duration of display shall be limited to two months.
- d. Where the display of a Type 3 sign is subject to a limit on the duration of display, there shall be a minimum period of separation of 60 days between the removal of the previously permitted sign and the display of a new sign. Such period of separation shall apply in all cases where a sign subject to a limit on the duration of its display is removed, regardless of whether the maximum allowed duration for its display has been reached at the time of its removal.

E. **Type 4 freestanding temporary signs.** The category of signs defined as Type 4 freestanding temporary signs shall include only those signs which are constructed in a manner that is commonly referred to as an "A-frame" or "sandwich board" sign, consisting of two sides connected at the top by hinges or similar mechanisms.

1. *Where permitted.* Type 4 freestanding temporary signs are allowed with a permit in the RMX, NMX, PGX, DMX, CMX, and IC zoning districts.
2. *Size.* The maximum sign display area is limited to eight square feet per side.
3. *Height.* The maximum height of the sign is limited to four feet above the grade of the surface upon which it is displayed when placed in its display position.
4. *Number.* One Type 4 freestanding temporary sign may be displayed per tenant space, provided that no more than two Type 4 signs may be displayed per parcel along the same building street frontage.
5. *Material.* Sign faces shall be composed of rigid material.
6. *Location.* Type 4 freestanding temporary signs may be placed upon a public sidewalk or other pedestrian walkway, provided that a minimum of five feet of unobstructed clearance is maintained along the directional path of the walkway. In no case shall a Type 4 sign be placed in a manner that obstructs vehicular access, movement, or visibility. Such signs shall not be locked, chained, or otherwise tethered to posts, utility poles, trees, permanent signs, or any other permanent object.
7. *Duration of display.* Type 4 signs may only be displayed during the period beginning 30 minutes prior to the daily opening and ending 30 minutes following the daily closing of the business displaying the sign.

12.8.3. Wall-mounted temporary signs.

- A. Temporary signs mounted to building walls shall include all wall-mounted temporary signs, including but not limited to, wall-mounted signs or banners for the announcement of new business openings, community events, and/or availability of vacant tenant space.
1. *Where permitted.* Wall mounted temporary signs are allowed on buildings housing a commercial use in any zoning district with a permit.
 2. *Size.* Maximum display area for temporary wall signs:

**TABLE 12.8.3-A: MAXIMUM SIZE OF WALL- MOUNTED TEMPORARY SIGNS BY ZONING DISTRICT**

Zoning District	Maximum Size (ft. ²)
GR	16 ft. ²
RMX	16 ft. ²
NMX	24 ft. ²
PGX	24 ft. ²
DMX	24 ft. ²
CMX	32 ft. ²
GI	38 ft. ²
IC	32 ft. ²

3. *Number.*

- One temporary wall sign may be displayed per building occupied by a single tenant.
- Buildings designed for occupancy by multiple tenants may display one temporary wall sign per tenant, but the sum of all signage displayed at one time is limited to the maximum for the building's zoning district as set forth above.

4. *Location.*

- Temporary wall signs shall be mounted flush against the building wall and secured at each corner.
- Temporary wall signs shall not be permitted on awnings, canopies, or building roofs.

5. *Duration of Display.*

- Temporary wall signs may be displayed for a maximum of 30 consecutive calendar days.
- Temporary wall signs may be displayed a maximum of four times per calendar year. A minimum of 30 days of separation shall pass before a new temporary wall sign permit can be issued.

12.8.7. Temporary construction signage.

- Upon issuance of a development permit from the City of Brevard, properties may display one temporary ground sign or wall-sign on each street frontage of the location of the development project for the duration of construction.
- For the purposes of this section, the duration of construction is from the start of construction, defined by this ordinance, until 30 days after the certificate of occupancy is issued. If a permit expires or a project is abandoned, all signs shall be removed immediately.
- The applicant may choose any temporary ground sign or temporary wall-mounted sign found in Section 12.8 and must adhere to all requirements set forth for the sign type, except the duration of display and whether a separate permit is required.

12.9. Permanent signs.

12.9.2. Signs mounted to walls.

A. *Wall signs.*



1. *Where permitted.* Wall signs shall be permitted to be displayed in association with any non-residential use in any zoning district.
2. *Location.* Wall signs may be displayed on any building wall that includes a customer or public entrance, faces a public street, or faces a parking area.
3. *Number.*
 - a. In GR and RMX districts, maximum of 1 wall sign per street frontage.
 - b. In all other districts, maximum of 3 wall signs per street frontage.
4. *Maximum area.*
 - a. Subject to the other provisions of this section, the maximum size for all wall signs combined shall be determined as follows:
 - i. There may not be more than 1.0 square feet of sign surface area per linear foot of a building's main façade, or the portion of the building rented by the tenant, up to 200 linear feet
 - ii. There may not be up to 0.5 square feet of additional sign surface area per linear foot in excess of 200 feet.
 - iii. The "main façade" shall be the side of the building which faces the public street, or faces the street of highest classification.
 - b. In DMX and PGX districts no single wall sign shall be larger than 64 square feet.
5. *Changeable copy.* Wall signs may only include changeable copy features when displayed on buildings containing "Entertainment/Recreation" and "Civic/Institutional" uses, per the Table of Permitted Uses (Section 2.2.C).
6. *Illumination.* Wall signs may be illuminated either internally or externally. Illumination levels shall be in compliance with all other applicable provisions as established in Section 11.2, Outdoor Lighting Standards.
7. *Mounting.* Wall signs may not project more than 12 inches from the building wall to which they are mounted and shall not be mounted in a manner where any part of the sign extends past the top of the building wall.

B. Projection signs.

1. *Where permitted.* Projection signs shall be permitted to be displayed by any non-residential use in any zoning district except GR and RMX.
2. *Location.* Projection signs shall be located at the main entrance of the business or on the corner of the building occupied by the business.
3. *Number.* One per business establishment.
4. *Maximum area.* The maximum permitted area for projection signs shall not exceed eight square feet per side.
5. *Changeable copy.* No changeable copy feature, either manual or electronic, is permitted to be included on a projection sign.
6. *Illumination.* Projection signs may be illuminated externally. The light source shall be mounted directly to the sign. Illumination levels shall be in compliance with all other applicable provisions as established in Section 11.2, Outdoor Lighting Standards.
7. *Mounting.* Projection signs shall be designed so that each face of the sign is parallel to the other face. When mounted at a location other than the corner of a building, the faces of the projecting sign shall be aligned so that they are perpendicular to the building wall.



8. *Minimum clearance required.* Projecting signs shall be installed in such a manner as to provide a minimum of eight feet of clearance above grade.
9. *Maximum projection.* Wall-mounted pProjecting signs shall not project greater than five feet from the building wall to which they are attached. Projecting signs shall be installed so that the edge of the sign closest to the building wall is no greater than 12 inches from such wall.

~~C. Awning signs.~~

- ~~1. *Where permitted.* Awning signs shall be permitted to be displayed on awnings associated with any non-residential use in any zoning district.~~
- ~~2. *Location.* Awning signs may only be displayed on awnings which are installed to cover an entrance that is used by customers.~~
- ~~3. *Number.* One per awning valance on awnings installed to cover a customer entrance.~~
- ~~4. *Maximum area.* The maximum permitted area for awning signs shall not exceed 80 percent of the width of the valance of the awning.~~
- ~~5. *Material.* Awning signs in the fire district shall not be constructed of a flammable substance.~~
- ~~6. *Illumination.* Awning signs shall not be illuminated.~~

12.9.3. Freestanding (ground) signs.

A. Setbacks.

1. *Front.* No portion of any freestanding ground sign described in this section may be located closer than ten feet to any street right-of-way, except in the DMX district where signs shall be no closer than five feet to any street right-of-way.
2. *Side and rear.* No portion of any freestanding sign described in this section shall be located any closer than ten feet to any side or rear property line.

B. Non-residential uses in General Residential (GR) and Residential Mixed-Use (RMX) districts.

1. Nonresidential uses permitted in GR and RMX districts shall be allowed one ground or wall sign, subject to the following:
 - a. *Number.* One ground or wall sign may be displayed per business.
 - b. *Maximum area.* Shall be no larger than twenty-four square feet.
 - c. *Changeable copy.* No changeable copy feature, either manual or electronic, is permitted.
 - d. *Height.* Such ground signs shall not exceed five feet in height.
 - e. *Illumination.* Neither such wall or ground signs shall not be illuminated.
 - f. *Material.* Sign faces shall be composed of rigid material. A banner affixed to a rigid surface shall not suffice for this requirement.
2. *Nameplate signs.* Home occupations shall be allowed one nameplate sign that shall not exceed four square feet of surface area, shall be attached to the residence, and shall not be illuminated.

- C. Non-residential uses all other zoning districts.** The following standards shall apply to individual businesses on individual parcels. Non-residential group developments, non-residential conditional zoning districts, and institutional campuses shall be subject to the same dimensional requirements, but the number of allowable ground signs in such developments is set forth in Section [12.9.6](#).



1. *Where permitted.* Any zoning district provided the business lies outside the Downtown Development Overlay District. Businesses located in this overlay district may display A-frame signs as described herein.
2. *Number.* One ground sign may be displayed per establishment.
3. *Maximum area.* Shall be no larger than the maximum size as defined in the table below, unless specifically defined elsewhere in this ordinance.

TABLE 12.9.3A: MAXIMUM SIGN SIZE FOR NON-RESIDENTIAL USES

District	Max Size in Square Feet (ft. ²)
NMX	32 ft. ²
PGX	32 ft. ²
DMX	32 ft. ²
CMX	85 ft. ²
IC	24 ft. ²
GI	50 ft. ²
Highway 64 Corridor Sign Overlay District	85 ft. ² in surface area

4. *Changeable copy.* Changeable copy features are allowed.
5. *Height.* No portion of any ground sign shall exceed 20 feet in height.
6. *Illumination.* Illumination levels shall be in compliance with all other applicable provisions as established in Section 11.2, Outdoor Lighting Standards.
7. *Material.* Sign faces shall be composed of rigid material. A banner affixed to a rigid surface shall not suffice for this requirement.

~~D. Canopy signs.~~

- ~~1. *Where permitted.* Canopy signs shall be permitted to be displayed in association with any non-residential use in any zoning district except GR or RMX.~~
- ~~2. *Location.* Canopy signs may be displayed on any freestanding or attached canopy covering a vehicular use area, such as an automobile fueling area or passenger drop-off area.~~
- ~~3. *Number.* One sign may be displayed per side of the canopy.~~
- ~~4. *Maximum area.* Signs may occupy up to 20 percent of the area of the valance of the canopy, up to a maximum of 24 square feet in zoning districts except GR or RMX.~~
- ~~5. *Changeable copy.* No changeable copy feature, either manual or electronic, is permitted to be included on a canopy sign.~~
- ~~6. *Illumination.* Canopy signs may be illuminated internally. Illumination levels shall be in compliance with all other applicable provisions as established in Section 11.2, Outdoor Lighting Standards.~~

~~E.D.~~ **A-frame/sandwich board signs.** A sandwich board sign is an A-frame or inverted V-shape sign which is portable and usually double-sided.

1. *Where permitted.* Non-residential business establishments within the DMX, NMX, PGX, and RMX zoning districts may elect for an A-frame sandwich board sign in lieu of a traditional ground sign.
2. *Location.* Such a-frame signs shall be placed on the sidewalk adjacent to the front of the individual business or on the brick paved area providing such a location does not pose a safety hazard, maintains



five feet of unobstructed paved space, does not obstruct any building entrances or exist, or impede any public infrastructure, utilities, and amenities. Such A-frame signs must be removed each day at the end of business hours.

3. *Number.* One ground or wall sign may be displayed per business.
4. *Maximum area.* Such A-frame signs shall not exceed eight square feet in area per side.
5. *Height.* Such A-frame signs shall not exceed four feet in height.
6. *Changeable copy.* Manual changeable copy features are allowed.
7. *Illumination.* Such A-frame signs shall not be illuminated.
8. *Alleys.* Business establishments located in any official city-owned alley may also be permitted to collectively place one Type 4 freestanding temporary sign near the primary alleyway entrance, provided the location of the sign does not pose a safety hazard, and that the sign is removed at the end of each day when the last business in the alley closes.

F.E. Electronic display signs. Electronic display signs may be permitted as ground signs, subject to the following additional requirements:

1. *Where permitted.* Only the following uses shall be permitted to install electronic display signs:
 - a. Colleges/universities;
 - b. Schools—Elementary and Secondary;
 - c. Schools—Vocational/Technical; and
 - d. Government services.
2. Master planned campuses of different uses than described in this section may have one electronic display sign that is internal to the campus and not visible from any public street.
3. Only one electronic display sign shall be permitted per parcel.
4. Only one electronic display sign shall be permitted within any group development, conditional zoning district, or institutional campus.
5. Electronic display signs shall display only non-moving text and images with changes alternating on not less than a five second level, and shall display no scrolling, flashing, blinking, or otherwise moving message.
6. Electronic display signs shall adhere to all other applicable wall or ground sign requirements of this chapter, as well as the lighting standards of [CHAPTER 11](#) of this ordinance.

CHAPTER 15. BOARDS AND COMMISSIONS

15.1. Boards and commissions established.

The following boards and commissions are hereby established:

- A. **Brevard Planning Board.** The authority to establish a Planning Board for the City of Brevard is granted under the authority of G.S. 160D-301 and 160D-307.
 1. *Authority and responsibility.* The Brevard Planning Board (hereafter BPB) shall have the following duties and responsibilities:



- a. Review and comment on all proposed amendments to the zoning regulations or zoning map in accordance with G.S. 160D-604(b).
- b. Advise and comment on whether any proposed amendment to the zoning regulations or zoning map action is consistent with any comprehensive or land-use plan that has been adopted, and any other officially adopted plan that is applicable, in accordance with G.S. 160D-604(d). The planning board shall provide a written recommendation to city council that addresses plan consistency and other matters as deemed appropriate by the planning board.
- c. Review and provide advice and consultation to the city council when adopting a new comprehensive plan, in accordance with G.S. 160D-501(c).
- d. Prepare, review, maintain, monitor, and periodically update and recommend to the city council a comprehensive plan, and such other plans as deemed appropriate, and conduct ongoing related research, data collection, mapping, and analysis to do so, in accordance with G.S. 160D-301(b).
- e. Review and comment on the required investigative study and reports required for the changing of the boundaries of a historic district, or the creation of additional districts within the city.
- f. Review and make a recommendation on development activities and other requests as set forth in Section 16.6 of this ordinance, in accordance with G.S. 160D-604(c).
- g. Perform any other duties which may lawfully be assigned to the BPB by the city council or General Statutes.

2. *Membership and terms of office.*

- a. The BPB shall consist of a total of seven members with five members residing within the city and two members residing in the extraterritorial jurisdiction. The members residing in the ETJ shall have equal rights, privileges and duties with other members of the board in all matters pertaining to the **UNIFIED DEVELOPMENT ORDINANCE** both within the corporate limits of the city and within its ETJ.
- b. In accordance with G.S. 160D-307(a), the total membership of the BPB shall be proportional to the population of residents of the city and residents in the ETJ area. At a minimum, the membership of the board shall be examined following every decennial census, and changes shall be made as necessary to maintain an appropriate balance of city and ETJ board membership.
- c. Representatives from within the corporate limits shall be appointed by the Brevard City Council. Representatives from the ETJ area shall be appointed by the Transylvania County Board of Commissioners.
- d. The term of office shall be three years staggered. Vacancies occurring for reasons other than expiration of terms shall be filled as they occur for the period of the unexpired term.
- e. The BPB shall elect the board chair and vice-chair from among its members. They each shall serve a one-year term.

B. Board of adjustment. The authority to establish a board of adjustment is granted under the authority of G.S. 160D-302.

1. *Authority and responsibility.* The board of adjustment (hereinafter BOA) shall have the following duties and responsibilities:
 - a. To hear and decide appeals from any order, decision, determination, or interpretation made by the administrator pursuant to or regarding these regulations and in accordance with G.S. 160D-405, G.S. 160D-705, or G.S. 160D-1008.
 - b. To hear and decide petitions for variances from the requirements of these regulations.



- c. To hear and decide petitions for special use permits.
- d. To make an interpretation of any portion of this ordinance.
2. *Membership and terms of office.*
 - a. The BOA shall consist of a total of five members with three members residing in the city limits and two members residing in the ETJ. In addition, two alternate members residing in the city limits and one alternate member residing in the ETJ shall be appointed. Alternates shall serve on the board in the absence of any member and while serving shall have and may exercise all of the powers and duties of a regular member. The members residing in the ETJ shall have equal right, privileges and duties with other members of the board in all matters pertaining to the [UNIFIED DEVELOPMENT ORDINANCE](#) both within the corporate limits of the city and within its ETJ.
 - b. In accordance with G.S. 160D-307(a), the total membership of the BOA shall be proportional to the population of residents of the city and residents in the ETJ area. At a minimum, the membership of the board shall be examined following every decennial census, and changes shall be made as necessary to maintain an appropriate balance of city and ETJ board membership.
 - c. Representatives from within the corporate limits shall be appointed by the Brevard City Council. Representatives from the ETJ area shall be appointed by the Transylvania County Board of Commissioners.
 - d. The term of office shall be three years, although initial appointments shall be made for one, two and three years so the terms may be staggered. Vacancies occurring for reasons other than expiration of terms shall be filled as they occur for the period of the unexpired term.
 - e. The BOA shall elect the board chair and vice-chair from among its members. They shall each serve a one-year term.

C. *Technical review committee.*

1. *Authority and responsibility.* The technical review committee (hereinafter TRC) shall have the following duties and responsibilities:
 - a. To review and offer recommendations regarding all applicable local, state, and federal codes and regulations in response to all land development applications or projects in accordance with Section [16.6](#) of this ordinance.
 - b. At the request of the planning director, to review and offer recommendations regarding all applicable local, state, and federal codes and regulations in response to any land development application or project that has been deemed, in the opinion of the planning director, because of its potential impact to the city, due to the development project's size, scope, mass, number of dwelling units, or complexity. The planning director shall provide written justification for such review of these applications.
 - c. At the direction of the administrator, to review and render opinions and make recommendations on issues and petitions related to the City of Brevard Code of Ordinances and other land use plans and policies which may be adopted and require approval by the city council.
 - d. To make recommendation and/or approve any other item as requested by the administrator, the planning board, or city council.
2. *Actions by the TRC.*
 - a. Upon receiving notices of a land development application which requires TRC review from the ~~planning director~~[administrator](#), members of the TRC must take the following action:



- i. Review the development application and related plan documents in relation to all applicable local, state, and federal codes and regulations.
 - ii. Recommend major and/or minor changes to the application to be considered by the developer or property owner.
 - iii. Each member of the TRC shall provide written comments to the ~~planning director~~ administrator within 15 days of having received notification from the ~~planning director~~ administrator of a land development application requiring their review.
3. *Members.*
 - a. The TRC shall consist of the following members:
 - i. City of Brevard Planning Director and/or zoning administrator
 - ~~ii. City zoning administrators~~
 - ~~iii.~~ ii. Chief of Brevard Police Department, or designee
 - ~~iv.~~ iii. Chief of Brevard Fire Department, or designee
 - ~~v.~~ iv. City of Brevard Public Works Director, or designee
 - ~~vi.~~ v. City of Brevard Wastewater Treatment Plant ORC, or designee
 - ~~vii.~~ vi. City of Brevard Water Treatment Plant ORC, or designee
 - ~~viii.~~ vii. Transylvania County Building Permitting and Inspections Department Director, or designee
 - ~~ix.~~ viii. Transylvania County Fire Marshall, or designee
 - b. Other appropriate city, county, state, or federal officials may be invited to participate in the TRC review when deemed necessary by the administrator.

CHAPTER 16. ADMINISTRATION

16.5. Application submittal for development approvals.

- A. Applications for development approvals, including but not limited to zoning permits, special use permits, zoning map amendments, conditional zoning districts, variances, and subdivisions shall be submitted to the administrator.
- B. The applicant ~~shall~~ may request a meeting with the administrator to discuss, in general, the procedures and requirements for a development approval or regulation request. ~~Submittal requirements will be identified during this pre-application meeting.~~
- C. *Determination of completeness of application.* The administrator shall only accept applications for consideration by the approving authority upon a determination that all application materials as required by this ordinance have been provided. Until an application is determined to be complete in accordance with the requirements in this ordinance, an application has not been submitted. A complete application is one that:
 1. Contains all information and materials required by this ordinance for submittal of the applicable type of application, and in sufficient detail, format, and readability for city staff to evaluate the application for compliance with applicable review standards; and
 2. Is accompanied by the fee established for the applicable type of application.



