



Cashiers General Commercial (GC) District

GENERAL COMMERCIAL; PERMITTED USES

Residential:

- Accessory apartments
- Dwellings, multi-family (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two(2) years)
- Dwellings, single family detached (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)

Recreational:

- Arboretums
- Camps, campgrounds
- Golf courses
- Greenways and pedestrian paths
- Passive parks
- Recreational uses, commercial indoor
- Recreational uses, commercial outdoor
- Recreational uses, governmental
- Recreational uses, restricted to membership, non-profit

Institutional

- Adult day care centers
- Child day care centers
- Churches
- Civic, social service, and fraternal facilities
- Colleges
- Libraries
- Medical centers
- Schools

Public/semi-public:

- Amphitheaters
- Community centers
- Conference centers
- Fire/police stations
- Museums
- Post offices
- Public utilities and related facilities

Office/business:

- Automobile service stations (storage of abandoned and inoperable vehicles prohibited)
- Bakeries
- Barber shops and salons
- Bed and Breakfast Inns
- Bicycle shops

GENERAL COMMERCIAL; CONDITIONAL USES

Residential:

- Dwellings, two (2) or more units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)

Office/business, continued:

- Bookstores
- Candy, pastry, ice cream, and snack shops
- Car washes
- Clinics - medical, dental, psychiatric, optical
- Clinics – veterinary
- Convenience stores
- Copying centers
- Delicatessens
- Distributive businesses
- Financial institutions
- Florists
- Gift shops
- Hardware/garden supply stores
- Health and fitness facilities
- Home occupations
- Instructional services
- Laundry and dry cleaning establishments
- Lodging facilities
- Motor vehicle repair
- Offices
- Pharmacies
- Plant nurseries, sales and greenhouses
- Printing and publishing
- Restaurants
- Retail gasoline sales
- Retail sales
- Studios, galleries, and workshops for artists, craftspeople, designers, and photographers
- Theaters
- Video rental stores

Other:

- Accessory structures
- Building with footprint >5000 square feet
- Manufacturing, assembly, or finishing operations
- Parking lots

GENERAL COMMERCIAL; w/Additional Standards

Office/Business:

- Self-storage facilities

Other:

- Antenna
- Building or multiple buildings or units with footprint >5000 square feet located on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)
- Drive through facilities
- Outdoor storage
- Telecommunication Towers

Food Trucks or carts



**CASHIERS COMMERCIAL AREA DEVELOPMENT ORDINANCE
REVISIONS
Amended June 02, 2016**

Food Trucks or Carts

That upon the following recommendations, the Jackson County Code is hereby amended to add a definition to General Commercial; w/Additional Standards and to 7-3 (b) Table of Permitted Uses, and to add sections 7-2 (d) (9) and -7-3 (d) (7) to the VC Village Center District section of the Cashiers Commercial Area Development Ordinance.

**Recommended by Cashiers Planning Council March 28, 2016
Recommended by Jackson County Planning Board May 12, 2016**

Sec. 7-2. VC Village Center District.

- a. Purpose.* The VC Village Center District is established to provide an area for development that will enhance the traditional commercial core of the Village. Ease of access between businesses and the sharing of parking are encouraged through the standards established for the Village Center District. Development in this district should be sensitive to and accommodate pedestrians and also provide for adequate and safe vehicular access. Maintaining the traditional scale of development in the Village Center is an important goal of this district.
- b. Permitted uses.* See Table of Permitted Use
- c. Prohibited uses.* Any use not specifically listed as a permitted use, a use by right subject to special requirements, or a conditional use in the Village Center District is prohibited.
- d. Uses by right, subject to special requirements.* The uses listed below are permitted provided the specific requirements identified for each use are met.
- (1) Antenna
 - (a) Must comply with all FCC and FAA rules and regulations.
 - (b) Shall not interfere with usual and customary radio and television

