

Town of Warrenton Downtown Zoning Ordinance Planning Report Review and Recommendations



March 23, 2022



For the **Town of Warrenton** by the
North Carolina Department of Commerce
Rural Economic Development Division
NC Main Street and Rural Planning Center



NC DEPARTMENT
of COMMERCE
RURAL ECONOMIC
DEVELOPMENT



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Note: Downtown Warrenton street photos on cover sheet from Google Maps Street View.

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1. Introduction

This document contains a downtown ordinance planning report review and recommendations for the Town of Warrenton, North Carolina. The information is recommended to be used for planning, the Town Main Street program, downtown business district, and historic district.

The Town of Warrenton contacted the North Carolina Department of Commerce – Main Street and Rural Planning Center for planning assistance. In December 2021, a memorandum of understanding was prepared and signed by the Town Administrator, and a resolution requesting services from the NC Main Street and Rural Planning Center was adopted by the Town.

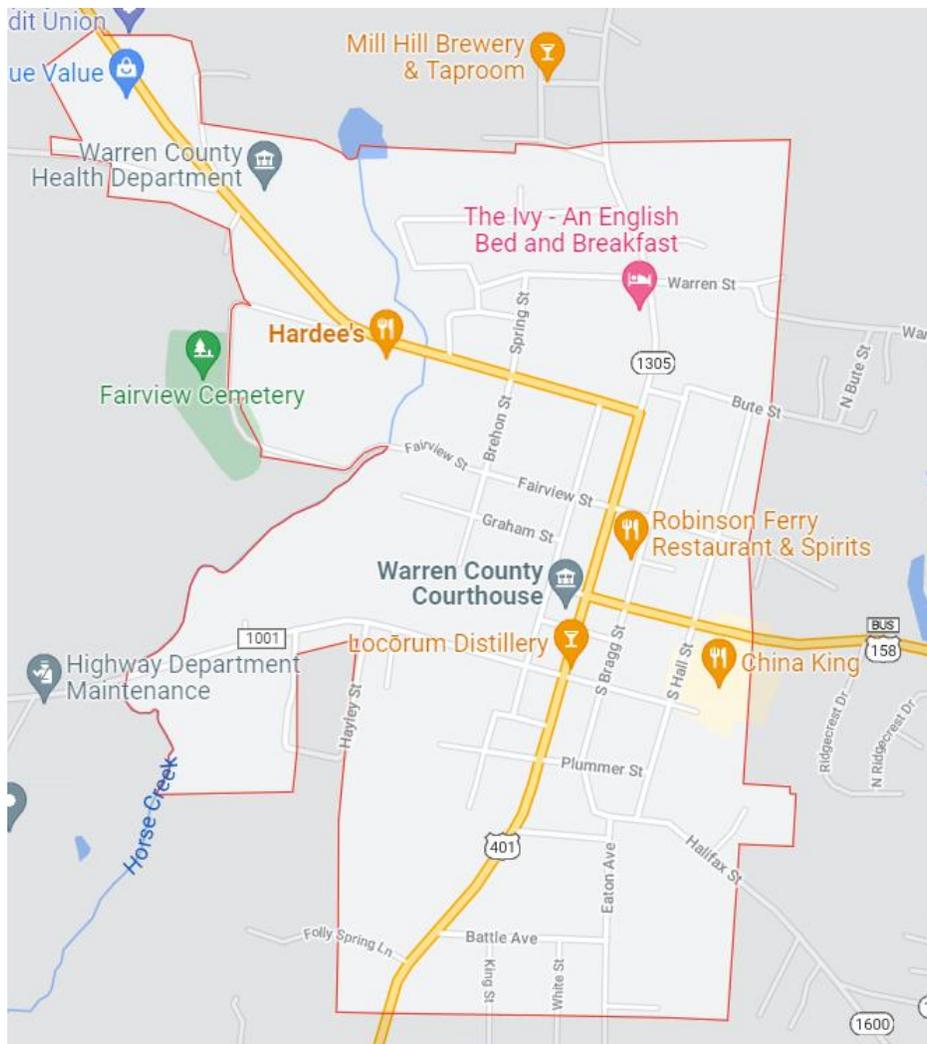


Figure 1-1. The above map shows the **Town of Warrenton**. Main roads are SR-401 and Business SR-158. (Google maps)



Figure 1-2. The above aerial photo map shows the general **downtown area of Warrenton**. (Google maps)

2. Guiding Town Mission, Downtown Goals, and Planning

Town Mission Statement and Downtown Goals

The five key principals of the **Town of Warrenton mission** are the following. They are from the Downtown Streetscape Master Plan Report – 2017.

- *Maintaining small town charm*
- *Keeping business district active*
- *Keeping young people excited about being here*
- *Respecting history while engaging the future*
- *Increasing prosperity and vibrancy*

The Warrenton **Downtown Streetscape Master Plan Report (2017) goals** are the following.