- D. *Incomplete applications.* On determining that the application is incomplete, the administrator shall, as appropriate, provide the applicant written notice of the submittal deficiencies. The applicant may correct the deficiencies and resubmit the application. If the applicant fails to resubmit the application within ~~14 calendar~~30 days after being first notified of the submittal deficiencies, the application submittal is subject to abandonment. Once the application is abandoned, a new application must be submitted.
- E. *Complete application.* On determining that the application is complete, the administrator shall accept the application as submitted in accordance with the procedures and standards of this ordinance in effect at the time of the submittal.
1. The administrator shall approve, approve with conditions, or deny development applications for which it is the approving authority, pursuant to Section 16.6, within 30 days of having first considered such application.
 2. The administrator shall forward application materials to the appropriate approving authority upon a determination that all application materials as required by this ordinance have been provided.

16.6. Development approval review procedure in general.

- A. Planning department staff, also referred to as the administrator, and the approving authority shall have the discretion to refer any land development permit application to a body of greater authority for consideration and approval or denial consistent with this section.
- B. The administrator shall provide advisory review and comment to all boards and city council regarding the application's compliance to this section. The administrator may determine that additional review is required and request review and/or a recommendation by a board beyond the required process described herein.
- C. Designation of approving authority:

TABLE 16.6A: DEVELOPMENT REVIEW, APPROVAL, AND APPEAL AUTHORITIES				
Category	Development Activities	Review / Recommendation	Approving Authority	Appeal Authority
Annexation & Dedication	Annexations	Planning Board	City Council	Superior Court
	Dedication / Acceptance of Infrastructure	Technical Review Committee	Staff	Board of Adjustment
	Street / Right-of-Way/Easement Abandonment	Technical Review Committee	City Council	Superior Court
Land Use & Development	All Land Use and Development Activity for which No Higher Review is Required	-	Staff	Board of Adjustment
	Group Developments	Technical Review Committee	Staff	Board of Adjustment
	Temporary Uses	-	Staff	Board of Adjustment
	Special Use Permits	-	Board of Adjustment	Superior Court
	Development Agreements	-	City Council	Superior Court


TABLE 16.6A: DEVELOPMENT REVIEW, APPROVAL, AND APPEAL AUTHORITIES

Category	Development Activities	Review / Recommendation	Approving Authority	Appeal Authority
	Vested Rights Determination	-	City Council	Superior Court
Regulations	Adoption, Amendment, or Repeal of Development Regulations	Planning Board	City Council	Superior Court
	Official Zoning Determinations and Other Interpretations of this Ordinance	-	Staff	Board of Adjustment
Zoning	Rezoning / Zoning Map Amendments	Planning Board	City Council	Superior Court
	Conditional Zoning Districts	Technical Review Committee and Planning Board	City Council	Superior Court
	Final Master Plan Approval for Conditional Zoning Districts	-	Planning Board	Superior Court
	Variances	-	Board of Adjustment	Superior Court
Modifications	Minor Modifications	-	Staff	Board of Adjustment
	All Other Modifications	Original Approval Process		

- D. In addition to any findings that may be otherwise required by this chapter, the approving authority shall only approve a land development application upon determination that the application meets the following requirements:
1. All applicable requirements of this ordinance and Brevard City Code are satisfied.
 2. All other applicable federal, state, and local requirements and plans are satisfied.
 3. All applicable policies and plans of the City of Brevard are satisfied.
 4. All required system development fees, performance guarantees, or other dedications have been or will be secured.
 5. Approval of the application will not otherwise endanger the health, safety, or welfare of the public.
 6. The applicant agrees to adhere to all reasonable conditions and requirements imposed in accordance with this chapter.
- E. The approving authority shall consider impacts upon traffic conditions, public safety, public infrastructure and services, and other relevant factors, including any proposed project's likely effect on the public health or safety in determining whether to approve or reject any land development application, and may impose such reasonable conditions as are allowed under G.S. 160D noting the applicable approval process. Findings as to such factors made by any reviewing entity shall not bind the city officer, committee, board, or council acting as the approving authority, which shall consider such factors de novo.
- F. If the administrator or approving authority requires the application to be reviewed by the technical review committee (TRC) in accordance with Section 15.1, its members shall provide written comments to the planning



director within 15 days of having received notification from the planning director of a land development application requiring their review, unless otherwise stated in this Chapter.

- G.** A permit or development approval shall be in writing, and may be issued in print or electronic form pursuant to G.S. 160D-403. Any permit or approval issued exclusively in electronic form shall be protected from further editing once issued. The permit or approval may contain a provision that the development shall comply with all applicable state and local laws. If an application is denied, the reasons for denial shall be stated in writing.
- H.** Typical procedures following issuance of land development permit:
1. Upon issuance of a land development permit, the applicant may proceed to the Transylvania County Health Department and/or Transylvania County Building Permitting and Enforcement for any necessary permits.
 2. Upon creation of structural footers or the pouring of the first-floor slab of any building or structure, the applicant shall contact the administrator for a preliminary setback inspection. The administrator shall inspect for compliance with applicable dimensional requirements and shall issue preliminary setback approval or require modifications, as applicable.
 3. Upon completion of all land development activity and the installation of all approved improvements the applicant shall contact the administrator to arrange for a final inspection. As authorized by G.S. 160D-403(e) and -1113, the administrator shall inspect for compliance with all applicable requirements of this ordinance and Brevard City Code. The administrator shall deny final inspection approval if full compliance with this ordinance and Brevard City Code, approved development plans, and all other requirements, is not observed. The administrator may issue conditional approval. Conditional approval shall be extended for a defined period of time and all conditions shall be clearly set forth in writing. The administrator may require the submission of final "as built" construction documents as a condition of final written approval.
 4. Upon issuance of final approval by the administrator, the applicant shall contact the Transylvania County Building Inspection Department to request issuance of a certificate of occupancy in accordance with G.S. 160D-403(g).
 5. The administrator shall, from time to time, inspect the building, structure, use, or other approved activity for continued compliance with this ordinance, Brevard City Code, the approved land development plan, and any other applicable requirement, and shall take such action as is necessary to ensure continued compliance, including any remedy as set forth in [CHAPTER 18](#) of this ordinance.
- I.** Professional services: The administrator may secure the services of a qualified professional (e.g., licensed architect, attorney, engineer, landscape architect, arborist, surveyor, or planner) in the review of any application.
1. Professional services purposes include but are not limited to: the review of floodplain development proposals, proposed infrastructure of stormwater systems, traffic impact analysis, specialized legal services, etc.
 2. The actual cost of professional services shall be the responsibility of the applicant. The applicant shall be informed in advance of the City's intention to secure professional services. The applicant shall be provided with all reports generated by qualified professionals, and copies of all statements and receipts. The applicant shall reimburse the City for professional services expenditure prior to the issuance of a certificate of occupancy or final zoning / project approval.
- H.J.** Final zoning approval and certificate of occupancy:
1. No structure shall be used or occupied until final zoning approval has been issued by the City of Brevard and a certificate of occupancy has been issued by the Transylvania County Building Inspection Department



pursuant to G.S. 160D-403(g). Such approval shall be issued with the presumption that the structure or portion of a structure is in compliance with Brevard City Code, all applicable provisions of this ordinance, any specific conditions and requirements of the city, and the information stated on the development permit.

2. A record of all final zoning approvals shall be kept on file in the office of the administrator, and a record of all certificates of occupancy shall be kept on file in the office of the Transylvania County Building Inspection Department. Copies shall be furnished, on request, to all interested parties.
3. If final zoning approval or a certificate of occupancy is denied, the reasons for such denial shall be specified in writing and provided to the applicant.
4. Where certain infrastructure elements have not been installed (i.e. landscaping due to time of year), a temporary final zoning approval may be issued by the administrator, and a final certificate of occupancy may be issued by Transylvania County with permission from the administrator.

J.K. Right of appeal:

1. If a request for a development permit is denied or if a ruling of the administrator is questioned, any aggrieved party may appeal such ruling to the board of adjustment (hereafter, "BOA") in accordance with this chapter and G.S. 160D-405.
2. Appeals of a ruling of the BPB, the BOA, or city council shall be heard by the Superior Court of Transylvania County. In accordance with G.S. 160D-1402, the aggrieved party may request a stay of execution or enforcement of the decision of the quasi-judicial board pending superior court review. If in the absence of a stay, an applicant proceeds with development, the person does so at his or her own risk.

16.13. Revocation/invalidation of land development permit.

A. *Expiration of permit:*

1. Unless otherwise specified in this ordinance, any development permit issued in accordance with this ordinance will lapse and become invalid unless the work for which it was issued ~~is started~~ has substantially commenced within ~~12 months/365 days~~ one year of the date of issue, or if the work authorized by it is suspended or abandoned for a period of at least ~~12 months/365 days~~ one year, pursuant to G.S. 160D-403(c).

~~2.1. The planning director may grant one extension per permit of the above time periods for an additional 365 days upon written application therefor from the developer, filed prior to the expiration of the permit and payment of a fee of \$500.00.~~

- ~~3.2.~~ Substantial commencement of work shall be determined by the administrator based on any of the following:

~~a. The start of construction as defined in Section 19.3 of this Ordinance; or~~

~~a.b.~~ The development has received and maintained a valid erosion and sedimentation control permit and conducted grading activity on a continuous basis and not discontinued it for more than 30 days;

~~b.c.~~ The development has installed substantial on-site infrastructure;

~~c.a. The start of construction as defined in Section 19.3 of this Ordinance; or~~

~~d. The development has received and maintained a valid building permit for the construction and approval of a building foundation.~~



- 4.3. Even if work has substantially commenced, a development approval still expires if development work is intentionally and voluntarily discontinued for a period of not less than 24 consecutive months, as calculated and tolled pursuant to G.S. 160D-108.
 4. The planning director may grant one extension per permit of the above time periods for an additional one year 365 days upon written application therefor from the developer, filed prior to the expiration of the permit and payment of a fee of \$500.00.
 5. Notwithstanding the times of validity and extensions stated in subsections (1)—(4), at such time as a building permit is issued, the land development permit will run concurrently with the building permit, or in developments where multiple building permits are issued, the land development permit shall run concurrently with the last building permit to renew or expire, without any action being required of the city.
- B. *Compliance and violations:*** Land development permits issued on the basis of plans approved by the city authorize only the use, arrangement, and construction set forth in such approved plans and applications, and subject to any specific conditions and requirements of the city. Use, arrangement, or construction which differs from that authorized by the land development permit shall be deemed a violation of this ordinance and shall cause the administrator to revoke the land development permit stating the reason for revocation in writing, following the same process as used for the approval and impose penalties as per [CHAPTER 18](#) and G.S. 160D-403(f).
- C. *Compliance with regulations and previous permits:***
1. Buildings/structures, uses, or other activities authorized by this Ordinance or preceding ordinances and authorized by the administrator shall otherwise comply with applicable federal, state, or local laws, statutes, ordinances, regulations, requirements, or agreements, and any permit issued by the administrator shall be issued based upon a presumption of compliance with such.
 2. The administrator may revoke any permit upon a determination that related buildings/structures, uses, or any other activity deriving from such permit is not otherwise in compliance with applicable federal, state, or local laws, statutes, ordinances, regulations, requirements, permits, agreements, or specific conditions or requirements; and may cause the cessation of any use or other activity related to or deriving from such permit and impose penalties as per [CHAPTER 18](#).
 3. Any land development permit mistakenly issued in violation of an applicable federal, state or local law may also be revoked.
 4. The owner or operator of any structure, use or activity that is the subject of any condition or requirement that was imposed by the city as part of any permit (i.e., "building permit", "zoning permit," "preliminary/final subdivision approval", "special use permit," "planned development," "public safety facility approval", "variances," "paving waivers," and other) that was duly issued prior to the adoption of this ordinance, shall adhere to such conditions and requirements until conditions and requirements are superseded by subsequent approvals under this ordinance.
- D. *Right of appeal:*** The applicant, property owner, or other party with standing has the right to appeal in accordance with to Section 16.6.J and G.S. 160D-405.

CHAPTER 19. DEFINITIONS

19.3. Definitions.



The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Aviation Facilities: Facilities for the takeoff and landing of planes, helicopters, and other types of manned aircrafts, such as ultralight vehicles and gliders.

Awning: A roof-like covering mounted above a building entrance or windows to protect pedestrians and the façade from the natural elements. (See Section 5.9.4) ~~A roof-like shelter of canvas or other material extending over a doorway from the top of the window, over a deck, etc., in order to provide protection from the weather.~~

Canopy: A fixed, structural overhang above a building entrance or windows to protect pedestrians and the façade from the natural elements. (See Section 5.9.5) ~~Any shelter or shelter-like structure, freestanding or attached to a building, and projecting over public or private property.~~

Home occupation: An occupation or profession conducted within a dwelling unit by a residing family member that is incidental to the primary use of the dwelling as a residence. ~~Home occupations are small and quiet non-retail businesses which generally cannot be discerned from the frontage, are seldom visited by clients, require little parking, little or no signage, have only one or two employees and provide services such as professional services, music instruction, and hair styling.~~

Sign, awning: A sign ~~constructed of a fabric like nonrigid material which is part of a fabric or plastic awning~~ affixed to or printed on an awning. This does not include projection signs suspended from the underside of the awning.

Sign, canopy: A sign affixed to a canopy. This does not include projection signs suspended from the underside of the canopy.

Sign, marquee: ~~A sign affixed to a hood, canopy, or projecting roof structure over the entrance to a building, store, or place of public assembly.~~

Start of construction: The start of construction shall be the earlier of:

~~A.~~ ~~Issuance of a building permit;~~

~~B.~~ A. The first placement of permanent improvements on a site, such as piles, footings, slab, gravel or other foundation work for buildings (including manufactured homes), public streets or walkways;

~~C.~~ B. The beginning of installation of public utilities;

~~D.~~ C. The beginning of installation of a private line which will connect to existing public utilities;

~~E.~~ D. The beginning of installation of improvements for surface water drainage or erosion control;

~~F.~~ E. Any other work beyond the stage of excavation.

For purposes of this ordinance, the start of construction does not include any of the following: land preparation, such as clearing, grading and filling; excavation for a basement, footings, piers or foundations; the erection of temporary forms; the installation of accessory buildings, such as garages or sheds, ~~not occupied as dwelling units or not part of the main structure~~ when a principal building is included in the permitted work.

For a substantial improvement (as distinguished from new construction), the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Taproom or tasting room: An area that is ancillary to the production of beer or other types of alcohol at a brewery, distillery, winery, cidery, etc. where the public can purchase and/or consume ~~the alcoholic beverages~~ primarily produced on site.

**COMMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
AND ANY OTHER OFFICIALLY ADOPTED APPLICABLE PLANS
TXT-25-0001**

NCGS 160D-605 requires that the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan prior to consideration by the Governing Board. The Planning Board shall provide a written recommendation to the Governing Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Governing Board.

The Brevard Planning Board forwards this recommendation to City Council with a finding that the proposed zoning map amendment is **consistent** with the following elements of the City's adopted plans and policies:

Building Brevard Comprehensive Land Use Plan:

- **Action LUH-19:** Enhance communication of land use planning efforts, policy development, approvals, and processes.

STAFF REPORT

Planning Board, Tuesday, September 23, 2025

Title: Consideration of Brevard College Final Master Plan

Speaker: Stephanie Holland

Prepared by: Stephanie Holland, Planner

Approved by: Paul Ray, Planning Director

STAFF REPORT

Planning Board, Tuesday, September 23, 2025

Title: Consideration of Approval of the Final Masterplan Brevard College for the remodel of Myers Dining Hall at 50 W Campus Dr.

Speaker: Stephanie Holland

Prepared by: Stephanie Holland

Approved by: Paul Ray, Planning Director

Background

Brevard College owns the property at 1 Brevard College Drive (PIN 8586-62-8087-000) within the City of Brevard's corporate limits. The site lies in a Conditional District established by Ordinance No. 2014-07, which created the Brevard College Planned Development District and approved a Preliminary Master Plan. Under that ordinance, the Planning Board is designated to review development applications for areas shown as "Future Development Zones" on the Preliminary Master Plan.

Brevard College has a base zoning district of Institutional Campus (IC). The Institutional Campus District is coded to allow for the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health-care facilities. Unlike regular buildings which are oriented towards public streets, campus buildings are introverted towards spaces within the campus such as quadrangles.

Discussion

Under North Carolina General Statutes and the City of Brevard Unified Development Ordinance (UDO), the Planning Board is tasked with Final Master Plan approval. This approval confirms Staff's review and determination that the proposed development complies with the conditions of the previously approved Planned Development District (PDD) or CZD, the UDO, and the Preliminary Master Plan adopted by City Council. This is a step in the legislative process but does not constitute a zoning permit. Staff will issue permits only after all conditions and technical details are satisfied.

- **Building Design:** The project remodels an existing building while keeping its overall location and footprint consistent with the Preliminary Master Plan. New construction will "wrap" the structure with updated exterior walls and new outdoor

gathering spaces. Roof height and form remain the same. A lower, flat roof will extend over new exterior areas, and the higher flat roof will be renovated to remove shingles and retain the high clerestory windows. Proposed materials include brick, metal panels, clear glass, wood-look composite, and natural wood. The roof type and screening of rooftop equipment do not yet meet all Chapter 5 Architectural Standards and must be resolved before permitting.

- **Site Plan & Landscaping:** Portions of existing roadway and parking will be replaced with lawn and a stamped-concrete pedestrian plaza. New landscape screening and street trees meet the Chapter 8 Landscaping requirements.
- **Stormwater:** The project directs runoff to the existing stormwater system and produces no net increase in impervious surface area. In fact, it reduces overall impervious cover, consistent with the Chapter 6 Stormwater Runoff provisions.

The submitted plans are consistent with the requirements of the Brevard College Planned Development District ordinance and its approved Preliminary Master Plan, and they are substantially compliant with the City's Unified Development Ordinance. Final zoning and building permits will be issued only after the applicant demonstrates to the Zoning Administrator that all technical provisions of the UDO have been fully satisfied.

Policy Analysis

LUH-23 of the Comprehensive Land Use Plan recommends Incorporating flexible zoning standards and simplified approvals for camps, campuses, and institutions.

Action

The Board shall make one of the following recommendations.

- Grant the approval of the Final Masterplan for the Dining Hall renovation.
- Defer the vote to a later date.
- Deny the application.

Attachments:

1. Ord 2014-07 Brevard College Planned Development District
2. Approved Preliminary Master Plan
3. Dining Hall renovation

ORDINANCE NO. 2014-07

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
THE CITY OF BREVARD CREATING
THE BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT**

WHEREAS, the City of Brevard has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is both consistent with and inconsistent with the City's 2002 Land Use Plan and other official plans for the reasons set out in the excerpt from the Planning Board's Recommendation of Approval with Conditions which has been identified as Exhibit C and which is hereby adopted and incorporated by reference; and

WHEREAS, the City of Brevard Planning Board has reviewed the proposed ordinance and recommends its enactment by City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BREVARD, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE COUNCIL MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING:

Section One. Upon petition of Brevard College, the Official Zoning Map of the City of Brevard is hereby amended to create the Brevard College Planned Development District as more particularly set forth herein.

Section Two. The zoning classification of that certain real property described in Exhibit A, attached hereto and made a part hereof, is hereby changed from Institutional Campus (IC) to Brevard College Planned Development District. Said property is also identified on Transylvania tax maps by means of the following PIN numbers: 8586-62-8087-000 and 8586-82-8015.

Section Three. The Brevard College Planned Development District is a conditional zoning district established pursuant to the Unified Development Ordinance of the City of Brevard by means of authority granted by the North Carolina General Statutes.

Section Four. Future development and use of lands situated within the Brevard College Planned Development District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Brevard College Planned Development District: List of Conditions, which is attached to this ordinance as Exhibit B and incorporated herein; and the preliminary master plan which is attached to this ordinance as Exhibit D. The aforementioned List of Conditions shall run with the land and shall be binding on Brevard College, its heirs and assigns.

Section Five. Brevard College shall secure development approval in accordance with the procedures set forth in Chapter 16 of the City of Brevard Unified Development Ordinance and take action to begin development of the property within five (5) years of the effective date of this ordinance.