- reception.
 - (c) Structures on which amateur radio facilities are mounted shall not exceed 100' in height.
 - (d) Antennas for receiving microwave or satellite signals shall not exceed 4' in height or diameter and shall be mounted on support structures less than 12' in height.
- (2) Car washes
- (a) Only one entrance/exit permitted
 - (b) Entrance(s) and exit(s) to wash bays shall be perpendicular to the street/road
 - (c) Vehicular use area shall be screened from roads by an "A" buffer as described in section 9-10.
- (3) Distributive businesses
- (a) Building and site design shall comply with the Cashiers Commercial Area Design Guidelines
 - (b) No outdoor storage of materials, goods, etc permitted.
 - (c) All loading and service facilities shall be located at the rear of the building and screened from adjacent properties, roads, and public rights-of-way with a "B" buffer as described in section 9-10.
- (4) Drive through facilities
- (a) Shall be located at the side or rear of the principal structure.
 - (b) Maximum of 2 lanes providing drive through services permitted.
- (5) Motor vehicle repair
- (a) No storage of abandoned or inoperable motor vehicles shall be permitted.
 - (b) All repair and service shall be conducted within an enclosed building.
 - (c) The use shall be screened from adjacent properties with an "A" buffer as described in section 9-10.
- (6) Manufacturing, assembly, or finishing operations.
- (a) Building and site design shall comply with the Cashiers Commercial Area Design Guidelines.
 - (b) No outdoor storage of products, materials, etc shall be permitted.
 - (c) All manufacturing, processing, assembly, and other operations shall take place within an enclosed building.
 - (d) All loading/unloading areas shall be screened from adjacent properties, roads, and public rights-of-way with a "B" buffer as described in section 9-10.
- (7) Outdoor storage
- (a) Storage of items shall be ancillary to the principal use.
 - (b) Only items sold or serviced by the business may be stored on the site.
 - (c) Areas containing items stored for more than 4 consecutive days must be screened from adjacent properties, public rights-of-way, and roadways with an "A" buffer as described in Section 9-10.
- (8) Outdoor Display
- Outdoor Display is made a use subject to additional requirements, with the following requirements established for this use:

- (a) Location of the outdoor display. The outdoor display area should be located on the same property as the business selling the goods/items being displayed. Additional standards addressing location of outdoor display are:
- No outdoor display of goods shall be located in any required setback
 - No outdoor display of goods shall be located in required parking spaces or access ways.
 - Outdoor display of goods may be located in front of the building provided that pedestrian entrances and exits are maintained free and clear of any obstructions.
 - Outdoor display of goods shall be located within 10 feet of the structure in the Village Center district and within 20' of the structure in the General Commercial district, unless screened from adjacent properties and public streets/roads.
- (b) The outdoor display of goods shall not obstruct pedestrian ways, sidewalks, access points, traffic circulation, etc or interfere with access, circulation, or landscaping.
- (c) The area occupied by the outdoor display of goods shall not exceed an area equal to 20% of the gross floor area of the principal structure, or portion thereof, occupied by the business displaying the goods.
- (d) The maximum height of displayed items shall be six (6) feet, unless otherwise approved by the Planning Director. The maximum height includes both individual items and stacked items.
- (e) Clothing shall be displayed only under the canopy of the principal building (on the porch, in an arcade, etc)

(9) Food Trucks or Carts

Food trucks/carts may only be allowed within the Village Center zoning district during permitted temporary events (temporary events require temporary use permit compliant with Section. 4-3 of this ordinance.)

e. Conditional uses

Buildings with a footprint of more than 1,500 square feet; or two (2) or more residential or commercial units or buildings, whether attached or detached, which have a total footprint of more than 1,500 square feet, are located on a single parcel of property or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years.

f. Development standards

- (1) *Structure size standards.* New structures in the Village Center District shall not exceed a footprint of 2,500 unless approved as a conditional use in accordance with the provisions set forth in section 4-4.
- (2) *Lot size standards.* There is no minimum lot size in the Village Center District.
- (3) *Lot width standards.* There is no minimum lot width in the Village Center District.
- (4) *Setback standards.* The following minimum setbacks shall be required for structures in the Village Center District.

Front: 10 feet
 Side: None required
 Rear: None required
 Corner lot, street side: 10 feet



The landscape and buffering standards (section 9-10) may require additional setbacks; if so, the most restrictive requirement shall apply.