- *Activate the street to encourage reuse and occupation of the existing retail storefronts.*
- *Create an interesting and inviting destination to attract regional visitors.*

- *Create a space that will extend activity hours downtown.*
- *Create a center for the downtown for special events and daily activities.*
- *Provide multiple forms of access through downtown for bicycles and pedestrians.*
- *Encourage citizens to stay local.*
- *Create a fabric of improvements that encourage redevelopment and expansion of the downtown.*
- *Join Civic and Institutional buildings (School, Library, Courthouse, Town Hall).*
- *Create a branding mechanism that will identify the town, limits of downtown and directional wayfinding through the downtown area.*



Figure 2-1. **From the Downtown Streetscape Master Plan Report - 2017:** showing the County courthouse, park, and adjacent buildings. The adjacent map shows the plan area (in red).

Warren County 2002-2022 Comprehensive Development Plan

The Town of Warrenton does not have a town wide land use plan and receives general guidance from the County Comprehensive Plan. Five general goals are presented in the County plan and are the following.

1. To promote, expand and diversify the economic base and job opportunities in Warren County in such a way that will maximize the use our workers while protecting our environment.
2. To promote, encourage and stimulate the conservation of existing housing and the construction of new housing needed currently as well as need to attract new families to Warren County.
3. To provide and maintain, adequate county services and facilities to accommodate economic development and growth and to protect the public health and general welfare.
4. To encourage development at a rate and in a pattern which can be efficiently served by existing and planned service and facilities.
5. To develop a transportation system that will address economic development and local travel concerns.

From the County Comprehensive Plan - Goal 1 is an objective that more closely references the Town.

Objective: Promote tourism and preserve existing historic sites, encourage designation of new sites.

Strategy: 1. Coordinate efforts to incorporate a Downtown Revitalization program in the incorporated Towns of Warrenton, Norlina, and Macon and create improve entrance corridors to the main street area of downtown Warren County.

Strategy: 2. Coordinate efforts with local historical groups to research and inventory potential new historic sites for incorporation in the Historic Registry, market as tourism and history feature of the County.

Review and recommendation regarding Town planning including the downtown area is the following.

- The Town should prepare and adopt a future land use plan or comprehensive plan. This plan should include public input, a vision, goals, and policies. The Town currently lacks such a plan. A benefit of this type of plan is that it would provide a proactive guide for the Town growth into the future. And would increase the ability for the Town to apply and secure grants. The “Small Town Planning Handbook” by T.L. Daniels et. al. is a good resource from the American Planning Association. Topics in the plan for example could include: natural environment; housing; current and future land use; transportation; public facilities and resources e.g. parks, water and sewer, police, fire, emergency management system, solid waste, historic resources; and economic development.

3. Zoning districts, historic district, and maps

Zoning Districts Downtown Area

The following Figure 3-1 on the next page is a map excerpt from the Town-wide zoning ordinance map and shows zoning districts in the general downtown area. The following four zoning districts in the downtown area and their descriptions from the Town zoning ordinance are listed below. The downtown core is predominately composed of the Downtown Business District, and adjacent to this district are three more districts.

R-12 - Residential Single-Family District

Residential Single-Family District. The purpose of this district is to provide for existing residential single-family homes and the establishment of new single-family homes.

O&I - Office and Institutional District

Office and Institutional District. The purpose of this district is to provide areas for office and institutional use, and to establish a buffer between residential areas and commercial and industrial areas.

C-1 - Downtown Business District

Downtown Business District. The purpose of this district is to provide areas for those retail trade and service purposes which are properly located in a downtown area.

C-2 - Highway Business District

Highway Business District. The purpose of this district is to provide areas for commercial and service uses which require larger sites than are available in the downtown areas, or which serve the needs of the traveling public.