Section Six. The Planning Director is hereby authorized and directed to modify the City's Official Zoning Map consistent with this Ordinance.

Section Seven. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Eight. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

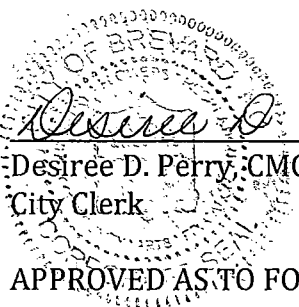
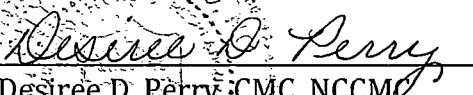
Section Nine. The City Clerk is directed to file a copy of this Ordinance along with a certified copy of all Exhibits in the Office of the Register of Deeds of Transylvania County.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption. Adopted and approved upon first reading this the 21st day of April, 2014.



Jimmy Harris
Mayor

ATTEST:

Desiree D. Perry, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:



Michael K. Pratt
City Attorney

**Official Zoning Map
—Excerpt—
As Amended
April 21, 2014**

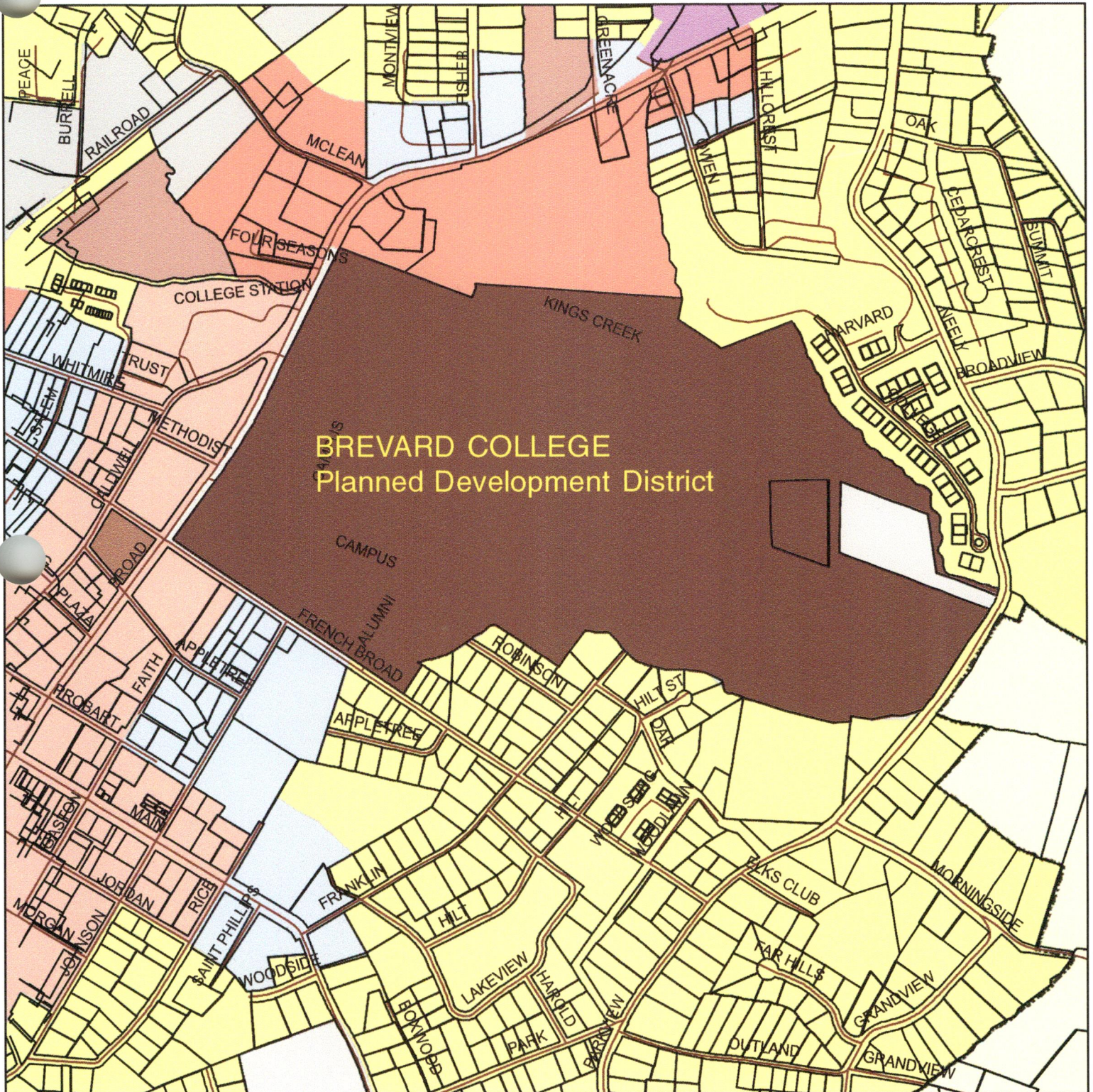


EXHIBIT B
Ordinance No. 2014-07

**BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT: LIST OF
CONDITIONS**

1. **Definitions.** Within this List of Conditions, the following terms shall have the meanings articulated:
 - a. "District" refers to the Brevard College Planned Development District, as depicted on the Preliminary Master Plan and future Master Plan as defined below and shown on Exhibit A, which is created by the ordinance to which this List is attached.
 - b. "UDO" refers to the City of Brevard Unified Development Ordinance in effect as of April 21, 2014.
2. **Future Development.**
 - a. ***Compliance With Final Master Plan.*** Future development within the Brevard College Planned Development District shall comply with a Final Master Plan. The applicant shall provide a complete Final Master Plan for review and approval by the Planning Board within five years of the approval of this Ordinance. Phased development endeavors clearly denoted on the Preliminary Plan, presented for review and approval in the form of construction-ready documents shall be allowed; with such development indicated on the Final Master Plan as either "underway", "proposed" or "completed." Only those uses enumerated as uses in the District, including but not limited to height, bulk, mass, intensity of use, etc. shall be authorized by the City Planning Director as the approving authority. Modifications to the Final Master Plan shall be considered in accordance with Chapter 16, Section 16.8 of the UDO.
 - b. ***Review of Development Proposals Within Future Development Zones.*** The Planning Board shall review applications for development within areas designated as "Future Development Zones" on the final master plan. Such development shall be considered as an intermediate modification to the final master plan and reviewed in accordance with the procedures set forth in Chapter 16, Section 16.8 of the UDO. In approving development within future development zones, the Planning Board may attach fair and reasonable conditions directly related to the standards in the ordinance creating the District or the UDO, or to protect the public health, safety and welfare; provided, however, Brevard College shall not be required to waive a vested right as a condition of final master plan approval. Except as provided in this List of Conditions or as shown on the Preliminary Master Plan, the UDO applicable standards of the UDO shall control. The Planning Board may consider proposed development within a future development zone to be a major modification and therefore deny such development on the basis that it would be visually or functionally incompatible to the surrounding area, injurious to the public health,

safety, and welfare, or detrimental to the value of adjoining property and associated uses.

- c. **Appeals and Hearings Regarding Major Modifications.** Brevard College may appeal any decision of the Planning Director or Planning Board to deny approval of a final master plan in accordance with Section 16.8.E.6 of the UDO. Brevard College is also entitled to a hearing before City Council upon a finding by the Planning Board that a final master plan constitutes a “major modification”. Hearings on these matters shall be heard by City Council in accordance with Section 16.8.E of the UDO and shall be considered under quasi-judicial procedures. The burden of proof of producing evidence to support compliance with the development specifications of the District and of the UDO shall rest with Brevard College.

3. **Land Use.**

- a. **Allowable Land Uses.** Land uses may be permitted according to the following table:

Allowable Land Uses
Dwelling-Single Family (Site-built)
Dwelling-Duplex
Dwelling-Multifamily 3-4 units/bldg, not including Condominium Buildings or multiple structures
Dwelling-Secondary
Bed and Breakfast Home
Bed and Breakfast Inns
Accessory Rental cottage / cabins
Artist Workshop
Adult / Child Day Care Home (Less than 6)
Adult / Child Day Care Center (6 or more)
Community Service Organization
Medical Services - Clinic, Urgent Care Center
Professional Services
Personal Services
Studio – Art, dance, martial arts, music
General retail consistent with the mission of Brevard College and approved special events
Restaurant
Cultural or Community Facility
Meeting Facilities
Recreation Facilities, Indoor
Recreation Facilities, Outdoor
Theater, Live Performance
Media production
Metal products fabrication, machine or welding shop
Recycling - Small collection facility
Campground/Artist Colony/Summer Camp
Colleges/Universities
Religious Institutions
Schools – Elementary & Secondary

Schools– Vocational/Technical
Wireless Telecommunication Facility-Stealth
Agriculture
Parking
Swimming Pool
Fences
Religious Meeting
Contractor's Office and Equipment Shed
Seasonal Structures
Special events

- b. ***Dimensional Requirements.*** Structures within the Project Area shall be designed and constructed in a manner that is generally consistent with structures as shown on the Final Master Plan with respect to location, area, height, bulk, and mass. The Zoning Administrator shall refer to the normal requirements for institutional campuses in situations where dimensional requirements cannot be derived from the Final Master Plan. Setbacks and buffers shall comply with Chapters 6 and 8 of the UDO the greatest extent possible and per the Planning Board exigent circumstances concerning types of buffers and buffer locations may be resolved by the Zoning Administrator.

4. **Public Infrastructure.**

- a. Brevard College shall continue to take steps to remove all rain-attributed inflow and infiltration into the City of Brevard's sanitary sewer system from within the District.
- b. Brevard College shall survey locate and dedicate by a formal plat of dedication denoting twenty (20) foot on-center easements and accompanying dedication agreements for all public utilities currently owned and maintained by the City of Brevard on the Brevard College campus.
- c. All future water and sewer line extensions within the District shall comply with applicable standards of the North Carolina Department of Environment and Natural Resources, Brevard City Code and the standard operating practices and procedures of the Public Services Director. Brevard College shall grant such public water, sewer or stormwater easements as may be required by the Public Services Director associated with future water or sewer line extensions within the District.
- d. Brevard College shall construct a pedestrian sidewalk and pathway system within the District, as shown on the Preliminary and ultimately the Final Master Plans. Such system shall be completed within 10 years of the effective date of this ordinance.
- e. All public streets built within the Brevard College property shall be built to City of Brevard street standards. The Planning Board, in consultation with the City Engineer, is authorized to consider alternative designs for

private streets within the District when such streets are not intended for dedication to the City of Brevard. Such alternative designs may address environmental considerations such as low impact design, sustainable stormwater management, and may be designed to complement the current character of the District. However, such alternative designs shall meet the spirit and intent of the City's normal street design requirements ("durable, dustless surface[s]") and shall not compromise vehicle or pedestrian safety, public service delivery, and emergency services access. All future transportation and, where applicable, pedestrian infrastructure (eg, "quads" or public gathering areas adjacent to residence facilitates or congregational areas) shall comply with all Fire Code requirements codified at that time for fire equipment and personnel access.

- f. All future subdivision of land within the District shall comply with the public road frontage requirements of the UDO, including "Estate Lots".

5. Environmental Protection, Architectural & Lighting Requirements in Addition to the Normal Requirements of Chapters 5, 6, 8 & 11 of the UDO.

- a. The Planning Director shall be approving authority with regard to the architectural design of structures proposed upon the Final Master Plan. The Planning Director may refer any structure to the Community Appearance Commission for review.
- b. Landscape lighting shall be low-level landscape lighting, bollards, and other non-intrusive types that will minimize the impact of the project upon the community view shed.
- c. Brevard College shall comply with the normal requirements for stormwater management, floodplain protection and development, and stream buffer protection as set forth in Chapter 6 of the UDO and as depicted on the Preliminary Master Plan.
- d. The parcel owned by Brevard College at the corner of French Broad and Market Streets designated on the Preliminary Master Plan as "future parking" shall employ parking lot landscaping and screening requirements as per Chapter 8, Sections 8.6 and 8.7 immediately upon use as a parking facility; and shall employ a durable, dustless surface built and striped to the City's parking lot standards, including some allowance for stormwater management.

6. Public Safety.

- a. Prior to the submittal of the Final Master Plan, Brevard College shall install Knox Boxes on each building located on the campus, except as already arranged and accounted for at present. The opportunity for structures proximate to one another to share a Knox Box shall be at the discretion of the Fire Chief. Any newly-constructed buildings as proposed by the Preliminary Master Plan prior to the submittal of the Final Master Plan will be required to immediately secure a Knox Box to the structure.

- b. Brevard College shall designate the City of Brevard Police Department as an agent of the College for the purposes of law enforcement.
- 7. **Maintenance of Infrastructure, Open Space & Recreation Space, Stormwater Systems.** Except for infrastructure dedicated to the City of Brevard, Brevard College shall be responsible for maintaining all infrastructure, recreation space, open space, and stormwater systems in compliance with all applicable requirements of City Code and this Ordinance, and in a manner that is consistent with the Final Master Plan.
- 8. **Access by Representatives of the City.** Brevard College shall provide the City with satisfactory assurance that representatives of the City shall have access to the District property so that the City may monitor and, if necessary, enforce compliance all applicable requirements of City Code, Ordinance, and the Final Master Plan.

EXHIBIT C
Ordinance No. 2014-07

**BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT:
STATEMENT OF CONSISTENCY WITH CITY POLICIES AND PLANS**

NCGS 160A-383 requires that City Council's review of a proposed zoning map amendment include a written statement as to the consistency of the amendment with adopted plans and policies of the City. Brevard City Council finds that the proposed zoning map amendment is consistent with the following elements of the City's adopted plans and policies:

The City of Brevard Land Use Plan adopted in August of 2002 designates the future use of the Brevard College property to be Public/Semi-Public/Institutional, which is defined as:

“These areas consist of lands controlled or owned by public bodies and lands which are devoted to mental, physical, spiritual and cultural development. Examples of these include: public schools, public parks, camps, community centers and civic buildings. Institutional uses, such as hospitals and colleges, are also included in this category.”

EXHIBIT D
Ordinance No. 2014-07

BREVARD COLLEGE PLANNED DEVELOPMENT DISTRICT:
PRELIMINARY MASTER PLAN

BREVARD COLLEGE MASTER PLAN

One Brevard College Drive - Brevard, Transylvania County, North Carolina

MASTER PLAN SUBMITTAL

Submittal Date: 5/22/09
Revision Date: 2/19/14

DEVELOPMENT SUMMARY

TOTAL PROPERTY ACREAGE: 116.50 Acres +/-
PARK/OPEN SPACE: 95 Acres +/-
NUMBER OF PARCELS: 4 Existing Parcels
PROPOSED STREETS: N/A
RIGHT OF WAY: N/A
BUILDING SETBACKS: N/A
BUILDING TYPES: Institutional, Housing
STREET TREES: N/A
STREET LIGHTS: N/A

DEVELOPMENT DATA

PROJECT LOCATION: One Brevard College Drive, Brevard, NC 28712
PIN #: 8586-62-8087, 8586-82-8015, 8586-61-3555, 8586-71-6406

JURISDICTIONS: City of Brevard

ZONING: Institutional Campus

TRACT INFORMATION: Property consists of 4 tracts bordered by
U.S. Highway 64/276, Neely Road, East
French Broad Ave. & Lambo Creek

PROPERTY OWNER & CONTACT

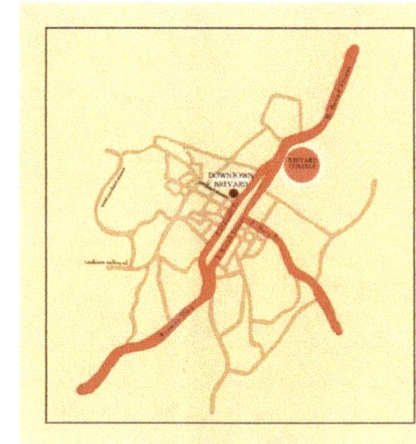
BREVARD COLLEGE
Deborah Hall
One Brevard College Drive
Brevard, NC 28712
Tel: (828) 884-8219
Fax: (828) 966-9339

PROJECT DESIGNER & CONTACT

MATTHEW J. FUSCO, LANDSCAPE ARCHITECT
Matt Fusco, RLA
P.O. Box 8013
Asheville, North Carolina 28814
Tel: (828) 243-6604

SURVEYOR (BOUNDARY & TOPO)

Webb A. Morgan & Associates
96 Central Ave.
Asheville, North Carolina 28801
Tel: (828) 252-1530



VICINITY MAP
NTS

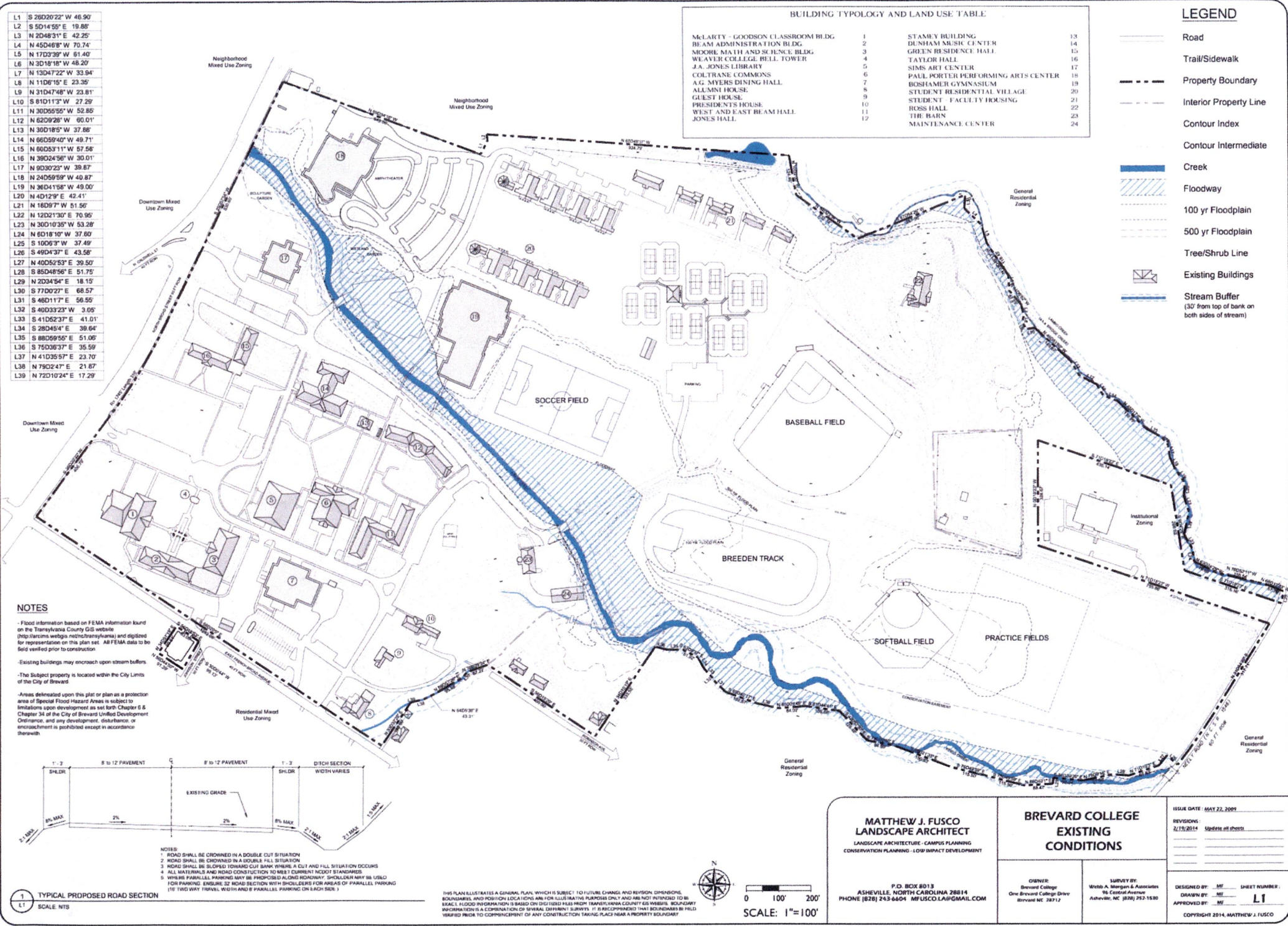
SHEET INDEX

NUMBER	SHEET TITLE
L0	COVER SHEET, PROJECT SUMMARY
L1	EXISTING CONDITIONS
L2	EXISTING UTILITIES
L3	SLOPE ANALYSIS
L4	CONCEPTUAL MASTER PLAN
L5	CONCEPTUAL STORMWATER PLAN
L6	CAMPUS SIGNAGE

MATTHEW J. FUSCO LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE - CAMPUS PLANNING
CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT

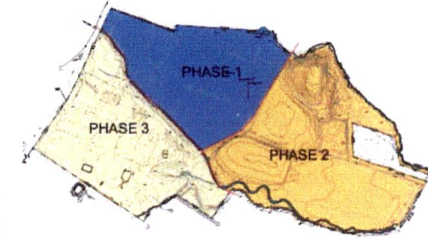
P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
PHONE (828) 243-6604 MFUSCO.LA@GMAIL.COM



LEGEND

- Sewer Line
- Electric
- Gas Line
- Storm Drainage
- Water Line
- Underground TV
- Steam Line

PROPOSED PHASING FOR UTILITY DEDICATION TO CITY



NOTES

- Flood information based on FEMA information found on the Transylvania County GIS website (<http://darcms.webgis.net/transylvania>) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.
- Existing buildings may encroach upon stream buffers.
- The Subject property is located within the City Limits of the City of Brevard.
- Areas delineated upon this plan or plan as a protection area of Special Flood Hazard Areas is subject to limitations upon development as set forth Chapter 6 & Chapter 34 of the City of Brevard Unified Development Ordinance, and any development, disturbance, or encroachment is prohibited except in accordance therewith.
- The location, illustration and dedication of all City of Brevard utilities shall be performed in phases within a timeframe agreed to by the City of Brevard and Brevard College. As with Phase One, nearly complete, the City will physically locate the utilities and work with Brevard College to provide this information to a licensed surveyor for documentation. Plans and dedication agreements will be recorded at the Register of Deeds.

