

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 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 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 feet in height.
    - (d) Antennas for receiving microwave or satellite signals shall not exceed four feet in height or diameter and shall be mounted on support structures less than 12 feet 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 two 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 four 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:
    - (b) No outdoor display of goods shall be located in any required setback
    - (c) No outdoor display of goods shall be located in required parking spaces or access ways.
    - (d) 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.
    - (e) Outdoor display of goods shall be located within 10 feet of the structure in the village center district and within 20 feet of the structure in the general commercial district, unless screened from adjacent properties and public streets/roads.
    - (f) The outdoor display of goods shall not obstruct pedestrian ways, sidewalks, access points, traffic circulation, etc or interfere with access, circulation, or landscaping.
    - (g) The area occupied by the outdoor display of goods shall not exceed an area equal to 20 percent of the gross floor area of the principal structure, or portion thereof, occupied by the business displaying the goods.
    - (h) The maximum height of displayed items shall be six feet, unless otherwise approved by the planning director. The maximum height includes both individual items and stacked items.
    - (i) 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 appendix.)
- e. *Conditional uses*. Buildings with a footprint of more than 1,500 square feet; two or more residential units, 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 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: ten feet minimum, 20 feet. maximum  
Side: None required  
Rear: None required  
Corner lot, street side: ten feet minimum, 20 feet maximum  
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 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.
- (11) *Requirement to construct sidewalk* . Sidewalks shall be constructed the full length of a parcel, developed or redeveloped for or changed to nonresidential use, along public thoroughfares. Where more than one public thoroughfare is involved, the planning director or designee shall determine which thoroughfare a sidewalk shall be constructed. Sidewalks shall meet minimum design standards set forth in NC DOT Traditional Neighborhood Development standards.

(Ord. No. O03-04(amended), § 7-2, 10-5-2009; Ord. of 11-18-2013; Ord. No. O2012-01(2), 6-2-2016; Ord. No. O2012-01, 8-11-2017)