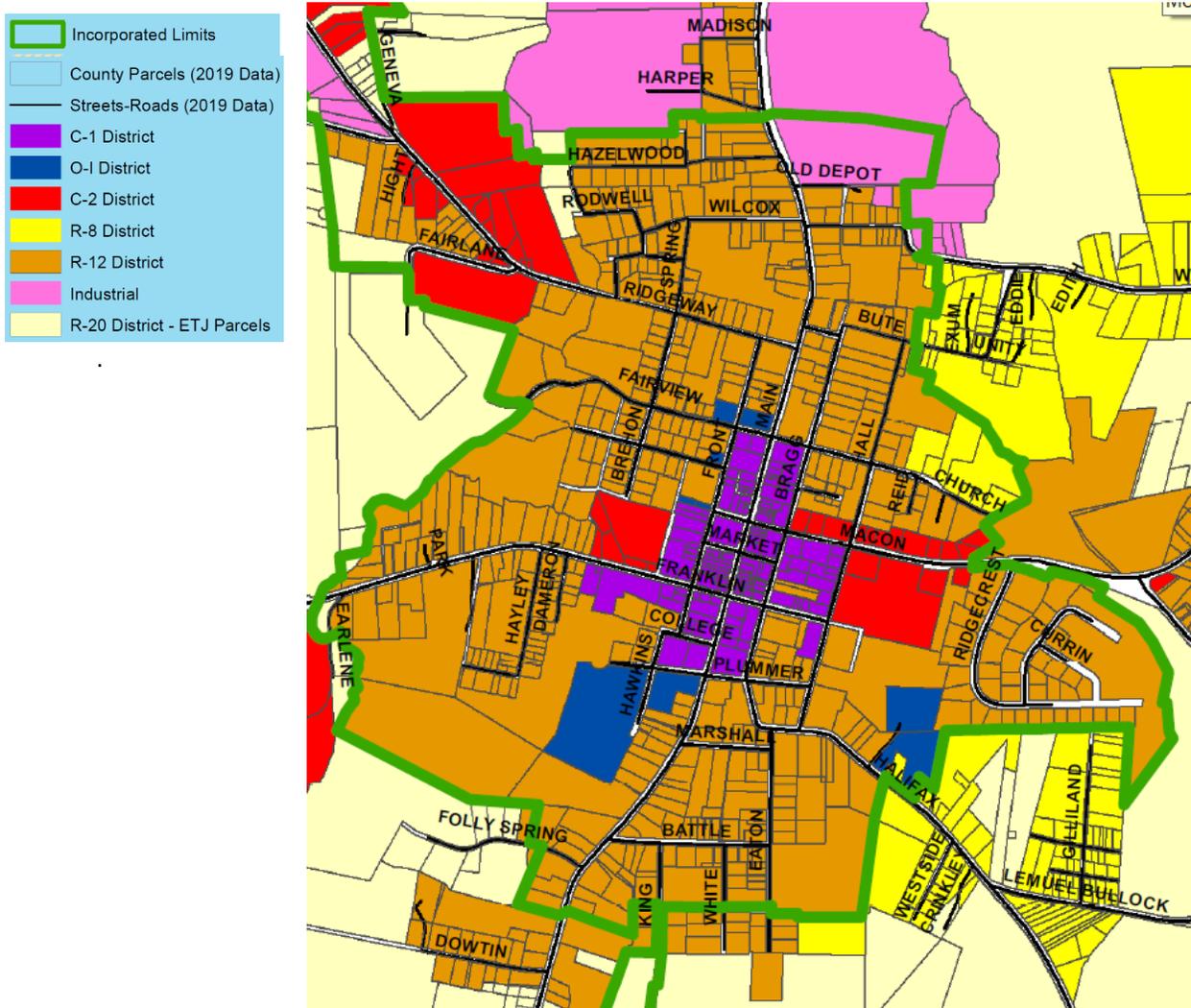


Figure 3-1. The above is an excerpt from the Town zoning map and shows the location of the general downtown area. The downtown is mostly composed of the Downtown Business District (C-1 purple). Adjacent and surrounding the C-1 district are lesser amounts of Highway Business District (C-2 red), and Office and Institutional District (O&I blue). Residential Single-Family District (R-12 tan-brown) surrounds the downtown.

Historic District

Since 2007 the Town has had the operational [Warrenton Historic District Commission](#). The [mission](#) is:

“To identify, preserve, and protect Warrenton’s historic resources and to educate the public about those resources and historic preservation in general.”

The location of the Historic District is downtown and is shown in the following Figure 3-2. The Historic District is guided by the Commission and the **Warrenton Design Guidelines – 2009**. The purpose of the guidelines is the following.

“The primary purpose of these design guidelines is to assist property owners as they plan changes which are appropriate to the special character of Warrenton’s historic districts and to assist the Warrenton Historic District Commission and its staff in reviewing the appropriateness of such changes.”

The historic development of the downtown is an essential physical and economic asset to the fabric of the Town.

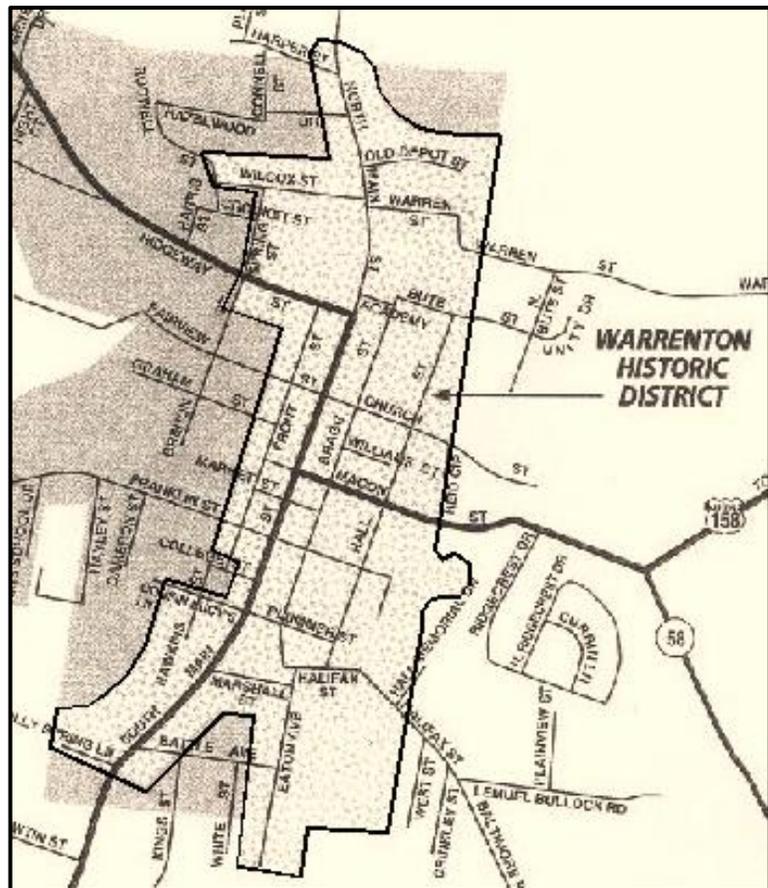
Figure 3-2. The adjacent map shows the location of the **Warrenton Historic District** in the central part of the Town. (From the Warrenton Design Guidelines plan 2009).