BUILDING TYPOLOGY AND LAND USE TABLE

MELARTY - GOODSON CLASSROOM BLDG.	1	STANLEY BUILDING	13
BEAM ADMINISTRATION BLDG.	2	DUNHAM MUSIC CENTER	14
MOORE MATH AND SCIENCE BLDG.	3	GREEN RESIDENCE HALL	15
WEAVER COLLEGE BELL TOWER	4	TAYLOR HALL	16
J.A. JONES LIBRARY	5	SIMS ART CENTER	17
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THIS PLAN ILLUSTRATES A GENERAL PLAN, WHICH IS SUBJECT TO FUTURE CHANGE AND REVISION. DIMENSIONS, BOUNDARIES, AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO BE EXACT. FLOOD INFORMATION IS BASED ON DIGITIZED FILES FROM TRANSYLVANIA COUNTY GIS WEBSITE. BOUNDARY INFORMATION IS A COMPARISON OF SEVERAL DIFFERENT SURVEYS. IT IS RECOMMENDED THAT BOUNDARIES BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO TAKE PLACE WITHIN ANY PROPERTY BOUNDARY.



0 100' 200'
SCALE: 1"=100'

MATTHEW J. FUSCO
LANDSCAPE ARCHITECTURE - CAMPUS PLANNING
CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT

P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
PHONE (828) 243-6604 MFUSCO.LA@GMAIL.COM

BREVARD COLLEGE
EXISTING
UTILITIES

OWNER:
Brevard College
One Brevard College Drive
Brevard, NC 28712

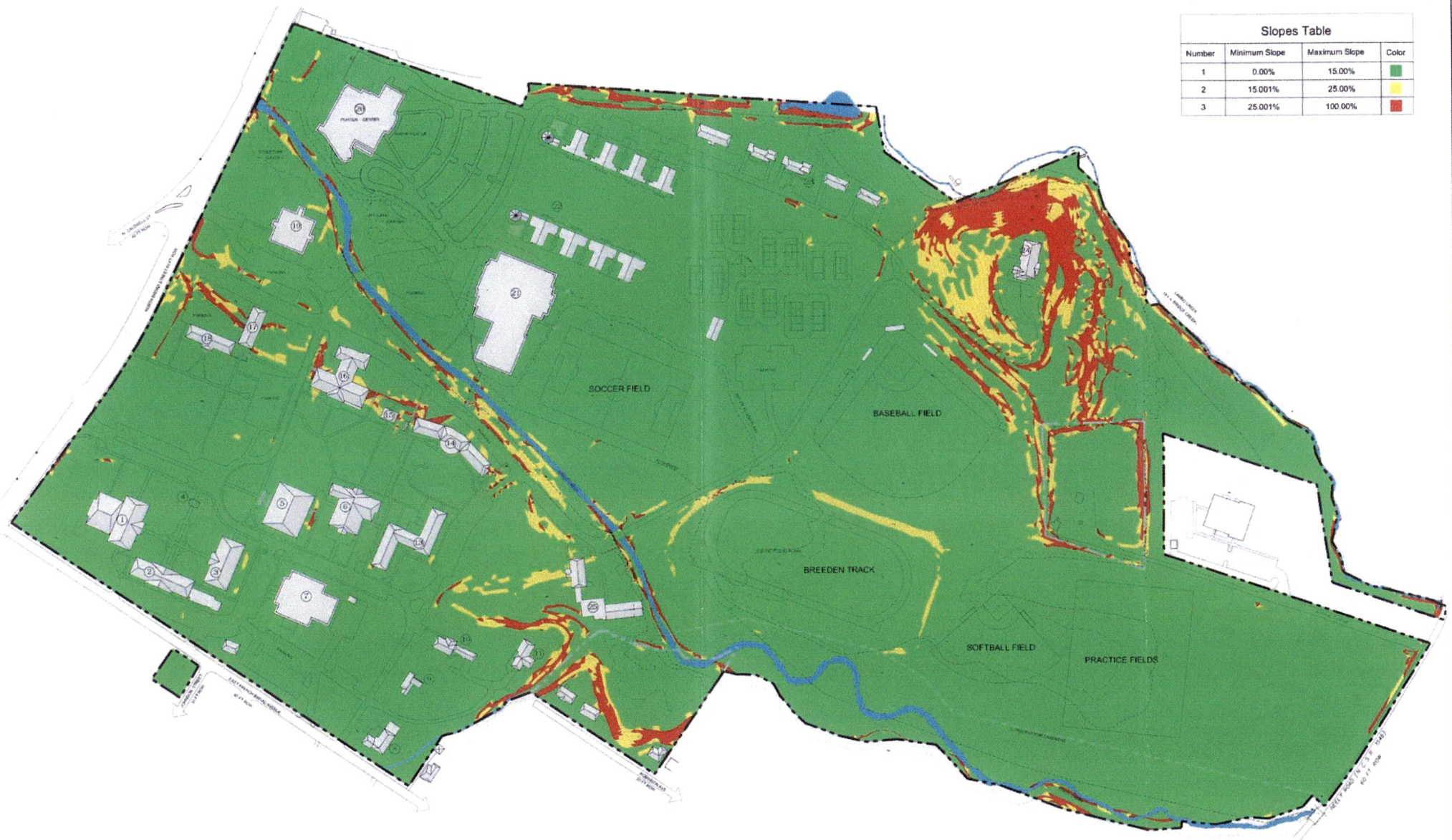
SURVEY BY:
Webb A. Morgan & Associates
No Central Avenue
Asheville, NC (828) 252-1530

ISSUE DATE: MAY 22, 2009

REVISIONS:
2/19/2014 Update all sheets

DESIGNED BY: MF SHEET NUMBER:
DRAWN BY: MF L2
APPROVED BY: MF

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Green
2	15.001%	25.00%	Yellow
3	25.001%	100.00%	Red

BUILDING TYPOLOGY AND LAND USE TABLE

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0 100' 200'

SCALE: 1"=100'

MATTHEW J. FUSCO
LANDSCAPE ARCHITECT
CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT

P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
PHONE (828) 243-6604 MFUSCO@GMAIL.COM

BREVARD COLLEGE
SLOPE
ANALYSIS

OWNER:
Brevard College
One Brevard College Drive
Brevard NC 28612

SURVEY BY:
Webb A. Morgan & Associates
16 Central Avenue
Asheville, NC 28806-1530

ISSUE DATE: MAY 22, 2009

REVISIONS:
2/15/2014 Update all sheets

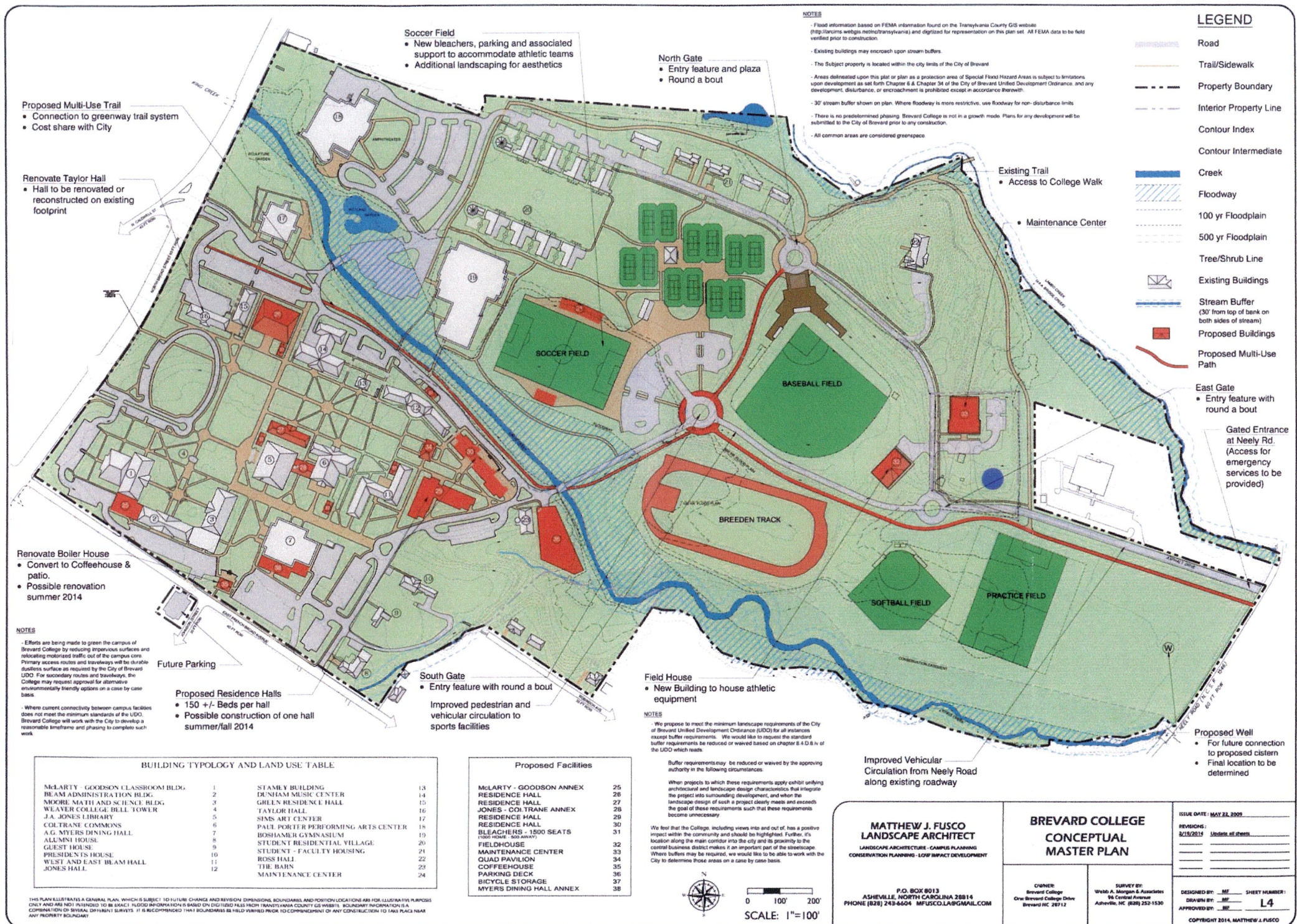
DESIGNED BY: MF SHEET NUMBER:

DRAWN BY: MF

APPROVED BY: MF

L3

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NOTES

- Flood information based on preliminary 2008 FEMA information found on the Transylvania County GIS website (<http://arcgis.com/webgis/webgis/transylvania>) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.
- Existing buildings may encroach upon stream buffers.
- The Subject property is located within the Brevard City Limits.
- Areas delineated upon this plan or plan as a protection area of Special Flood Hazard Areas is subject to limitations upon development as set forth Chapter 6 & Chapter 34 of the City of Brevard Unified Development Ordinance, and any development, disturbance, or encroachment is prohibited except in accordance therewith.
- 30' stream buffer shown on plan. Where roadway is more restrictive, use roadway for non-disturbance limits.
- There is no predetermined phasing. Brevard College is not in a growth mode. Plans for any development will be submitted to the City of Brevard prior to any construction.
- All common areas are considered greenspace.
- Existing signs displaced by proposed development will be relocated (Typ).
- A wall sign will be used at all proposed bicycle shelters.

LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Interior Property Line
- Contour Index
- Contour Intermediate
- Creek
- Floodway
- 100 yr Floodplain
- 500 yr Floodplain
- Tree/Shrub Line
- Existing Buildings
- Stream Buffer (30' from top of bank on both sides of stream)
- Proposed Buildings
- Proposed Multi-Use Path

SIGNAGE LEGEND

Existing Signs

- EGS-1 Electronic Ground Display Sign
- GS-1 Entrance Ground Sign
- MS-1a Monument Sign
- WS-1a Wall Identification Sign
- DS-1 Directional Sign

Proposed Or Future Signs

- EGS-2 Electronic Ground Display Sign
- GS-2 Entrance Ground Sign
- MS-2a Monument Sign
- WS-2a Wall Identification Sign
- DS-2 Directional Sign

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Proposed Facilities

McLARTY - GOODSON ANNEX	25
RESIDENCE HALL	26
RESIDENCE HALL	27
JONES - COLTRANE ANNEX	28
RESIDENCE HALL	29
RESIDENCE HALL	30
BLEACHERS - 1500 SEATS	31
(1000 - HOME - 500 AWAY)	
FIELDHOUSE	32
MAINTENANCE CENTER	33
QUAD PAVILION	34
COFFEEHOUSE	35
PARKING DECK	36
BICYCLE STORAGE	37
MYERS DINING HALL ANNEX	38

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0 100' 200'
SCALE: 1"=100'

MATTHEW J. FUSCO LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE - CAMPUS PLANNING
CONSERVATION PLANNING - LOW IMPACT DEVELOPMENT

P.O. BOX 8013
ASHEVILLE, NORTH CAROLINA 28814
PHONE (828) 243-6604 MFUSCO@AIGMAIL.COM

BREVARD COLLEGE CAMPUS SIGNAGE

OWNER
Brevard College
One Brevard College Drive
Brevard NC 28712

SURVEY BY
Urbis A. Morgan & Associates
94 Central Avenue
Asheville, NC (828) 252-1530

ISSUE DATE: MAY 22, 2009

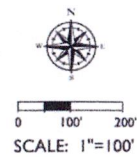
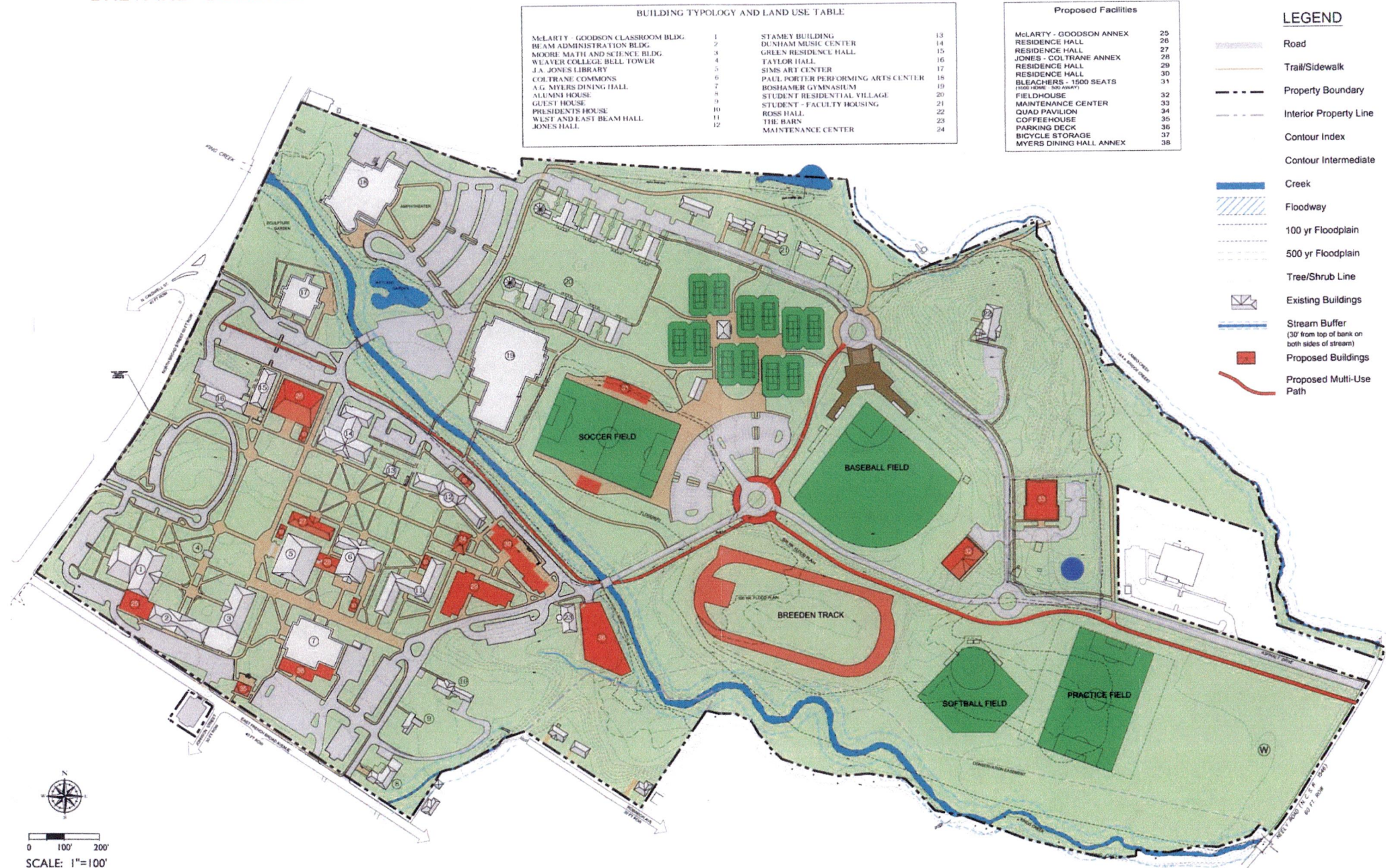
REVISIONS:
2/19/2015 Update all sheets

DESIGNED BY: MF SHEET NUMBER: L6

DRAWN BY: MF

APPROVED BY: MF

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MATTHEW J. FUSCO, LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTURE | CONSERVATION PLANNING | LOW IMPACT DEVELOPMENT
 P.O. BOX 8013, ASHEVILLE NC 28804 | PH: 828.243.6696 | EMAIL: MFUSCO@GMAIL.COM

THIS PLAN ILLUSTRATES A GENERAL PLAN, WHICH IS SUBJECT TO FUTURE CHANGE AND REVISION.
 OVERSHOULDER, AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE
 NOT INTENDED TO BE EXACT. BASE INFORMATION DERIVED FROM USGS AND COUNTY DATA AND DOES
 NOT GUARANTEE ACTUAL FIELD CONDITIONS.