- (5) *Impervious surface standard.* The maximum impervious surface coverage in the Village Center District shall be **70** percent.
- (6) *Height standard.* The maximum height in the Village Center District shall be 30 feet.
- (7) *Landscaping/buffering standard.* Landscaping and/or buffering shall be provided as required by section 9-10 of this chapter.
- (8) *Parking and loading standards.* Parking and loading facilities shall be provided as required by section 9-9 of this chapter. No parking shall be permitted in any required setback or in any required buffer area. Shared parking areas are encouraged in the Village Center District.
- (9) *Access Standards.* Points of access shall be limited to not more than two (2) per development along any street or road. Points of access for a development shall be at least 50 feet apart and points of access for different developments shall be at least 25 feet apart. Shared access points for adjacent developments are encouraged and should be used wherever possible.
- (10) *Lighting standards.* Lighting shall comply with the standards set forth in section 9-11 of this chapter.

 **Sec. 7-3. GC General Commercial District.**

a. Purpose. The GC General Commercial District is established to provide for the orderly development of properties accessed by the roads serving Cashiers. Development in this district caters to the motoring public while acknowledging the need to preserve the small town character of Cashiers. The wide range of development permitted in this district is designed to meet the needs of residents of and visitors to Cashiers.

b. Permitted uses.

Section 7-3 b TABLE OF PERMITTED USES		
	<u>Zoning District Land Use</u>	
	 Village Center	 General Commercial
Residential:		
Accessory apartments	P	P
Dwellings, multi-family (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)	P	P
Dwellings, single family detached (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)	P	P
Dwellings, single family attached (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years))	P	P
Dwellings, 2 or more units (attached or detached) on a single parcel or on contiguous	C	C

parcels owned by the same owner, and are developed over a period of two (2) years)		
Recreational:		
Arboretums	P	P
Camps, campgrounds	P	P
Golf courses	P	P
Greenways and pedestrian paths	P	P
Passive parks	P	P
Recreational uses, commercial indoor	P	P
Recreational uses, commercial outdoor	P	P
Recreational uses, governmental	P	P
Recreational uses, restricted to membership, non-profit	P	P
Institutional		
Adult day care centers	P	P
Child day care centers	P	P
Churches	P	P
Civic, social service, and fraternal facilities	P	P
Colleges	P	P
Libraries	P	P
Medical centers	P	P
Schools	P	P
Public/semi-public:	P	P
Amphitheaters	P	P
Community centers	P	P
Conference centers	P	P
Fire/police stations	P	P
Museums	P	P
Post offices	P	P
Public utilities and related facilities	P	P
Office/business:		
Animal Boarding Kennel	N	P
Automobile service stations (storage of abandoned and inoperable vehicles prohibited)	P	P
Bakeries	P	P
Barber shops and salons	P	P
Bed and Breakfast Inns	P	P
Bicycle shops	P	P
Bookstores	P	P
Candy, pastry, ice cream, and snack shops	P	P
Car washes	U	P
Clinics - medical, dental, psychiatric, optical	P	P
Clinics – veterinary	P	P
Convenience stores	P	P
Copying centers	P	P
Delicatessens	P	P
Distributive businesses	U	P
Financial institutions	P	P
Florists	P	P
Fruit and vegetable markets	P	P
Gift shops	P	P
Hardware/garden supply stores	P	P
Health and fitness facilities	P	P
Home occupations	P	P
Instructional services	P	P

Laundry and dry cleaning establishments	P	P		
Lodging facilities	P	P		
Motor vehicle repair	U	P		
Offices	P	P		
Pharmacies	P	P		
Plant nurseries, sales and greenhouses	P	P		
Printing and publishing	P	P		
Restaurants	P	P		
Retail gasoline sales	P	P		
Retail sales	P	P		
Self-storage facilities	U	U		
Studios, galleries, and workshops for artists, craftspeople, designers, and photographers	P	P		
Theaters	P	P		
Video rental stores	P	P		
Other:				
Accessory structures	P	P		
Antenna	U	U		
Building or multiple buildings or units with footprint > 1500 square feet located on a single parcel of property or on contiguous parcels owned by the same owner and developed over a period of two (2) years.	C	C		
Drive through facilities	U	U		
Food Trucks or Carts	U	U		
Manufacturing, assembly, or finishing operations	U	P		
Outdoor storage	U	U		
Parking lots	P	P		
Telecommunication towers	N	U		
	P = Permitted Use	U= Use Permitted, Subject to Special Requirements	C = Conditional Use	N = Not Permitted
See Ordinance for detailed requirements for Uses Permitted, Subject to Special Requirements and for Conditional Uses				

c. *Prohibited uses.* Any use not specifically listed as a permitted use, a use by right subject to special requirements, or a conditional use in the General Commercial District is prohibited.

d. *Uses by right, subject to special requirements.* The uses listed below are permitted provided the specific requirements identified for each use are met.