The historic Town Hall.



One of the historic homes in the Warrenton.



Review and recommendations regarding zoning districts and the historic district for the downtown are the following.

- The Town should assess whether the boundaries in the downtown for the above discussed zoning districts and historic district need adjustment or not.

- The Town should continue to assess the impact of any request to rezone property from an existing district to a different one in the downtown and whether this potential rezone would be appropriate or not.
- The Town may want to consider language in the ordinance that a general goal in the downtown area is to develop and encourage multi-generational housing. This type of housing strives to make neighborhoods accessible, safe, and inclusive for children, youth, families, adults, and the elderly. (For more information see: “Multigenerational Planning” Family-Friendly Communities Briefing Papers 02, by the American Planning Association 2011).
- **The Town should continue to support the Historic District Commission and use of the Historic District Guidelines. The Commission and guidelines are an invaluable resource to protecting and guiding growth for the downtown and town.** It would be advisable to periodically contact the NC State Historic Preservation Office for resources regarding best management practices, education, updates, and potential grants.

4. Uses: permitted, special, conditional

The following is a review of the zoning that is permitted, special use, and conditional use; pertinent to the general downtown and adjacent area from the Town zoning ordinance – Chapter 151. The allowed uses and associated districts are conceptually shown with the following Figure 4-1. The types of uses allowed generally increase in intensity from low to high intensity; from R-12, to O&I, to C-1, and to C-2.



Figure 4-1. Conceptual relationship between land use intensity and Warrenton zoning district type and uses allowed in the general downtown and adjacent area.

The following Table 4-1 lists some permitted use examples in the downtown and adjacent area from the Town zoning ordinance – Sections 151.045 and 151.046. There are many more uses that are permitted as shown in the Tables of Permitted Uses. The reader is referred there for more detail. The variety of uses depending on the type and intensity are permitted by right, by conditional use with the Board of Adjustment, and by special use with the Board of Commissioners.

Table 4-1. Some permitted use examples in the downtown and adjacent area.

- **Residential Single-Family**
 - Includes housing e.g. single-family detached, two-family, bed and breakfast, etc.
- **Office and Institutional**
 - Includes e.g. offices, community center, church, school, government, retirement home, etc.
- **Downtown Business**
 - Includes e.g. restaurant, coffee shop, bank, motel, drug store-pharmacy, doctor’s clinic, etc.
- **Highway Business**
 - Includes e.g. shopping center, grocery store, convenience food store, service station, various sorts of retail, etc.

Review and recommendations regarding Table of Permitted Uses, and special and conditional uses for the downtown and adjacent are the following.

- The zoning code allows mixed use in the Downtown Business District (C-1) meaning nonresidential and residential in the same building by special permit. Best planning practice in a downtown is to allow nonresidential (commercial) on the ground floor at the front facing the street, and potentially residential in the back on the ground floor. And allow residential above the first floor if the building is more than one story. The Town allows mixed use residential on the first floor provided it does not take up more than 40% of the space. The Town may want to revise the ordinance to provide additional clarity for the mixed use language.
- The zoning code is silent on allowing a business to have a drive-through (e.g. with a restaurant) in the Downtown Business District. Prohibiting drive-throughs in a town downtown is considered a best planning practice, as a goal is to encourage pedestrian walkability and a high quality of livability in the downtown, and to prevent low density strip development. Not allowing drive-throughs in the Downtown Business District would be a good use restriction.
- The Table of Permitted Uses does not allow manufacturing in the downtown. Current NC Main Street program - best planning practice is to allow small scale manufacturing downtown. More information can be found regarding this for example at the following websites: recastcity.com and [vhttps://smartgrowthamerica.org/resources/made-in-place/](https://smartgrowthamerica.org/resources/made-in-place/).

5. Density and dimensional requirements

The following Tables 5-1 to 5-4 are the density and dimensional requirements in the existing Town zoning ordinance - sections 151.045 and 151.046. This is for the four districts in the general downtown area; R-12 Residential Single-Family, O&I Office and Institutional; C-1 Downtown Business; and C-2 Highway Business.