Conceptual Master Plan

February 19, 2014

BREVARD COLLEGE MASTER PLAN

One Brevard College Drive - Brevard, Transylvania County, North Carolina

MASTER PLAN SUBMITTAL

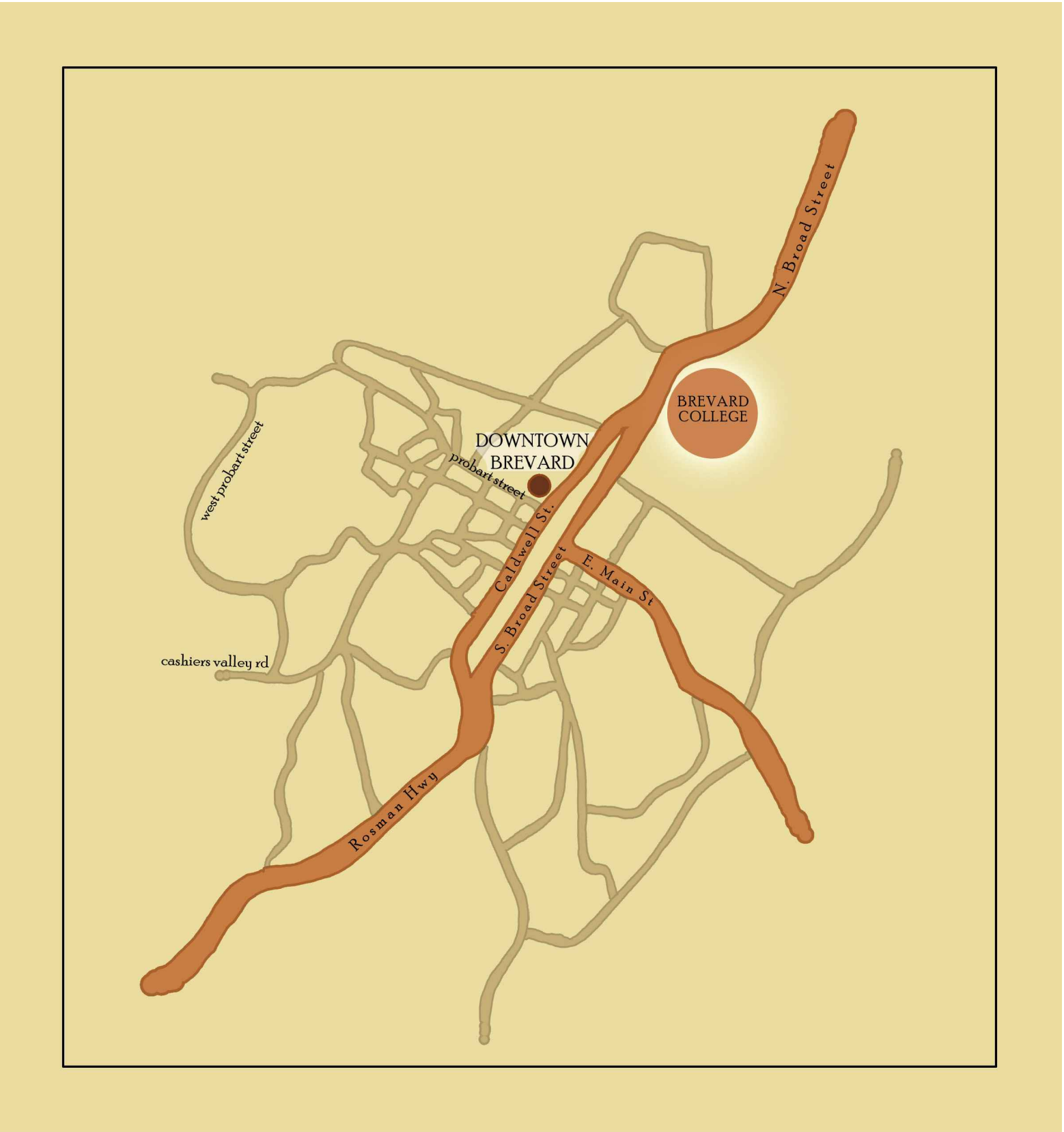
Original Submittal Date: 5/22/09
Revision Date: 2/20/20
8/7/2025

DEVELOPMENT SUMMARY

TOTAL PROPERTY ACREAGE: 112.84 Acres +/-
PARK/OPEN SPACE: 93 Acres +/-
NUMBER OF PARCELS: 4 Existing Parcels
PROPOSED STREETS: N/A
RIGHT OF WAY: N/A
BUILDING SETBACKS: N/A
BUILDING TYPES: Institutional, Housing
STREET TREES: N/A
STREET LIGHTS: N/A

DEVELOPMENT DATA

PROJECT LOCATION: One Brevard College Drive, Brevard, NC 28712
PIN #: 8586-62-8087, 8586-82-8015, 8586-61-3555, 8586-71-6406
JURISDICTIONS: City of Brevard
ZONING: Institutional Campus
TRACT INFORMATION: Property consists of 4 tracts bordered by
U.S. Highway 64/276, Neely Road, East
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VICINITY MAP
NTS

SHEET INDEX

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L0	COVER SHEET, PROJECT SUMMARY
L1	EXISTING CONDITIONS
L2	EXISTING UTILITIES
L3	SLOPE ANALYSIS
L4	CONCEPTUAL MASTER PLAN
L5	CONCEPTUAL STORMWATER PLAN
L6	CAMPUS SIGNAGE

PROPERTY OWNER & CONTACT

BREVARD COLLEGE
Juan Mascaro
One Brevard College Drive
Brevard, NC 28712
Tel: (828) 884-8219
Fax: (828) 966-9339

PROJECT LANDSCAPE ARCHITECT & CONTACT

Fusco Land Planning & Design, PLLC
Matthew Fusco, PLA, ASLA
P.O. Box 8013
Asheville, North Carolina 28814
Tel: (828) 243-6604

MASTER PLANNING CONSULTANT/ARCHITECT

CREDO
Dawn Rolling AIA, NCARB, LEED AP
Director of Design/Architect
301 Main Ave.
De Pere, WI 54115
Tel: (920) 593-2165

SURVEYOR (BOUNDARY & TOPO)

Webb A. Morgan & Associates
96 Central Ave.
Asheville, North Carolina 28801
Tel: (828) 252-1530

L1	S 26D20'22" W 46.90'
L2	S 5D14'55" E 19.88'
L3	N 2D48'31" E 42.25'
L4	N 45D46'8" W 70.74'
L5	N 17D3'39" W 61.40'
L6	N 3D18'18" W 48.20'
L7	N 13D47'22" W 33.94'
L8	N 11D6'15" E 23.35'
L9	N 31D47'48" W 23.81'
L10	S 81D11'3" W 27.29'
L11	N 30D8'55" W 52.85'
L12	N 62D9'28" W 60.01'
L13	N 30D1'85" W 37.88'
L14	N 66D59'40" W 49.71'
L15	N 60D53'11" W 57.58'
L16	N 39D24'56" W 30.01'
L17	N 9D30'23" W 39.87'
L18	N 24D59'59" W 40.87'
L19	N 36D41'58" W 49.00'
L20	N 4D12'9" E 42.41'
L21	N 18D9'7" W 51.56'
L22	N 12D21'30" E 70.95'
L23	N 30D10'35" W 53.28'
L24	N 6D18'10" W 37.60'
L25	S 10D6'3" W 37.49'
L26	S 49D4'37" E 43.58'
L27	N 40D52'53" E 39.50'
L28	S 85D48'56" E 51.75'
L29	N 2D34'54" E 18.15'
L30	S 77D0'27" E 68.57'
L31	S 46D11'7" E 56.55'
L32	S 40D33'23" W 3.05'
L33	S 41D52'37" E 41.01'
L34	S 28D45'4" E 39.64'
L35	S 86D59'59" E 51.06'
L36	S 75D36'37" E 35.59'
L37	N 41D35'57" E 23.70'
L38	N 79D2'47" E 21.87'
L39	N 72D10'24" E 17.29'

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LEGEND	
	Road
	Trail/Sidewalk
	Property Boundary
	Interior Property Line
	Contour Index
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	Creek
	Floodway
	100 yr Floodplain
	500 yr Floodplain
	Tree/Shrub Line
	Existing Buildings
	Stream Buffer (30' from top of bank on both sides of stream)
	Existing Stormwater Features

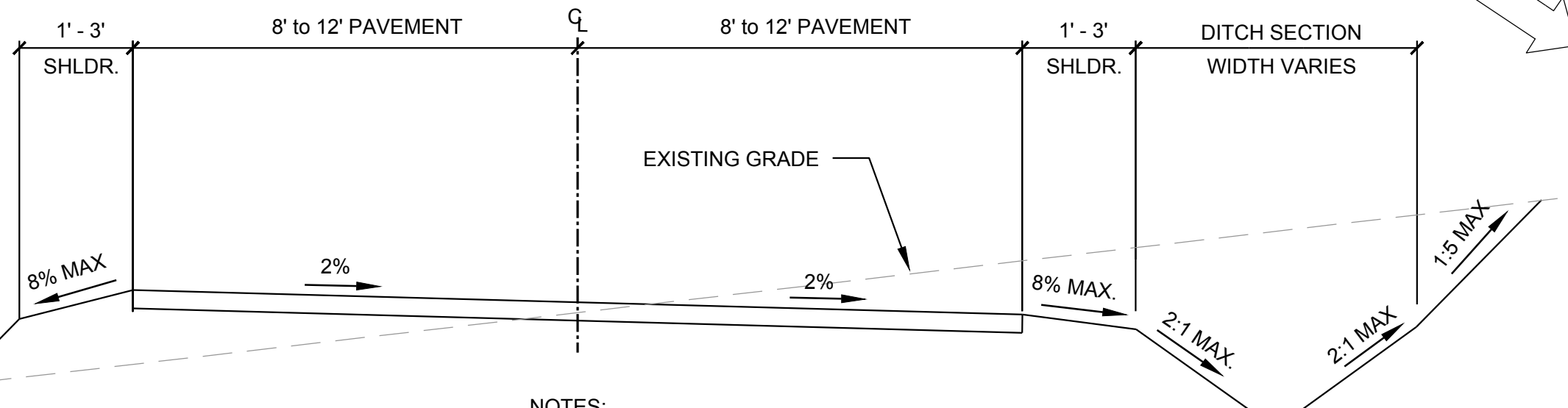
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-Areas delineated upon this plat or plan as a protection area of Special Flood Hazard Areas is subject to limitations upon development as set forth Chapter 6 & Chapter 34 of the City of Brevard Unified Development Ordinance, and any development, disturbance, or encroachment is prohibited except in accordance therewith.



NOTES:

1. ROAD SHALL BE CROWNED IN A DOUBLE CUT SITUATION.

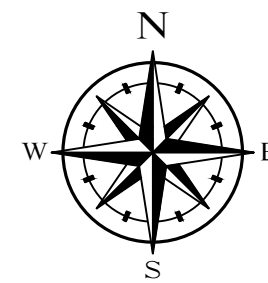
2. ROAD SHALL BE CROWNED IN A DOUBLE FILL SITUATION.

3. ROAD SHALL BE SLOPED TOWARD CUT BANK WHERE A CUT AND FILL SITUATION OCCURS.

4. ALL MATERIALS AND ROAD CONSTRUCTION TO MEET CURRENT NCDOT STANDARDS.

5. WHERE PARALLEL PARKING MAY BE PROPOSED ALONG ROADWAY, SHOULDER MAY BE USED FOR PARKING. ENSURE 32' ROAD SECTION WITH SHOULDERS FOR AREAS OF PARALLEL PARKING (16' TWO WAY TRAVEL WIDTH AND 8' PARALLEL PARKING ON EACH SIDE.)

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0 50' 100' 200'
SCALE: 1"=100'-0"

August 7, 2025



**BREVARD COLLEGE
MASTER PLAN**
BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC

LANDSCAPE ARCHITECTURE | CONSERVATION PLANNING | LOW IMPACT DEVELOPMENT
P.O. BOX 8013, ASHEVILLE, NC 28814 | PH: 828.243.6604 | WWW.FUSCOLA.COM

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SHEET TITLE:

**EXISTING
CONDITIONS**

SHEET NO:

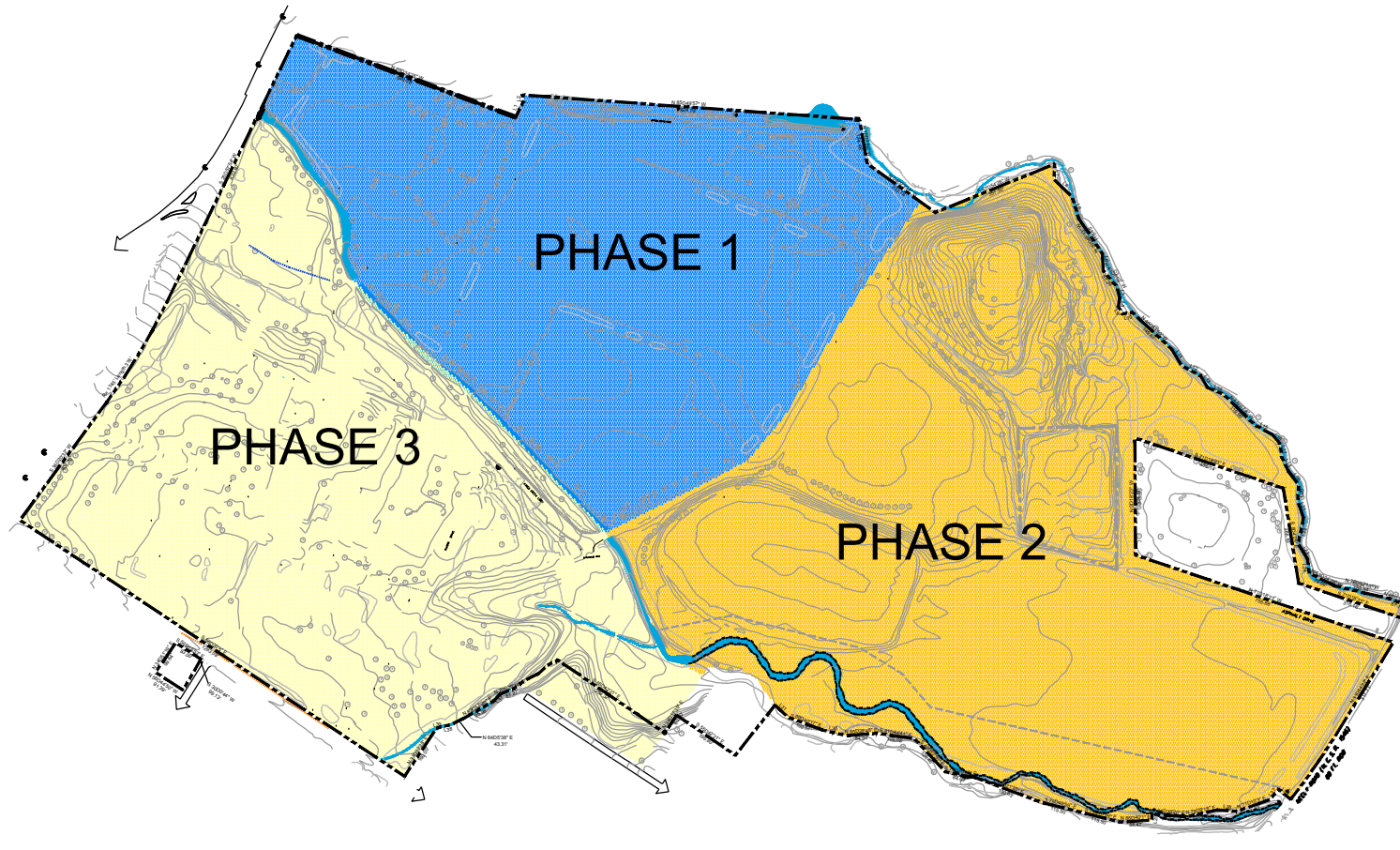
L1

Sheet Size: 42 x 30

LEGEND

- Sewer Line
- Electric
- Gas Line
- Storm Drainage
- Water Line
- Underground TV
- Steam Line
- Utilities Dedicated To City
- Existing Stormwater Feature

PROPOSED PHASING FOR UTILITY DEDICATION TO CITY



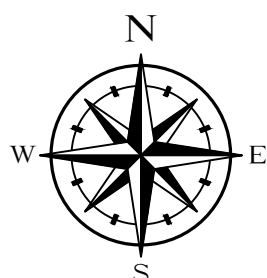
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0 50' 100' 200'
SCALE: 1"=100'-0"

August 7, 2025



SEAL:



**BREVARD COLLEGE
MASTER PLAN**
BREVARD, NC 28712

FUSCO LAND PLANNING & DESIGN, PLLC

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Call before you dig.

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SHEET TITLE:

**EXISTING
UTILITIES**

SHEET NO:

L2

Sheet Size: 42 x 30

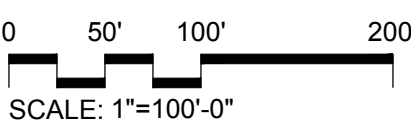
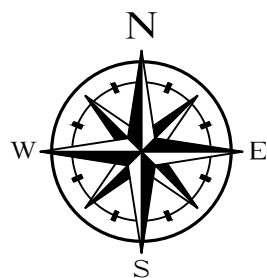


Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Green
2	15.001%	25.00%	Yellow
3	25.001%	100.00%	Red

BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG.	1	GREEN RESIDENCE HALL	15
BEAM ADMINISTRATION BLDG.	2	SIMS ART CENTER	17
MOORE MATH AND SCIENCE HALL	3	PAUL PORTER PERFORMING ARTS CENTER	18
WEAVER COLLEGE BELL TOWER	4	BOSHAMER GYMNASIUM	19
J.A. JONES LIBRARY	5	VILLAGE RESIDENCE HALLS	20
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A.G. MYERS DINING HALL	7	ROSS HALL	22
ALUMNI HOUSE	8	THE BARN	23
GUEST HOUSE	9	MAINTENANCE CENTER	24
PRESIDENT'S HOUSE	10	STANBACK RESIDENCE HALL	25
WEST AND EAST BEAM HALL	11	TRACK STORAGE	26
JONES HALL	12	BILLS BOILER HOUSE	27
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SHEET TITLE:

**SLOPE
ANALYSIS**

SHEET NO:

L3

Sheet Size: 42 x 30

NOTES

- We propose to meet the minimum landscape requirements of the City of Brevard Unified Development Ordinance (UDO) for all instances except buffer requirements. We would like to request the standard buffer requirements be reduced or waived based on chapter 6.4.D.8.iv of the UDO which reads:

Buffer requirements may be reduced or waived by the approving authority in the following circumstances:

When projects to which these requirements apply exhibit unifying architectural and landscape design characteristics that integrate the project into surrounding development, and when the landscape design of such a project clearly meets and exceeds the goal of these requirements such that these requirements become unnecessary.

We feel that the College, including views into and out of, has a positive impact within the community and should be highlighted. Further, its location along the main corridor into the city and its proximity to the central business district makes it an important part of the streetscape. Where buffers may be required, we will work with the City to determine those areas on a case by case basis.

NOTES

- Flood information based on FEMA information found on the Transylvania County GIS website (<http://arcims.webgis.net/nc/transylvania>) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.

- Existing buildings may encroach upon stream buffers.

- The Subject property is located within the city limits of the City of Brevard.

- Areas delineated upon this plat or plan as a protection area of Special Flood Hazard Areas is subject to limitations upon development as set forth Chapter 6 & Chapter 34 of the City of Brevard Unified Development Ordinance, and any development, disturbance, or encroachment is prohibited except in accordance therewith.

- 30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non- disturbance limits

- There is no predetermined phasing. Plans for any development will be submitted to the City of Brevard prior to any construction.

- All common areas are considered greenspace.

LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Creek
- Floodway/100 yr Floodplain
- 500 yr Floodplain
- Existing Buildings
- Existing Stormwater Features
- Proposed Buildings
- Proposed Multi-Use Path



NOTES

- Efforts are being made to green the campus of Brevard College by reducing impervious surfaces and relocating motorized traffic out of the campus core. Primary access routes and travelways will be durable dustless surface as required by the City of Brevard UDO. For secondary routes and travelways, the College may request approval for alternative environmentally friendly options on a case by case basis.

- Where current connectivity between campus facilities does not meet the minimum standards of the UDO, Brevard College will work with the City to develop a reasonable timeframe and phasing to complete such work.