(1) Antenna

- (d) Must comply with all FCC and FAA rules and regulations.
- (e) Shall not interfere with usual and customary radio and television reception.
- (f) Structures on which amateur radio facilities are mounted shall not exceed 100' in height.
- (g) Antennas for receiving microwave or satellite signals shall not exceed 4' in height or diameter and shall be mounted on support structures less than 12' in height.

(2) Drive through facilities

- (a) Shall be located at the side or rear of the principal structure.
- (b) Maximum of 2 lanes providing drive through services permitted.

(3)Outdoor Display

Outdoor Display is made a use subject to additional requirements, with the following requirements established for this use:

- (a) Location of the outdoor display. The outdoor display area should be located on the same property as the business selling the goods/items being displayed. Additional standards addressing location of outdoor display are:
 - No outdoor display of goods shall be located in any required setback
 - No outdoor display of goods shall be located in required parking spaces or access ways.
 - Outdoor display of goods may be located in front of the building provided that pedestrian entrances and exits are maintained free and clear of any obstructions.
 - Outdoor display of goods shall be located within 10 feet of the structure in the Village Center district and within 20' of the structure in the General Commercial district, unless screened from adjacent properties and public streets/roads.
- (b) The outdoor display of goods shall not obstruct pedestrian ways, sidewalks, access points, traffic circulation, etc or interfere with access, circulation, or landscaping.
- (c) The area occupied by the outdoor display of goods shall not exceed an area equal to 20% of the gross floor area of the principal structure, or portion thereof, occupied by the business displaying the goods.
- (d) The maximum height of displayed items shall be six (6) feet, unless otherwise approved by the Planning Director. The maximum height includes both individual items and stacked items.
- (e) Clothing shall be displayed only under the canopy of the principal building (on the porch, in an arcade, etc)

(4)Outdoor storage

- (a) Storage of items shall be ancillary to the principal use.
- (b) Only items sold or serviced by the business may be stored on the site.
- (c) Areas containing items stored for more than 4 consecutive days must be screened from adjacent properties, public rights-of-way, and roadways with an "A" buffer as described in Section 9-10.

(5) Self-service storage facilities

- (a) Shall be screened from adjacent properties, public rights-of-way, and roadways with a "B" buffer as described in Section 9-10.
- (b) Unenclosed storage of vehicles, campers, etc. shall be located at the rear of the property.
- (c) All vehicles stored on the property shall be licensed and operable.

(6) Telecommunication towers

- (a) Towers shall not exceed 100' in height.

- (b) Tower shall be a monopole.
- (c) Tower and equipment shall be screened from adjacent properties, roads, and rights-of-way with a “B” buffer as described in section 9-10.
- (d) Tower shall be setback a minimum of 50' from any residential property.
- (e) Towers shall comply with the standards in the Jackson County Telecommunications Facilities Ordinance

(7) Food Trucks or Carts

- (a) **Food trucks/carts shall only be permitted to operate from dawn to dusk. Food trucks/carts shall not operate after dark and shall not be on the permitted property when not in operation.**
- (b) **Food trucks/carts shall not have permanent accessory structures associated with their food vending business (bathrooms, picnic tables, storage, etc.)**
- (c) **Food trucks/carts shall not have signage displayed that is not permanently attached to the vehicle (truck/cart). Temporary signage attached to the food truck/cart will not be permitted.**
- (d) **Food trucks/carts may have accessory lighting that is specific to the safe travel of their patrons (vehicles. Pathways). All accessory lighting will be operated by the food truck/cart and not a permanent service.**
- (e) **Food trucks/carts must have a minimum property area (lot size) of 0.40 acres to operate their business and a minimum of 4 parking stalls (for the first food truck/cart).**
 - **Each additional food truck/cart on the same property will be required to have an additional area of 0.25 acres and 2 additional parking stalls. There shall not be more than 4 food trucks/carts permitted on one lot at any time.**
- (f) **Food trucks/carts must be entirely self-contained. Temporary or permanent electrical services will not be permitted unless required by the *North Carolina State Building Code*.**

This ordinance shall take effect and be in force on June 2, 2016.

Adopted the 2nd day of June, 2016.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board