Table 5-1. R-12 - Residential Single-Family District.

Lot area – minimum	12,000 sq. ft.; single-family, two-family (2 du), two-townhouse units (2 du)
Lot width - minimum	100 feet; single-family, two-family (2 du), two-townhouse units (2 du)
Front yard setback - minimum	30 feet
Side yard setback - minimum	10 feet; except on corner lot 15 feet
Rear yard setback - minimum	25 feet
Building height - maximum	35 feet

Table 5-2. O&I - Office and Institutional District.

Lot area – minimum	20,000 sq. ft.
Lot width - minimum	100 feet
Front yard setback - minimum	30 feet
Side yard setback - minimum	10 feet
Rear yard setback - minimum	25 feet
Building height - maximum	50 feet

Table 5-3. C-1 - Downtown Business District.

Lot area – minimum	20,000 sq. ft.
Lot width - minimum	100 feet
Front yard setback - minimum	None
Side yard setback - minimum	None
Rear yard setback - minimum	None
Building height - maximum	50 feet

Table 5-4. C-2 - Highway Business District.

Lot area – minimum	20,000 sq. ft.
Lot width - minimum	100 feet
Front yard setback - minimum	30 feet
Side yard setback - minimum	10 feet
Rear yard setback - minimum	25 feet
Building height - maximum	50 feet

Review and recommendations regarding density and dimensional requirements for the general downtown area are the following.

- The density and dimensional requirements for districts R-12 - Residential Single-Family, Office and Institutional, and Highway Business should remain as found in the current ordinance.
- Consideration should be given to eliminating the 20,000 sq. ft. minimum lot size and 100 ft. minimum lot width in the Downtown Business District (C-1). Research of zoning ordinances from nearby city-towns of Louisburg, Henderson, and Oxford shows that they do not have a commercial minimum lot size in their downtowns, and do not have a minimum lot width. A goal is to encourage commercial development and infill in the downtown and not restrict it by minimum lot size and width.

- The Downtown Business District should consider ordinance language that: the front yard setbacks of existing buildings, on one or both sides of a lot, are used to determine the front yard setback for new buildings, or additions, and provide room for a sidewalk.
- The Downtown Business District should continue to have no minimum setbacks for front, side, or rear, except to provide room for a sidewalk.
- The maximum building height should continue to be 35 feet in R-12, and 50 feet in the Office and Institutional, Downtown Business, and Highway Business districts.

6. Off-street parking

The following Tables 6-1 and 6-2 show ordinance required off-street parking in Warrenton compared to American Planning Association standards. Generally, the Warrenton required minimum is about the same as the APA standards.

Table 6-1. Town of Warrenton ordinance – off-street parking. (du = dwelling unit; sp = space)

	Minimum	Warrenton compared to American Planning Assoc.
Single Family	2 / du	Same
Multi-Family	2 / du + 1 sp. for each 4 du	About the same
Office - general	1 sp. / 300 sq. ft.	About the same
Doctor or dentist office	6 sp. /each doctor-dentist + 1 for ea. other employee	-
Restaurant other (sit down)	1.2 sp. / 100 sq. ft. (1 sp. / 83 sq. ft.)	Slightly lower
Retail – low generator	1 sp. / 500 sq. ft.	Lower
Other commercial retail	1 sp. / 200 sq. ft.	Higher
Service station	2 sp. / gas pump + 3 for each grease rack	-
Industrial	1 sp. / each employee	-

Table 6-2. American Planning Association standards – off-street parking.

	sp. / sq. ft.	sps. / 1000 sq. ft.
Single Family	2 / du	-
Multi-Family	2 / du	-
Office	1 / 278	3.6 / 1000
Medical general	1 / 182	5.5 / 1000
Restaurant	1 / 65	15.5 / 1000
Retail	1 / 286	3.5 / 1000
Manufacturing	1 / 667	1.5 / 1000

From: "APA - Planning Urban Design Standards - 2007" book.

Review and recommendations regarding off-street parking for the downtown are the following.

- Analysis of Warrenton and the three researched nearby city-towns (Oxford, Louisburg, Henderson) shows that off-street parking in the downtown should have flexibility in the language, to allow no minimum, or possibly accommodation for a lower amount of off-

street parking than typical non-downtown suburban highway commercial development. For a new use with an existing building in downtown, Warrenton achieves parking flexibility with the following ordinance language.

Warrenton. “In the central business district, the Zoning Administration may allow a new use to be established in an existing building even if all parking requirements of this section cannot be met for the new use, provided that as much off-street parking as can reasonably be provided is provided by the use, and no foreseeable traffic congestion problems will be created.” 151.060 (B)(8)(c)

- Additionally, Warrenton may want to consider new ordinance language for the downtown that would allow development to be exempt for off street parking requirements or a lower amount. Examples from three nearby city-towns zoning ordinances show flexibility for parking in the downtown.

Louisburg, NC. “Lots located in the Central Business District (B-1) shall be exempt from the off-street parking requirements required herein.”