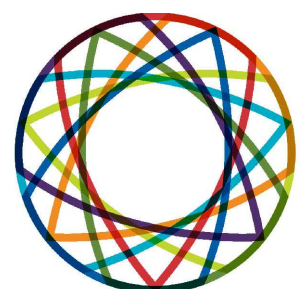
BUILDING TYPOLOGY AND LAND USE TABLE

McLARTY - GOODSON CLASSROOM BLDG.	1	GREEN RESIDENCE HALL	15
BEAM ADMINISTRATION BLDG.	2	SIMS ART CENTER	17
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Proposed Facilities & Site Improvements

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- 30 JONES LIBRARY EXPANSION
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- 43 COMPETITION ATHLETIC FIELD UPGRADES
- 44 OUTDOOR RECREATION (TYP.)
- 45 COLTRANE COMMONS QUAD IMPROVEMENTS
- 46 WELCOME ENTRANCE IMPROVEMENTS
- 47 NEW FIELD SPORTS
- 48 SCULPTURE GARDEN IMPROVEMENTS
- 49 NEW LEARNING 7 GATHERING GAZEBOS
- 50 NEW NEELY ROAD ENTRANCE
- 51 NEW - EVENT/SPECTATOR ENTRY/EXIT
- 52 NEW RIGHT TURN ONLY EXIT DRIVE
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- 54 NEW BIKE STORAGE W/ TRASH & RECYCLING (TYP.)

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DESIGN
ARCHITECTS



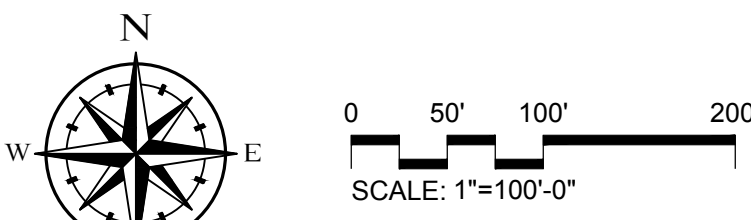
SEAL:



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SHEET TITLE:

**CONCEPTUAL
MASTER PLAN**

SHEET NO:

L4

Sheet Size: 42 x 30



LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Creek
- Floodway/100 yr Floodplain
- 500 yr Floodplain
- Existing Buildings
- Existing Stormwater Features
- Proposed Buildings
- Proposed Multi-Use Path
- Potential Location of Future Stormwater Control or Conveyance System

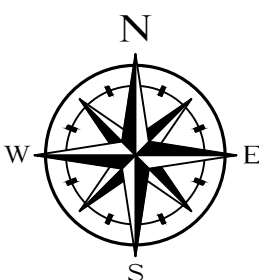
STORMWATER NOTES

- Locations for potential stormwater measures are general in nature and not intended to be exact. Nor does the indication of a proposed feature required that it be built. This plan simply shows where potential measures could be located based on current conditions.
- Proposed stormwater measures will be selected based on current methods and technologies available at the time of construction. The following stormwater control methods are preferred by the state of North Carolina Stormwater BMP Manual and may or may not be utilized at this site:
 - Bioretention Basins
 - Grassed Swales
 - Stormwater Wetland
 - Sand Filter
 - Porous Pavers
 - Rain Gardens
- Proposed percentage impermeable surface = 18%

GENERAL NOTES

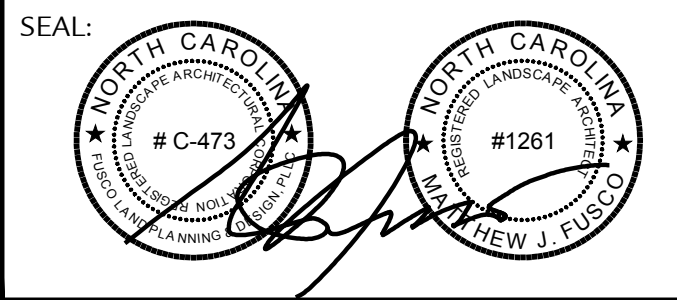
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- Existing buildings may encroach upon stream buffers.
- The Subject property is located within the city limits of the City of Brevard.
- Areas delineated upon this plat or plan as a protection area of Special Flood Hazard Areas is subject to limitations upon development as set forth Chapter 6 & Chapter 34 of the City of Brevard Unified Development Ordinance, and any development, disturbance, or encroachment is prohibited except in accordance therewith.
- 30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non-disturbance limits
- There is no predetermined phasing. Brevard College is not in a growth mode. Plans for any development will be submitted to the City of Brevard prior to any construction.
- All common areas are considered greenspace.

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August 7, 2025



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SHEET TITLE:

CONCEPTUAL
STORMWATER
PLAN

SHEET NO:

L5

Sheet Size: 42 x 30

NOTES

- Flood information based on preliminary 2008 FEMA information found on the Transylvania County GIS website (<http://arcims.webgis.net/nc/transylvania>) and digitized for representation on this plan set. All FEMA data to be field verified prior to construction.
- Existing buildings may encroach upon stream buffers.
- The Subject property is located within the Brevard City Limits.
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- 30' stream buffer shown on plan. Where floodway is more restrictive, use floodway for non- disturbance limits
- There is no predetermined phasing. Plans for any development will be submitted to the City of Brevard prior to any construction.
- All common areas are considered greenspace.
- Existing signs displaced by proposed development will be relocated. (Typ.)
- A wall sign will be used at all proposed bicycle shelters.
- Sandwich boards may be used around campus to highlight events or to provide better directional information to facilities and services
- Banners may be used throughout campus and along campus perimeter as allowed by City of Brevard UDO
- Murals may be implemented as allowed by City of Brevard UDO
- Existing Ground Sign GS-1 to be relocated to new Neely Road entry and new sign constructed to meet adjacent DMX zoning requirements.

LEGEND

- Road
- Trail/Sidewalk
- Property Boundary
- Creek
- Floodway/100 yr Floodplain
- 500 yr Floodplain
- Existing Buildings
- Existing Stormwater Features
- Proposed Buildings
- Proposed Multi-Use Path

SIGNAGE LEGEND

Existing Signs

- GS-1 Entrance Ground Sign
- MS-1a Monument Sign
- WS-1a Wall/Identification Sign
- DS-1 Directional Signs

Proposed Or Future Signs

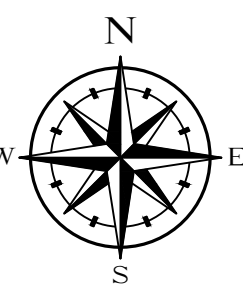
- EGS Electronic Ground Display Sign
- Up to 24 sf per side
- GS Entrance Ground Sign
- Up to 85 sf per side to match adjacent DMX zoning
- MS Monument Sign
- Up to 15 sf per side
- WS Wall/Identification Sign
- Up to 50% of wall area
- DS Directional Signs
- Up to 20 sf per side

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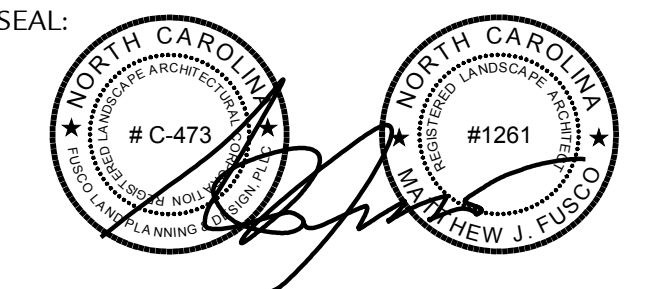
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0 50' 100' 200'
SCALE: 1"=100'-0"

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MASTER PLAN**
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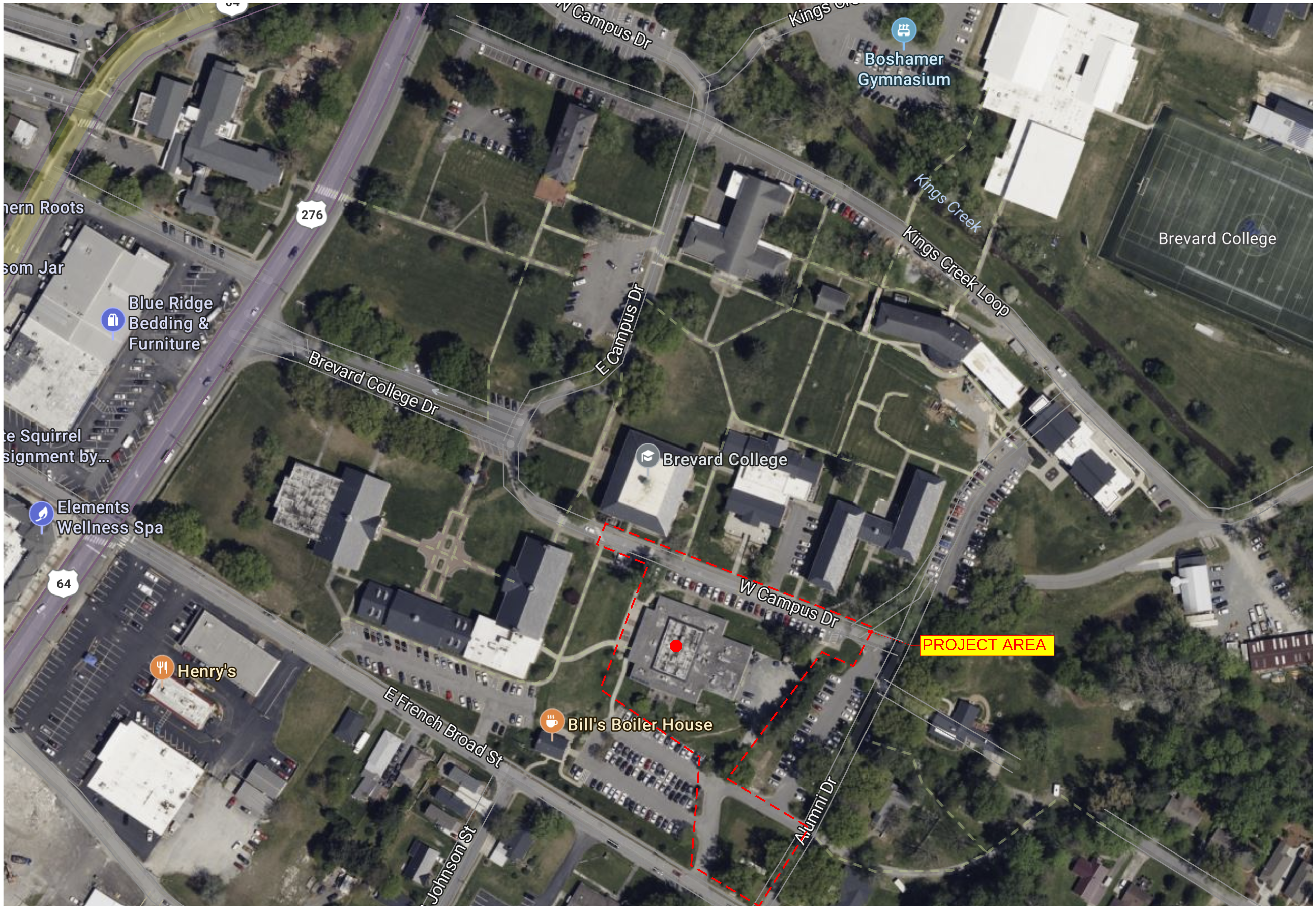
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SHEET TITLE:

**CONCEPTUAL
CAMPUS SIGNAGE**

SHEET NO: **L6**

Sheet Size: 42 x 30





LEGEND

DRAW

MEASURE

BUFFER

PRINT

ADDRESS MAPPING

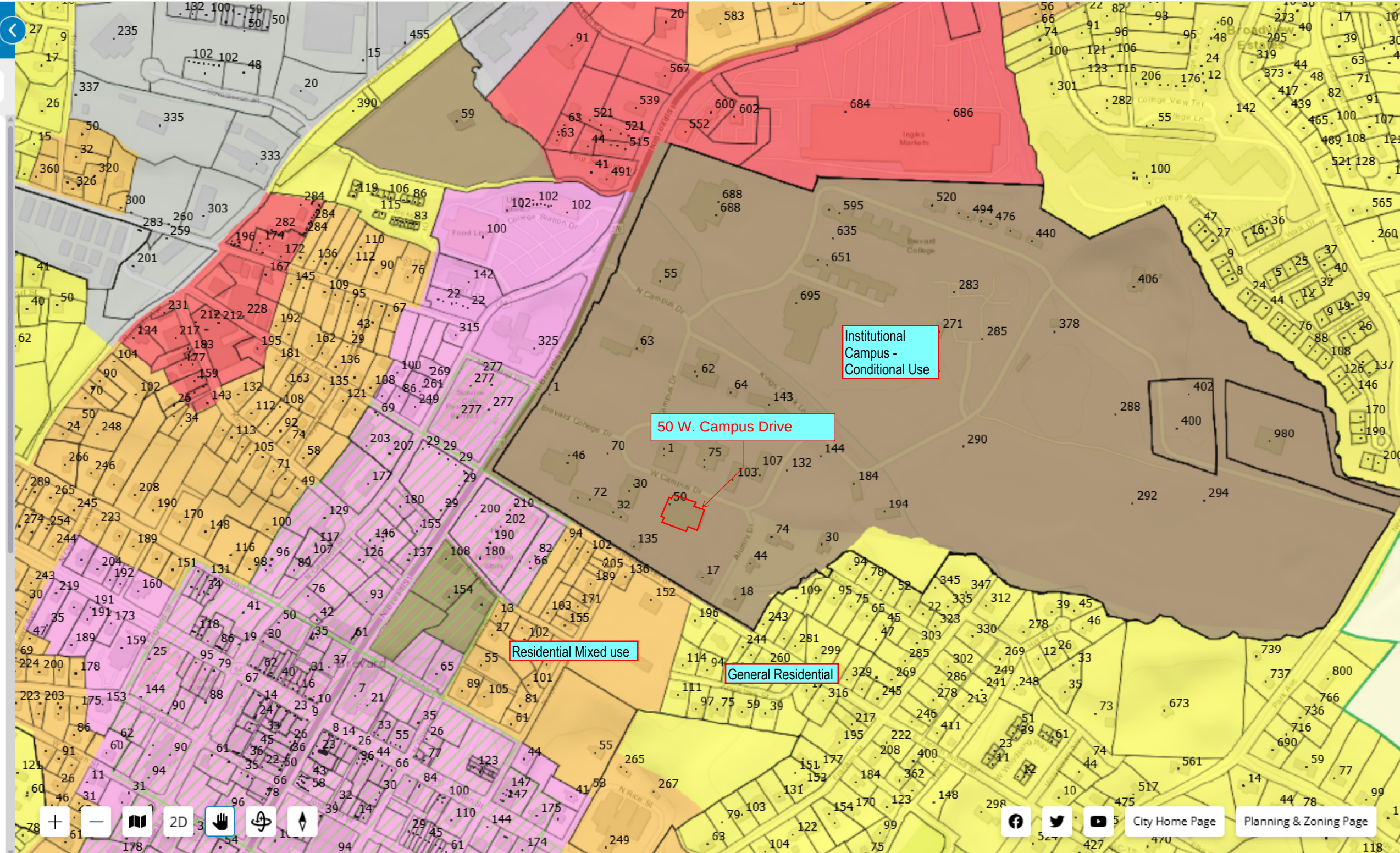
LAND USE LOOKUP

DISTRICT SUMMARY

PARCEL SUMMARY

Search

- Legend
- Administrative Layers
- ☒ Brevard City Limits
 - ☒ Parcels
 - ☒ Address Points
 - ☐ Local Historic Landmarks
- Planning Layers
- Zoning Districts
- ☒ CMX
 - ☒ DMX Downtown Mixed use
 - ☒ PGX
 - ☒ NMX Neighborhood Mixed use
 - ☒ RMX Residential Mixed use
 - ☒ GR8 General Residential
 - ☒ GR4
 - ☒ IC
 - ☒ GI
 - ☒ CD Conditional Use
- Future Land Use
- Planning Jurisdiction



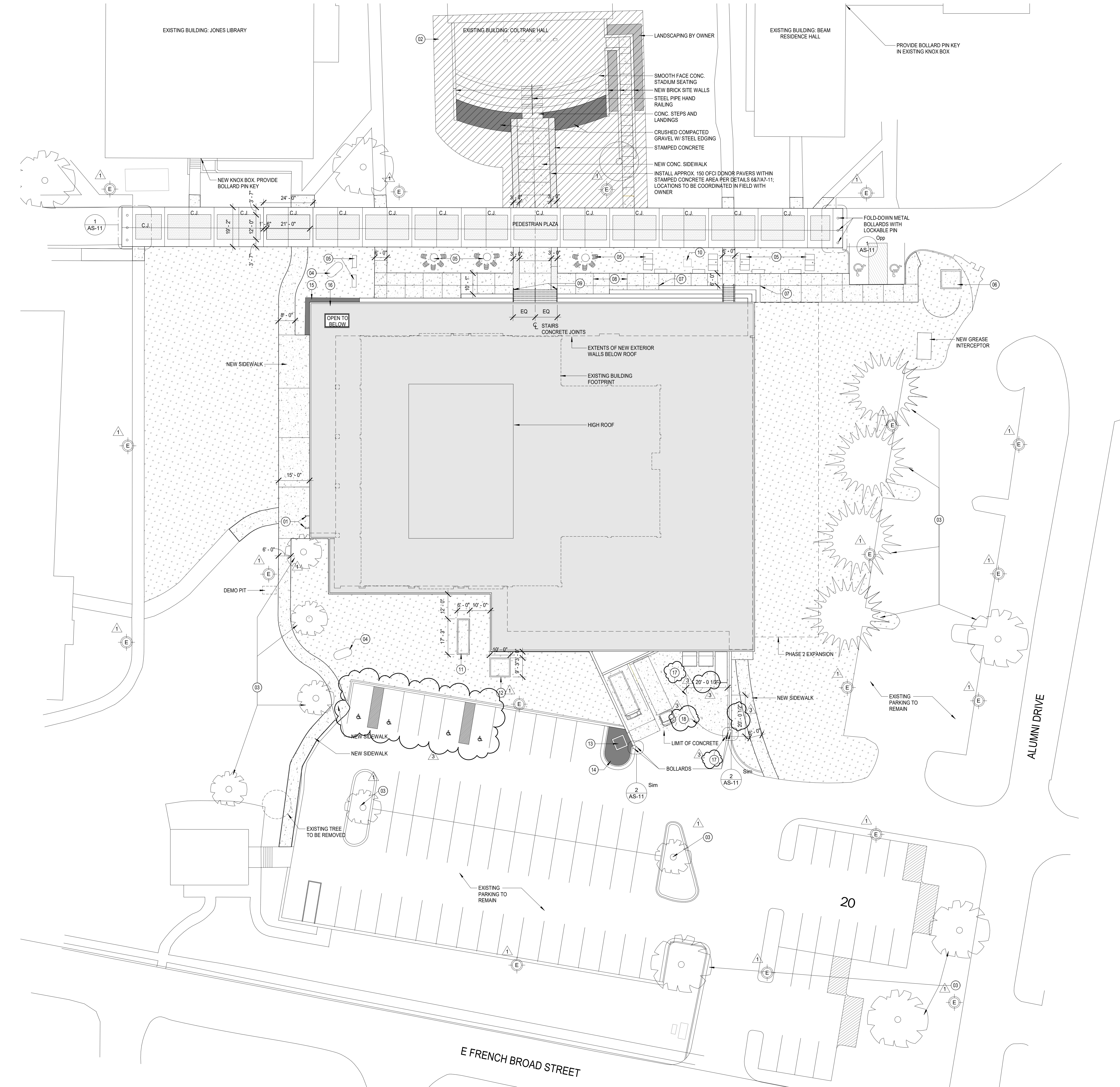




2 - EXISTING VIEW CAMPUS DRIVE NORTHWEST CORNER



1 - EXISTING VIEW CAMPUS DRIVE NORTHWEST CORNER



GENERAL SITE PLAN NOTES

- GENERAL SITE ITEMS:**
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION BARRIERS & ASSOCIATED FENCING.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR **ALL** EROSION & SEDIMENT CONTROL PLANS & REQUIRED APPROVALS.
 3. UNLESS NOTED OTHERWISE, ALL SITE EQUIPMENT & FURNISHINGS TO BE PROVIDED & INSTALLED BY CONTRACTOR.
 4. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COLLECTION & REMOVAL OF **ALL** CONSTRUCTION RELATED DEBRIS/ITEMS THAT ARE TO BE REMOVED FROM THE SITE. GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING ENCLOSED DUMPSTER ENCLOSURE FOR COLLECTION & REMOVAL OF **ALL** CONSTRUCTION RELATED DEBRIS/ITEMS. COORDINATE LOCATION OF DUMPSTER WITH OWNER.