Henderson, NC. “Developments in the B1 (downtown) District which meet any of the following criteria shall be exempt from the parking requirements of Section 501: (a) developments which do not involve an increase of more than 25% in the existing building floor area; (b) developments which involving only a change of use and which will not increase the number of parking spaces required under this ordinance by more than 25%; (c) developments which are in the “Parking Overlay District,” which map is adopted by reference and included in this subsection.”

Oxford, NC. “Uses in the CBD, Central Business District, are exempt from the minimum parking requirements in this section.”

- If there are issues with parking in the downtown area, the Town may want to conduct a parking study and parking management plan. Generally, best planning practice in a downtown is to have as much on-street parking as possible, and a reduction in off-street required parking. The reason for this is to have a higher building density and a more walkable downtown. A goal of downtown off-street parking is to encourage long-term building infill, yielding a more vibrant and development healthy pedestrian oriented downtown.
- A comparison zoning ordinance from Oxford has language to encourage bicycle use and provision of bicycle parking spaces. Warrenton may want to add this type of language when the ordinance is updated.

7. Landscaping: screening, parking lot, and street yard

The Town ordinance addresses vegetative screening buffer strips for example between non-residential relatively more intense use, from residential zoned property (Section 151.026). However, the Town ordinance does not address general landscaping for new non-residential development properties. Such as for new commercial and industrial development regarding parking lot and street yard landscaping. General benefits of landscaping for the Town could be the following (from the new 2021 ordinance from Oxford, NC).

- Protect, refurbish, and improve the aesthetic appeal, scenic beauty, and economic value of properties within the town.
- Maintain an overall coverage of trees and landscaping for the community in order to maximize the economic vitality and positive community image associated with the town’s vegetation.
- Protect and enhance property values.
- Maintain the aesthetic quality of the community as a whole.
- Mitigate the negative impacts of noise, glare, air and water pollution, and soil erosion on the environment of the town and its inhabitants.

Review and recommendations regarding landscaping for the downtown and town are the following.

- Continue to require buffer strip language as found in the Town ordinance.
- For parking lots and street yards the Town should consider requiring landscaping for non-residential development. Landscaping ordinance information was reviewed from the nearby Oxford and Henderson. Oxford has a new 2021 Unified Development Ordinance (Chapter 8) and addresses thoroughly landscaping with the following topics.
 - Applicability
 - Alternate methods of compliance
 - Retention and protection of large trees
 - Minimum tree canopy coverage requirements
 - Shade trees in parking areas
 - Street trees
 - Design and maintenance
 - Planting list
- Oxford has additional language (Sections 8.2.2 F and 8.3 A) to address landscaping in the downtown. This is because of higher densities and small to no setbacks in the downtown. This language includes the following.
 - Alternate landscaping plans, plant materials or planting methods may be used in the central business district, or where unreasonable or impractical situations would result from strict application of landscaping requirements.
 - The administrator may approve an alternative landscaping plan.
 - The performance of an alternate landscaping plan must be reviewed by the administrator and the appearance commission.
 - Landscaping for narrow lots that may be found in the downtown is addressed.

The Town may want to consider something similar to the above ordinance example language for landscaping in the downtown area.

8. Signs

The signage in the downtown is controlled by the Town zoning ordinance article 151. 75 to 80. A comparison of Warrenton downtown sign ordinance type and size is shown in Tables 8-1 and 2. Generally, the allowed sign size in Warrenton is larger by about twice that of the town of Davidson, NC. The town of Oxford allows more sign area than Warrenton. Henderson allowed signs in the downtown are both less and more than what is permitted in Warrenton.

Table 8-1. Sign type and size ordinance comparison of Warrenton and Davidson.

Sign type	Warrenton	Davidson
Ground sign - Free standing sign	40 sq. ft. sign; 20' tall.	Building setback greater than or equal to 20'; 16 sq. ft. sign, 8' tall.
Wall sign	1.25 sq. ft. per each running foot of building façade.	5% ground floor façade area or 24 sq. ft. whichever is greater; 18' high maximum above ground.
Projecting sign	20 sq. ft. maximum.	12 sq. ft. maximum; 3' wide maximum; 4' projecting from building. 18' maximum above ground.

Wall sign example - computations

Warrenton: e.g. 80 feet wide front building façade. $1.25 \times 80 = 100$ sq. ft. wall sign.

Davidson: e.g. 80 feet wide front building façade x 12' tall = $80 \times 12 \times 5\% = 48$ sq. ft. wall sign

Oxford: e.g. 80 feet wide front building façade x 12' tall = $80 \times 12 \times 10\% = 96$ sq. ft. wall sign

Table 8-2. Sign type and size ordinance comparison of Oxford and Henderson.

Sign type	Oxford – central business district	Henderson – central business district
Ground - free standing - pole sign	1 sq. ft. per linear street frontage; 100 sq. ft. maximum; 15' maximum height.	30 sq. ft. maximum; bottom of sign minimum 9' above public right of way.
Wall sign	10% area of wall façade.	For a lot less than 200' wide total sign area not to exceed 75 sq. ft.
Projecting sign	Suspended sign 6 sq. ft. with bottom of sign minimum 9' off ground clearance.	30 sq. ft. maximum; with bottom of sign minimum 9' off ground clearance.

Review and recommendation regarding signs in the Warrenton downtown are the following.

- Generally, best management planning practices are to have small aesthetically attractive pleasing signs in a small town. The general goal is to avoid sign clutter and have signs that are a pedestrian scale. The town may want to consider revising the existing ordinance for new development to have smaller maximum allowed areas in the downtown; e.g. free standing signs, wall signs, and projecting signs. If the preceding were to occur consideration would have to be given for removing or phased out (amortizing) non-conforming signs; perhaps e.g. 5 to 10 years into the future.
- The Town ordinance should continue to not allow electronic messaging moving signs (Section 151.077). These types of signs are generally visually degrading particularly in a downtown.

- Consideration should be given to not allowing roof signs in the ordinance. They are usually considered to be visually aesthetically degrading for a town.

9. Bars

In the Warrenton zoning ordinance bars are not in the definitions section, table of uses, or listed as a special or conditional use. The following four North Carolina nearby municipalities: Henderson, Nashville, Oxford, and Roanoke Rapids were researched regarding zoning ordinance language for bars.

Definitions of Bars

The following are bar definitions from zoning ordinances in the reviewed municipalities.

Henderson

- Night Club, Tavern, or Lounge. An establishment where either the gross receipts from alcoholic beverages and/or charges exceed the gross receipts from nonalcoholic beverages and food, or where food and beverages is served, and live entertainment presented. Where a night club, tavern or lounge is in a hotel or City of Henderson Updated 11/8/2021 motel or golf or country club with a restaurant that might not otherwise meet the definition set out above, the permitting authority may consider the size of the facilities and determine that the use is an accessory use.

Nashville

- No definition

Oxford

- Bar – Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery and other beverage tasting facilities.

Roanoke Rapids

- A bar, nightclub, or lounge means an establishment operated for profit used primarily for the serving of alcoholic beverages to patrons and where the sale of prepared food, if provided, is accessory to the primary use. Entertainment and dancing facilities may, or may not be provided. Any nightclub, bar or lounge which provides facilities or services which will satisfy any portion of the definition of "adult establishment" under G.S. 14-202.10 shall be considered a "sexually oriented business." Any nightclub, bar or lounge, whether public or private, which serves alcoholic beverages shall be licensed to dispense such beverages by the state.

Zoning Districts Allowed for Bars

The following are the zoning districts where bars are allowed from zoning ordinances in the reviewed municipalities.

Table 9-1. Review of municipalities zoning districts that allow bars.

Municipality	Downtown	General Commercial
Henderson	Central business district	Highway commercial
Nashville	Central business district	General business
Oxford	Central business district	Highway business
Roanoke Rapids	Central business district	General business

How Permitted – Bars

The following reviewed municipalities show that bars are permitted by special use permit and by right.

Table 9-2. Review of municipalities bars permitting.

- Henderson – Central business district and highway commercial – both by special use permit.
- Nashville – Central business district and general commercial – both by special use permit.
- Oxford – Central business district and highway business – permitted by right with supplemental standards.
- Roanoke Rapids – Central business and general business – both permitted by right.

Additional Requirements - Bars

The following are a review of municipalities and their additional requirements for bars. These requirements include separation, Alcohol Beverage Control Commission, noise, parking, screening, and fencing.

Henderson

- Section 652B: Night Clubs, Taverns, Lounges and Dance Halls
- 652B.1 Location. No night club, tavern or lounge (except night clubs, taverns or lounges with 25,000 square feet of individual building floor area that are located within a shopping center with at least 100,000 square feet of total area) shall be located within a radius of 500 feet of any school, church, hospital, funeral home, domiciliary home, rooming house, residential dwelling unit or residential zoning district.
- 652B.2 State Standards. Any night club, tavern or lounge shall demonstrate that it can meet the standards for on premises ABC Permit under Chapter 18, Article 10 of the North Carolina General Statutes in the event that any alcoholic beverages are to be consumed on the premises.
- 652B.3 Noise. Every night club, tavern or lounge shall be designed and constructed as to prevent unreasonably loud noise from emanating beyond the premises in such a manner that they would disturb nearby uses.
- 652B.4 Dance Halls. Dance halls serving alcoholic beverages shall be deemed to be a nightclub. Dance Halls serving no alcoholic beverages shall not meet the locational or State standards set forth in subsections 652B.1 and 652B.2 but shall meet the noise requirements set forth in section 652B.3

Nashville

- Nightclubs, bars, lounges and the like. Special use regulations.
 - a. Approved by: Town council.
 - b. Special use districts: General Business B-1 and Central Business B-2.
 - c. Minimum lot area: Same as district in which it is located.
 - d. Parking:
 1. B-1: One space for each 100 square feet of gross floor area.
 2. B-2: Not applicable.