- SITE GRADING ITEMS:**
1. EXISTING TOPOGRAPHIC SURVEY BASED ON INFORMATION OBTAINED FROM ASSOCIATED LAND SURVEYORS. **ALL** EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF WORK.
 2. EXISTING UTILITIES AS SHOWN ON THE PLANS ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE. HOWEVER, SOME LOCATIONS OF EXISTING ITEMS MAY NOT BE ACCURATE OR COMPLETE. GENERAL CONTRACTOR SHALL HAVE **ALL** UTILITIES LOCATED PRIOR TO THE START OF WORK.
 3. CONTRACTOR SHALL SLOPE **ALL** IMPERVIOUS SURFACES TO DRAIN.
 4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF EXISTING GRADES AWAY FROM BUILDING AT **ALL** LOCATIONS.
 5. FIELD VERIFY EXISTING FINISH FLOOR ELEVATIONS AT BOTH NEW & EXISTING ENTRANCES PRIOR TO INSTALLATION OF **ALL** NEW CORRESPONDING ENTRANCE SLABS, PORCHES, PATIOS, LOADING DOCKS, AND STEPS.
 6. CONTRACTOR SHALL COORDINATE w/ THE OWNER PROVIDED LANDSCAPE CONTRACTOR, THE REQUIRED EXCAVATION REMOVAL, DISPOSAL OF EXCESS SOIL MATERIALS, & THE PLACEMENT OF MIXED PLANTING SOILS FOR **ALL** NEW PLANTED LANDSCAPED AREAS.

- SITE LANDSCAPING ITEMS:**
1. **ALL** LANDSCAPING TO BE PROVIDED & INSTALLED BY OWNER PROVIDED LANDSCAPE CONTRACTOR UNLESS NOTED OTHERWISE.
 2. ALL PLANTINGS, MULCH BEDS, CRUSHED GRAVEL LANDSCAPE AREAS, & **ALL** ASSOCIATED LANDSCAPE EDGING TO BE PROVIDED BY THE OWNER PROVIDED LANDSCAPE CONTRACTOR UNLESS NOTED OTHERWISE.
 3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR **ALL** NEW LAWN & GRASS AREAS AS SHOWN, INCLUDING THE REPLACEMENT & RESTORATION OF **ALL** DISTURBED AREAS IMPACTED DURING THE CONSTRUCTION PROCESS.

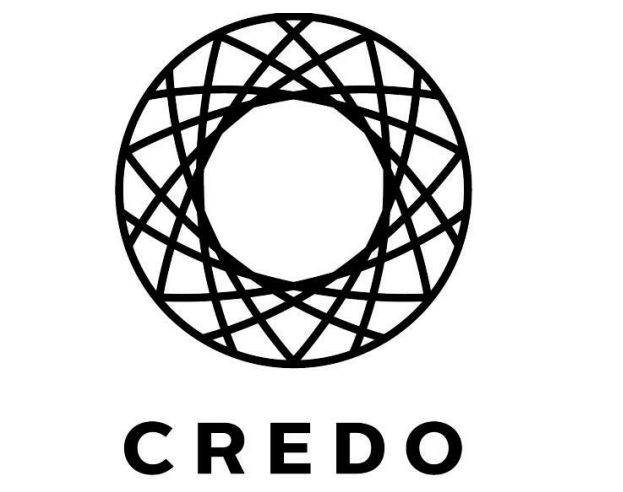
SITE PLAN LEGEND

- NEW CONCRETE PAVED SLAB ON GRADE - FINISH 2 SEE CIVIL FOR THICKNESS
- NEW STAMPED CONCRETE - 2 COLOR STAIN
MANUFACTURER: BRICKFORM OR SIMILAR
PRODUCT: HERRINGBONE NEW BRICK PATTERN
(ALTERNATE 2: INCLUDE INTEGRAL COLOR TO ALL STAMPED CONCRETE)
- NEW GRASS/LANDSCAPED AREA SEE LANDSCAPE DRAWINGS
- NEW POLE MOUNTED LIGHT FIXTURE SEE ELECTRICAL DRAWINGS.
- EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN.

SITE PLAN KEYNOTES	
Keynote Number	Comment

01	RELOCATE EXISTING BIKE RACKS
02	BID AS ALTERNATE (ALTERNATE 1)
03	PROTECT EXISTING TREES TO REMAIN. TAKE CARE TO PRESERVE TREE ROOT STRUCTURE WHEN EXCAVATING FOR NEW WORK.
04	NEW BUILDING SIGNAGE BY OWNERS
05	FURNITURE BY OWNERS
06	RELOCATED ELECTRICAL TRANSFORMER, SEE ELEC. DWGS
07	ALIGN CONC. JOINTS WITH STEPS, TYP.
08	CONC. JOINTS ALIGN W/ PORCH/DECK SLAB JOINTS, TYP.
09	ALIGN EDGE OF STAMPED CONC. TO EDGE OF STAIR ELECTRICAL QUARTZ BOX. SEE ELEC. DWGS
10	GENERATOR PAD. SEE ELEC. DWGS AND REQ'D DIMENSIONS FOR PAD SIZE
11	TRANSFORMER PAD. SEE ELEC. DWGS AND REQ'D DIMENSIONS FOR PAD SIZE
12	WASTE/GREASE CONTAINER BY OWNER. GC TO PROVIDE CONC. SLAB, VERIFY CONCRETE PAD WITH OWNER'S CONTAINER SIZE.
13	CRUSHED PEA GRAVEL AND LANDSCAPE BY OWNER
14	2" RIVER ROCK WITH STEEL EDGING BOTH SIDES. BY OWNER'S LANDSCAPE CONTRACTOR
15	RAIN GARDEN PLANTINGS BY OWNER
16	GROUND SLEEVE FOR DOWN ROD FOR LOCKING
17	SINGLE SWING 20'-0" LENGTH GATE; 7'-0" HEIGHT TOTAL MAX AT SINGLE POST; GATE HEIGHT 6'-0" WITH BOTTOM OF GATE AT 6" ABOVE GRADE
18	

SEE PAGE 17 FOR LANDSCAPE PLANS AND INFORMATION



DESIGN ARCHITECTS

301 Main Avenue
De Pere, WI, 54115
(920) 593-2160



#	Date	Description
3	09/23/25	ADDENDUM 3
1	08/22/25	ADDENDUM 1
	06/23/25	ISSUED FOR BIDDING

Issue Date 06/23/25

ADDITION & RENOVATION - BREVARD STUDENT CENTER

One Brevard College Dr.
Brevard, NC 28712

Project No.
122050.00

SITE PLAN



01 Main Avenue
Pere, WI, 54115
(920) 593-2160



A black and white architectural sketch of a modern building facade. The building features a flat roof and large glass windows. A row of low, bushy plants is sketched in front of the building. The drawing is done in a simple, line-art style.

A black and white architectural line drawing of a modern, single-story building. The building features a long, low profile with a flat roof and large glass windows and doors. The facade is composed of dark frames and large glass panels, revealing the interior structure and furniture. The building is situated on a flat, open ground, and the drawing is viewed from a low angle, emphasizing the height of the structure. The style is minimalist and technical, typical of architectural sketches.

Architectural elevation drawing of the building facade, showing a long, low structure with multiple windows and doors. A label "LOADING DOCK GATE" points to a specific section on the right side of the facade.

Architectural section drawing of the building, showing the loading dock gate. A label 'LOADING DOCK GATE' points to the gate structure.

100,000 sq ft

PEDESTRIAN PLAZA

EXTENTS OF NEW EXTERIOR WALLS BELOW ROOF

EXISTING BUILDING FOOTPRINT

HIGH ROOF

LOADING DOCK GATE

AS-01

20

E FRENCH BROAD STREET

1 2 3 4

A compass rose with a circle in the center. Four lines extend from the center to the top, bottom, left, and right edges of the circle. The top line is labeled 'North', the bottom line is labeled 'South', the left line is labeled 'West', and the right line is labeled 'East'.

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22050.00

SITE PLAN WITH SIGHTLINES

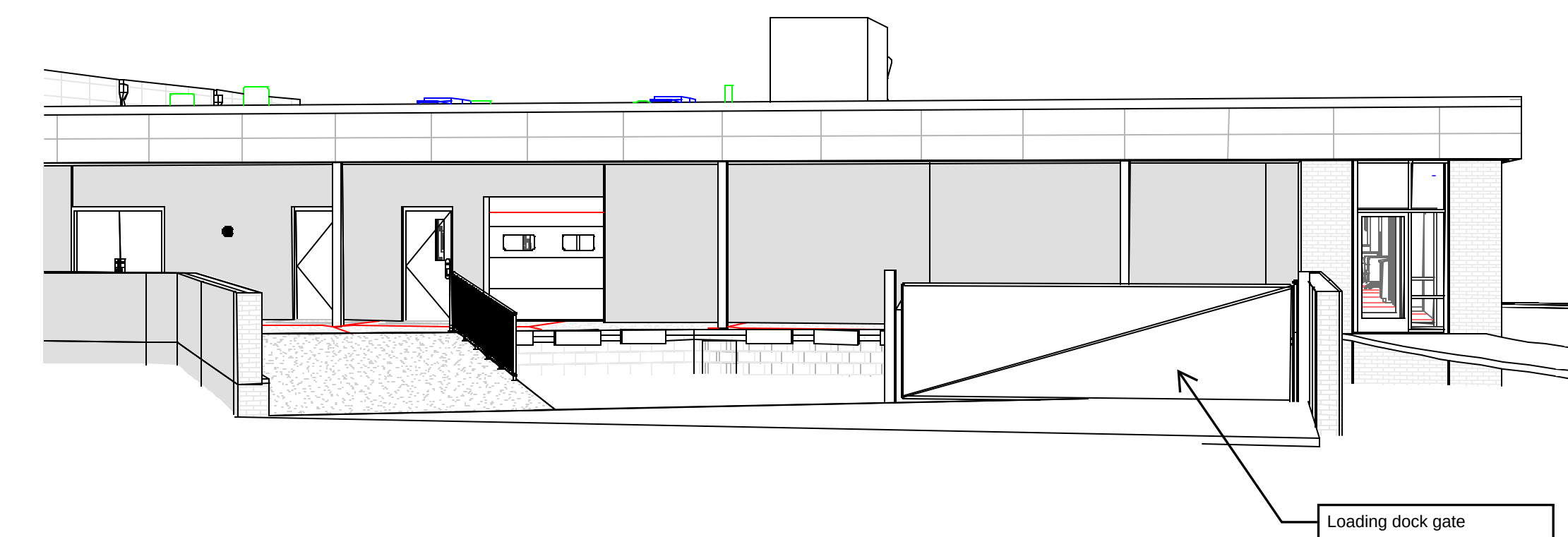
Sheet No.

AS-03

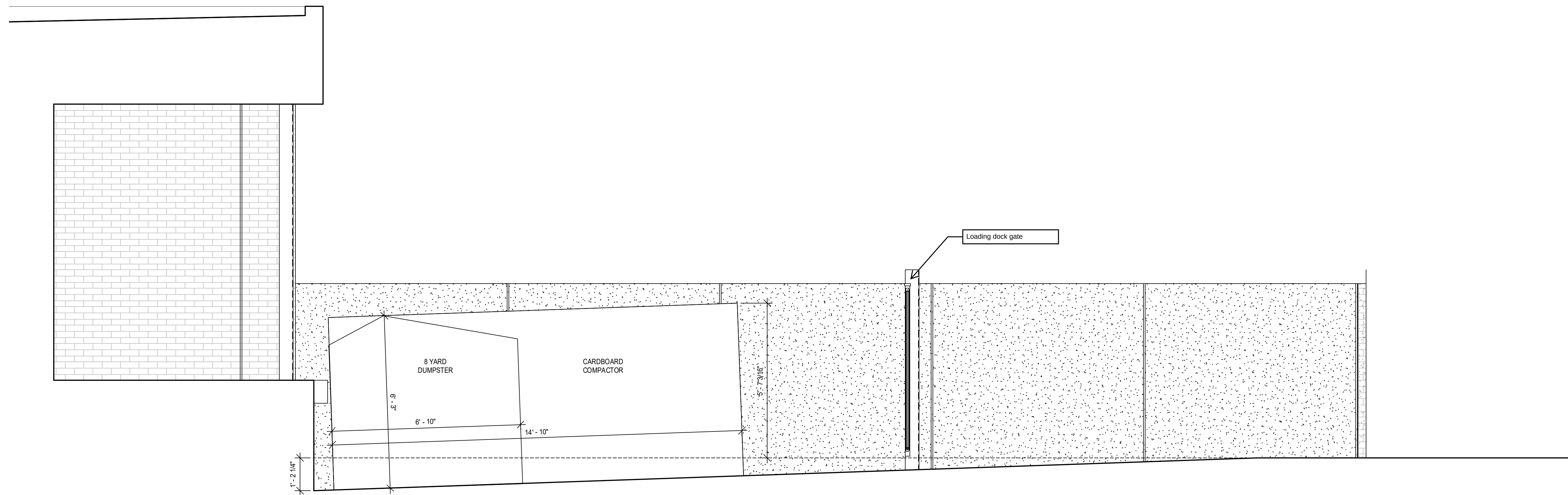
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2 3D VIEW OF LOADING DOCK / TRASH ENCLOSURE



1 LOADING DOCK / TRASH ENCLOSURE SECTION

[illegible]

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Sheet Title

LOADIN

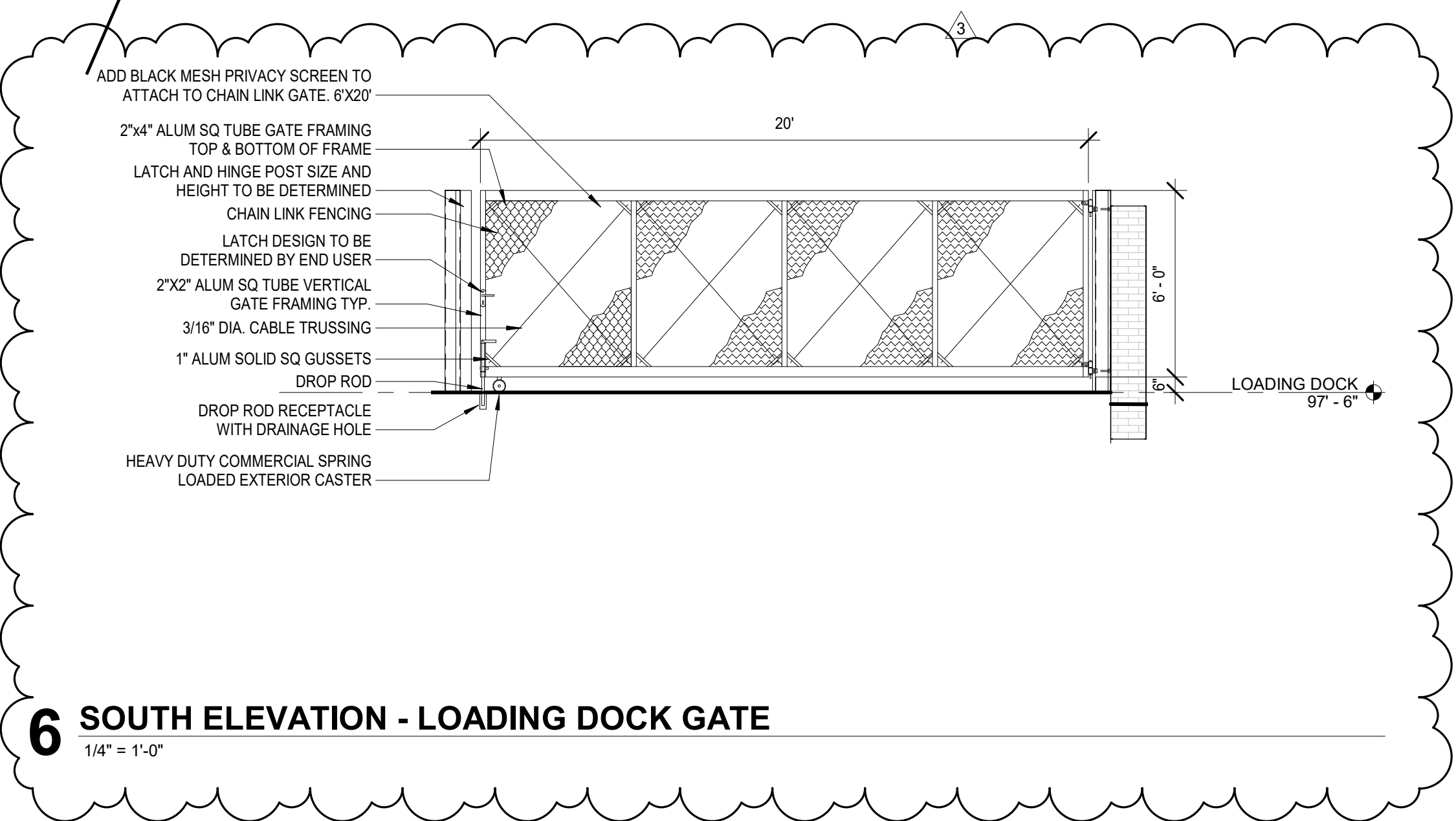
ENCLOSURE

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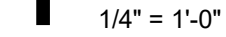
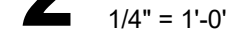
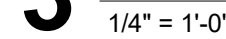
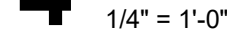
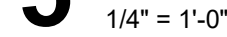
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AS-04

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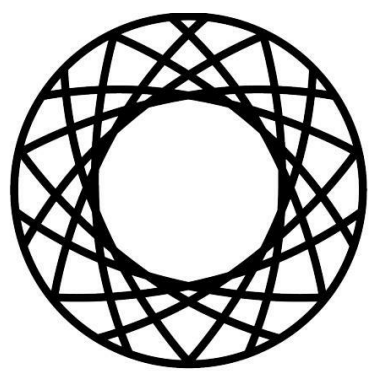
1/4" = 1'-0"



EXTERIOR MATERIAL KEYNOTES	
Keynote Number	Comment
BK-1	PINE HALL BRICK, OLD COLONY F/R MODULAR. TYP AT FIRST FLOOR
BK-EX	EXISTING BRICK TO REMAIN. TYP AT CLERESTORY
CB-1	BASIS OF DESIGN: NICHIIHA ILLUMINATION PANELS 1818; COTTON; INSTALL HORIZONTALLY. TRIM PIECES, FLASHING, ETC. TO BE WHITE
MC-1	METAL COPING
MT-1	METAL HANDRAIL, PAINTED PT-5 (BLACK)
MT-2	STEEL COLUMN, PAINTED PT-5 (BLACK)
MT-3	HOLLOW METAL DOOR, PAINTED PT-5 (BLACK)
MT-4	EXISTING METAL BIKE RACK
SF-1	TYPICAL STOREFRONT, BASIS OF DESIGN KAWNEER 451T, CENTER GLAZED, ALUMINUM MULLIONS PAINTED KYNAR 500.
STN-1	BASIS OF DESIGN: NORSTONE ROCK PANEL VENEER, STACKED STONE, CORNER PANELS. COLOR: CHARCOAL
TPO	TPO ROOFING, WHITE. REFER TO DETAILS
WD-1	BASIS OF DESIGN: NICHIIHA VINTAGEWOOD COMPOSITE WALL PANEL AWP 3030. COLOR: CEDAR. RANDOM JOINT PATTERN.
WD-2	GLULAM COLUMN. STAIN TO MATCH COLOR OF WD-1



A2-02



CREDO

DESIGN
ARCHITECTS

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GENERAL PLAN NOTES

- GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING ALL EXISTING FLOOR-TO-FLOOR HEIGHTS, EXISTING DIMENSIONS, ETC. PRIOR TO THE START OF WORK. DO NOT SCALE FROM DRAWINGS. ANY DISCREPANCIES TO BE BROUGHT TO THE ARCHITECTS' ATTENTION PRIOR TO THE START OF ANY WORK.
- COORDINATE LOCATIONS & QUANTITY OF ALL MEP RELATED WORK w/ MECHANICAL, ELECTRICAL, & PLUMBING CONTRACTORS.
- ALL GYPSUM BOARD/STUD WALL DIMENSIONS ARE TAKEN FROM FINISHED FACE OF GYPSUM BOARD TO FINISHED FACE OF GYPSUM BOARD. SEE A7 SERIES SHEETS FOR WALL PARTITION TYPES.
- ALL CMU MASONRY/CONCRETE WALL DIMENSIONS ARE TAKEN FROM FACE-OF-CMU/CONCRETE WALL TO FACE-OF-CMU/CONCRETE WALL. SEE A7 SERIES SHEETS FOR WALL PARTITION TYPES.
- MATCH CONSTRUCTION & FINISH OF NEW INFILL WALLS OR PARTITIONS, WHERE NEW WALLS OR PARTITIONS OCCUR WITHIN EXISTING WALL CONSTRUCTION.
- PATCH ALL HOLES IN EXISTING SURFACES WHERE EQUIPMENT HAS BEEN REMOVED OR DEMOLITION WORK HAS OCCURRED. PREPARE EXISTING SURFACES AS REQ'D TO NEW FINISHES. PATCH EXISTING SURFACES TO MATCH ADJACENT SURFACES IF NO NEW FINISH IS SCHEDULED.
- ALL PIPING, CONDUIT, FIRE PROTECTION PIPING, & ANY RELATED MECHANICAL & ELECTRICAL ITEMS SHALL BE ENCLOSED w/ GYPSUM BOARD FURRING AS REQUIRED IN ALL FINISHED AREAS, UNLESS NOTED OTHERWISE.
- PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING WHERE WALL-MOUNTED EQUIPMENT AND/OR FURNISHINGS ARE BEING PROVIDED.
- G.C. TO PROVIDE DUST CONTROL BETWEEN NEW CONSTRUCTION & OCCUPIED AREAS AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
- PATCH, LEVEL, & PREP ALL EXISTING WALLS, COLUMNS, & FLOOR SURFACES AS REQ'D TO RECEIVE NEW FINISHES.
- SEE SHEETS 01-01 THRU 01-04 FOR LIFE SAFETY PLANS, FIRE PARTITION RATINGS & LOCATIONS, & FIRE EXTINGUISHER LOCATIONS.
- SEE A6 SERIES SHEETS FOR ENLARGED INTERIOR PLANS & ROOM ELEVATIONS.
- ALL EXISTING WALL INDICATED AS RATED WALLS TO BE PATCHED & SEALED AS REQUIRED TO MEET NEW WALL RATING.
- REFER TO FOOD SERVICE DRAWINGS FOR EXISTING EQUIPMENT TO BE SALVAGED AND REUSED IN NEW CONSTRUCTION. FOOD SERVICE EQUIPMENT CONTRACTOR IS RESPONSIBLE FOR REMOVING, STORING, AND REINSTALLING EXISTING EQUIPMENT TO BE REUSED. EXACT ITEMS FOR REUSE WILL BE IDENTIFIED DURING PRECONSTRUCTION WALK THROUGH.