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- e. Screening and fencing: A screen of not less than six feet high of dense plant material where lot abuts a residential lot. The screen must be opaque from the ground to a height of six feet. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation.
- f. Plans required must show:
 - 1. Internal circulation pattern and provisions for parking.
 - 2. Control of noise, dust, traffic and visual impact.
 - 3. Signing (size and locations).
 - 4. Surrounding land uses within 500 feet of the property.
- g. Other requirements: Consideration should be given to whether the proposed use shall threaten the integrity of the area in question.

Oxford

- Bar, Tavern (NB, HB, CMU)
 - A. Separation Requirements: All new Bar or Tavern uses shall be located no closer than 500 feet to any property use for residential purpose or within a residential zoning district, church, school, park or playground, Night Club, or other Bar or Tavern.
 - B. Minimum Net Floor Area: All Bar or Tavern uses shall have a minimum net floor area of 2000 square feet.

Roanoke Rapids

- A nightclub or any structures associated therewith shall not be located within five hundred (500) feet of a residence or residential zoning district, as measured from the closest edge of the building to the nearest property line of the residential zoning or residential use.
- For the purposes of this section, a nightclub is any place which provides or has available for its patrons or members regularly scheduled entertainment either in the form of music either live or by a disc jockey or other means, or other live performer or entertainer; wherein the sale or service of beverages (alcoholic and non-alcoholic) for the consumption on the premises may or may not occur.
- A nightclub may be further characterized by the provision of an area or stage where patrons may observe entertainment such as live bands, comedy, magic, dancers, etc.
- A nightclub frequently, but not necessarily, is distinguished from restaurants by the establishment of a cover charge while inside or to enter.
- Adult nightclubs shall conform to the locational criteria set forth in Section 151-166 (b).

Review and recommendation regarding potentially having bars in Warrenton in the downtown (and highway business) are the following.

- Warrenton may want to consider allowing bars in the Downtown Business District and the Highway Business District. Research of nearby municipalities shows that bars are allowed in these type of areas (Table 9-1). **The town may want to consider allowing bars by special use permit (Table 9-2). A best planning practice would be to include a bar definition. Additional supplemental requirements may be necessary depending on the town development practices and town culture regarding alcohol beverages. As shown in the above preceding information this could include language regarding separation, the Alcohol Beverage Control Commission, noise, screening, and fencing.** Off-street parking in the downtown would likely not be necessary (see recommendations and discussion in Section 6), but would be required in highway business.

Appendix – Encouraging downtown development – brochure examples

The following is a brochure example, and also are links to Main Street programs providing guidance to business and developers for downtown development.

**Doing Business
in Historic
Downtown**



WAXHAW
NORTH CAROLINA

Tel: (704) 843-2195

Process Overview

Consult with staff to determine if proposed use is allowed.

If proposed use is not allowed or if it is a Conditional Use, staff will explain your options.

If proposed use is allowed, fill out necessary zoning & building permit applications. Obtain property owner signature if you are not the property owner.

Staff will contact you when all permits have been processed.

Call to schedule any inspections (if needed).

Obtain a Business License from Town Hall

**OPEN YOUR BUSINESS!

PREPARING FOR SUCCESS DOWNTOWN

Downtown Waxhaw is a great environment in which to do business. Prior to leasing or purchasing a building, be sure to check the following issues:

1. **Permits:** Obtain all necessary permits prior to opening your business. Typical permits include a zoning use permit, a sign permit, a business license and an upfit permit for any interior modifications. Other permits may be required.
2. **Signage:** A sign permit is required prior to installing an outdoor sign. Be sure to review the Town UDO prior to ordering or purchasing any signage. The Planning staff can also provide you with information relating to the number, location, size and type of signs allowed in downtown Waxhaw.
3. **Change of use:** If a building is changing use from one activity to another, such as going from a retail shop to a restaurant, the space might require major renovation to meet planning, building and fire codes, like adding additional restrooms, handicap access, sprinklers and other improvements. Proper permits need to be obtained.
4. **Parking:** Be sure to evaluate the parking needs for customers and employees.
5. **Trash Removal:** The Town of Waxhaw does not provide trash pick-up for commercial businesses. You will need to hire a private contractor to haul away your trash. If you would like to install a dumpster on-site, please discuss this option with staff. All dumpsters have to be screened in accordance with the UDO.

Figure A-1. A brochure example; Waxhaw NC – Doing business in historic downtown.

Waxhaw, NC – Steps to opening a business.

<https://www.waxhaw.com/home/showpublisheddocument/1540/637737790174130000>

Albemarle, NC – Commercial and industrial business development guide brochure.

<https://www.albemarledowntown.com/wp-content/uploads/2014/04/CityBusinessBrochure.pdf>

Marion, NC – Business resource guide brochure.

<https://www.marionnc.org/DocumentCenter/View/317/Economic-Development-Resources-PDF>

Wytheville, VA – Starting a business downtown checklist.

<https://downtownwytheville.org/wp-content/uploads/2016/05/New-Business-Help-Downtown-Wytheville.pdf>

End of Plan Report