FLOOR PLAN LEGEND

- HALF TONED WALLS DENOTES EXISTING WALL CONSTRUCTION TO REMAIN.
- NEW GYPSUM BOARD WALL CONSTRUCTION. SEE PARTITION TYPES.
- DIAGONALLY HATCHED WALLS DENOTES NEW CMU WALL CONSTRUCTION. SEE PARTITION TYPES.
- NEW PARTITION & DOOR w/ PARTITION TYPE & DOOR NUMBER. SEE DOOR SCHEDULE.
- ELECTRIC DOOR STRIKE
- CARD READER CONTROL DOOR ACCESS
- PUSH BUTTON CONTROL DOOR ACCESS
- TOUCHLESS ACTUATOR
- DESIGNATES FULLY ADA HANDICAPPED ACCESSIBLE UNIT

FLOOR PLAN KEYNOTES

Keynote Number	Comment
01	OPERABLE PARTITION SYSTEM
02	RECESSED FIRE EXTINGUISHER CABINET
03	NEW SITE STAIR
04	NEW SITE RAMP
05	NEW SITE HANDRAIL
06	BOTTLE FILLER
07	H-I-O DRINKING FOUNTAIN
08	ROOF ACCESS HATCH W/ PULL-DOWN LADDER. SEE SPECIFICATIONS
09	FLOOR HATCH TO ACCESS CRAWL SPACE; COORDINATE LOCATION WITH EXISTING CRAWL SPACE ACCESS DOOR
10	PARTIAL HEIGHT WALL, 4'-8" AFF. QUARTZ WALL CAP (QTZ-1)
11	MAIL SLOT
12	DIGITAL LOCKERS
14	DONOR WALL. CONTRACTOR TO ADD ONE LAYER 1/2" PLYWOOD ON TOP OF METAL STUD AND BELOW GYP. BD. NO MISC. EQUIPMENT TO BE LOCATED ON THIS WALL.
15	SALVAGED KNOX BOX IN NEW WALL. ALIGN OPENING WITH BRICK COURSING
16	GLULAM COLUMNS. ALL FACES TO BE STAINED TO MATCH WOOD-LOOK CEILING AND WOOD-LOOK WALL.
18	WALL MOUNTED FIRE EXTINGUISHER
19	WALL MOUNTED FIRE EXTINGUISHER CABINET
20	NEW SEATING PLATFORMS
21	PROVIDE BATT INSULATION WITHIN PARTITION
22	CONTINUOUS 6'-8" HIGH MIRRORS. TOP OF MIRRORS AT 7'-0" AFF. COORDINATE CUTOFFS FOR OUTLETS WITH ELEC.
23	ALTERNATE 3 (DEDUCT) ELIMINATE OPERABLE PARTITIONS BETWEEN ROOMS 108 AND 109 FROM SCOPE

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#	Date
	Description

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ADDITION & RENOVATION - BREVARD STUDENT CENTER

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FIRST FLOOR PLAN

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A1-01



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D.S.	ROOF DOWNSPOUT LOCATION
C.J.	BRICK CONTROL JOINT



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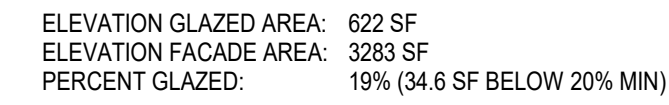
EXTERIOR ELEVATIONS

Sheet No.

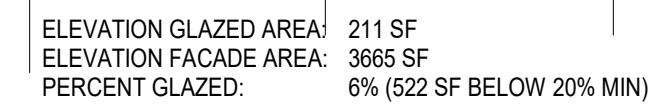
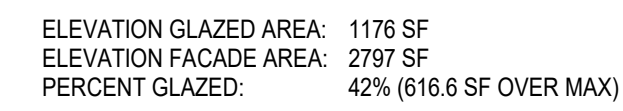
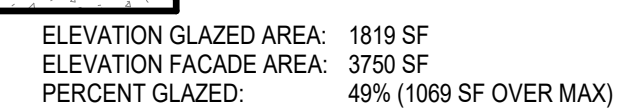
A2-02.1



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$$1/8'' = 1'-0''$$

TOTAL BUILDING PERCENT GLAZED: 28% (BETWEEN 20% MIN AND 33% MAX)


$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$
Issue Date 06/23/25

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revard, NC 28712

Project No.

22050.00

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F1

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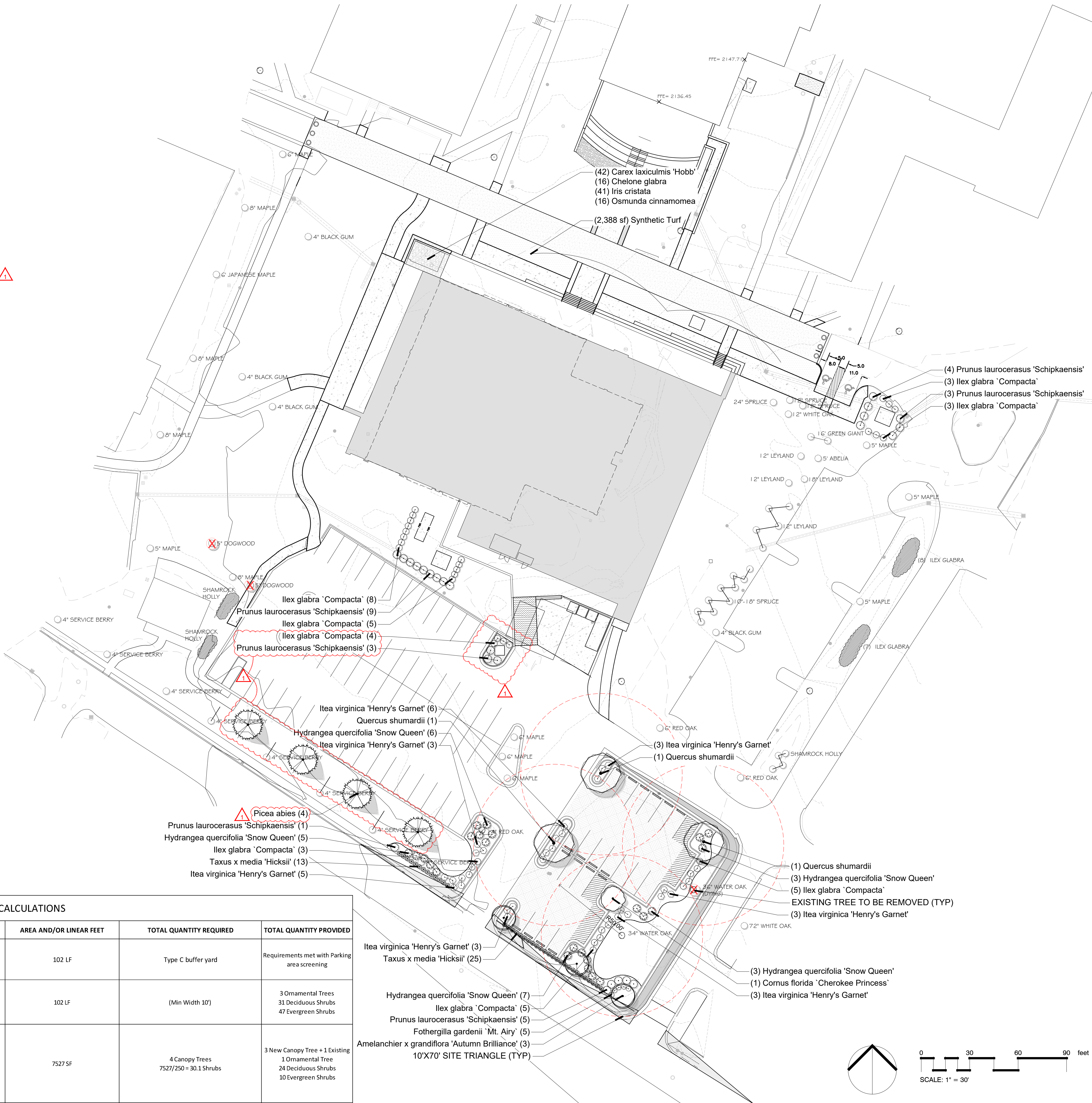
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CALIPER
TREES					
1	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	10-12' HT	B&B	2" Cal.
3	Quercus shumardii	Shumard Oak	14-16' HT	B&B	3" Cal.
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
SHRUBS					
6	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	18-24" HT	3 Gal.	
10	Ilex glabra 'Compacta'	Compact Inkberry	15-18" HT	3 Gal.	
18	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	15-18" HT	3 Gal.	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CALIPER
TREES					
3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	Single Stem	B&B	2" Cal.
4	Picea abies	Norway Spruce	6-8' HT	B&B	
SHRUBS					
5	Fothergilla gardenii 'Mt. Airy'	Mt. Airy Dwarf Witchalder	12-15" HT	3 Gal.	
18	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	18-24" HT	3 Gal.	
3	Ilex glabra 'Compacta'	Compact Inkberry	15-18" HT	3 Gal.	
8	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	15-18" HT	3 Gal.	
6	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	36-48" HT	7 Gal.	
38	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	15-18" HT	3 Gal.	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
SHRUBS					
23	Ilex glabra 'Compacta'	Compact Inkberry	15-18" HT	3 Gal.	
19	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	36-48" HT	7 Gal.	⚠
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS					
2,388 sf	Synthetic Turf	Turf Lawn	SF	SF	

RAINGARDEN MIX	250 sf		
Carex laxiculmis 'Hobb' / Bunny Blue Spreading Sedge	42	1 gal.	25% @ 15" o.c.
Chelone glabra / White Turtlehead	16	1 gal.	25% @ 24" o.c.
Iris cristata / Dwarf Crested Iris	41	1 gal.	25% @ 15" o.c.
Osmunda cinnamomea / Cinnamon Fern	16	1 gal.	25% @ 24" o.c.

LANDSCAPE ZONING REQUIREMENTS & CALCULATIONS				
AREA TO BE LANDSCAPED	CODE REQUIREMENT	AREA AND/OR LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
8.4. Buffers and screening.	<i>Minimum width: 50 feet. Minimum height and opacity: Ground to 6 feet—Semi-Opaque Screen; 6—30 feet—Intermittent Visual Obstruction. Maximum horizontal openings: 15 feet—Semi-Opaque Screen Areas; 20 feet—Intermittent Visual Obstruction Areas</i>	102 LF	Type C buffer yard	Requirements met with Parking area screening
8.6. Parking area screening.	<i>Minimum planting: Semi-opaque screen from the ground to at least a height of three feet for screening of car lights and glare. (Minimum width: Ten feet) Performance Standard: This shall only be required along the parking area that fronts the public right-of-way or any side of a parking area that is not protected by a required buffer yard. Screening of open storage, above ground utilities, and dumpsters: Require type C buffer yards</i>	102 LF	(Min Width 10')	3 Ornamental Trees 31 Deciduous Shrubs 47 Evergreen Shrubs
8.7. parking area landscaping.	<i>Minimum plantings: 1. No parking space shall be more than 50 feet from the base of a canopy tree. 2. One 15-to-18-inch minimum height evergreen or deciduous shrub shall be required per 250 square feet of required landscaped vehicular use area. The use of existing vegetation to satisfy this requirement is encouraged Credits for preservation of existing trees in parking areas: Trees that are saved in a parking area (other than those in Tier 1 or Tier 2 Tree Save Areas in Section 8.3), can be used towards the interior tree landscape. Tier 1 Tree Save Areas: Special Flood Hazard Areas, Required Surface Water Protection Area, Required Buffer Yard, Slope Areas 25 percent or greater, Wetlands requirement. Note that each tree preserved will require a minimum pervious area around it equal to its drip line. Tier 2 Tree Save Areas: Front Setback Areas, Required Landscaping Area, Required Open Space, Slope Areas of 15—25 percent</i>	7527 SF	4 Canopy Trees 7527/250 = 30.1 Shrubs	3 New Canopy Tree + 1 Existing 1 Ornamental Tree 24 Deciduous Shrubs 10 Evergreen Shrubs







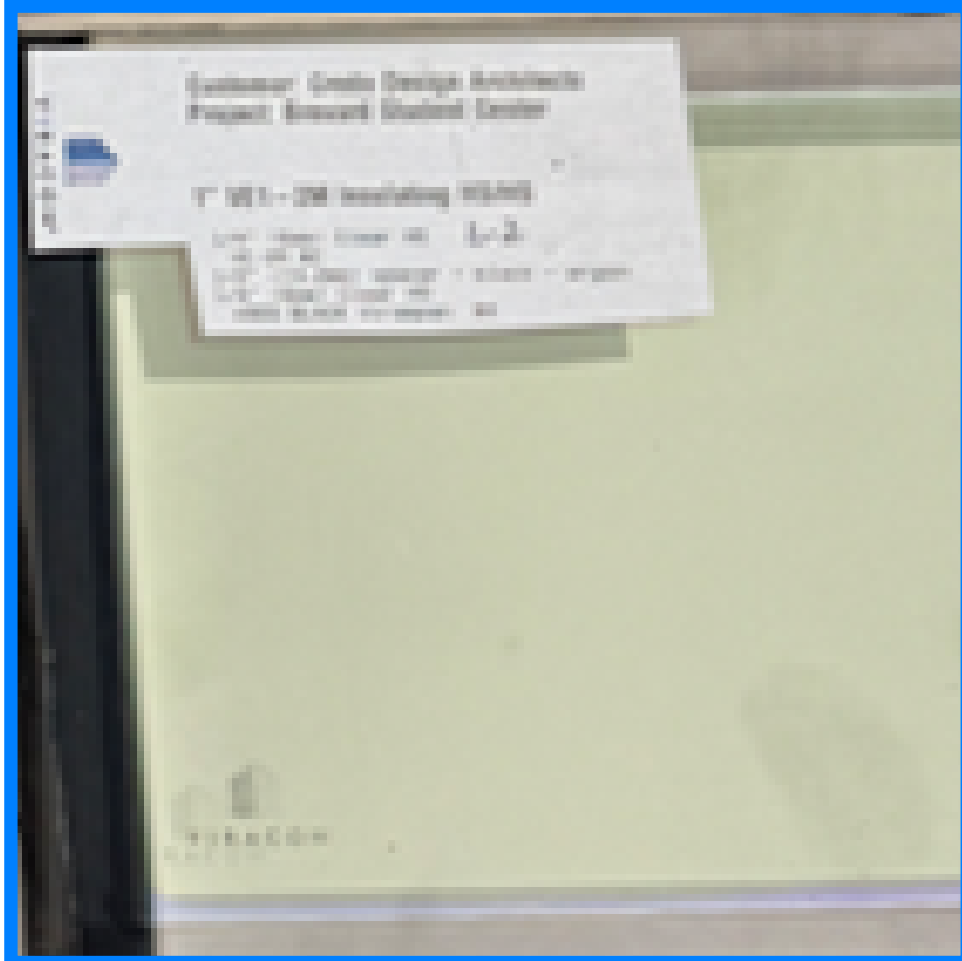
FIBER CEMENT (FASCIA)
Nichiha
Illumination Wall Panel,
Smooth, White



FIBER CEMENT (SOFFIT / END WALL)
Nichiha
Vintage Wood Wall Panel,
Cedar



BRICK
Pine Hall Brick
Old Colony Modular F/R
(Brevard Campus Standard)



GLASS
Viracon
1" Clear Insulating Glass

Brevard Student Center

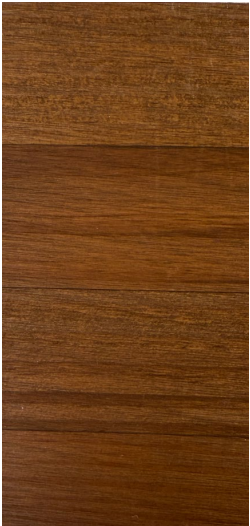
Brevard Student Center Exterior Material Palette



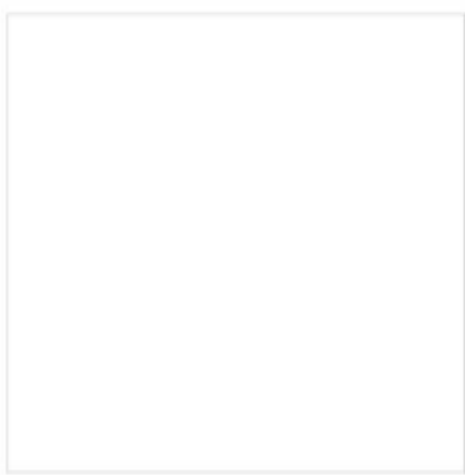
Old Colony F/R Modular Brick with Grey mortar – Campus Standard



Nichiha Vintage wood cement board wall panel; color Cedar



Glulam wood columns – Stain Color



COTTON

Nichiha Cement board illumination wall panel – color Cotton (white)



Insulated Glass/Windows: ¼” clear VE-2M with ½” air filled, ¼” Clear; has a Low E



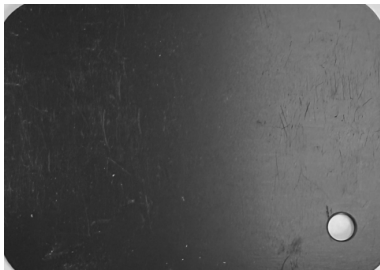
Indoor/Outdoor Fireplace



Warm grey stone thin veneer at fireplace



Metal flashing and roof edge coping – Color-White



Anodized aluminum windows and storefront systems – color black



TPO roof membrane and walking pads – color white

Brevard Student Center

Brevard Student Center Exterior Material Palette of actual materials



Old Colony F/R Modular Brick with Grey mortar – Campus Standard

TPO roof membrane and walking pads – color white

Nichiha Cement board illumination wall panel – color Cotton (white)

Insulated Glass/Windows:
¼" clear VE-2M with ½" air filled, ¼" Clear; has a Low E

Nichiha Vintage wood cement board wall panel; color Cedar

Glulam wood columns – Stain Color

Anodized aluminum windows and storefront systems – color black

Metal flashing and roof edge coping – Color-White