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TOWN MANAGER**
Phillip McDaniel

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

**2024-013-O: AN ORDINANCE TO AMEND CHAPTER SEVENTEEN
OF THE CODE OF ORDINANCE OF THE TOWN OF SELMA**

WHEREAS The Town of Selma Planning Department has initiated text amendments to Chapter 17 of the Town Code of Ordinances to amend canopy height requirements as it relates to convenience stores and gas stations; and

WHEREAS on April 22, 2024 the Planning Board reviewed the amendments and unanimously recommended approval as submitted; and

WHEREAS on May 14, 2024 as part of a legislative public hearing the Town Council reviewed amendments and requested a formal ordinance be presented related to this request. On June 6, 2024, the Town Council reviewed the formal amendments and unanimously voted to approve all proposals as submitted.

NOW, THEREFORE, BE IT ORDAINED THAT:

Sec. 1. The Code of the Town of Selma is hereby amended to read:

Chapter 17, Sec. 17-530. - Convenience stores and gas stations.

- A. Convenience stores and gas stations shall have the landscaped area contiguous to all public rights-of-way required by [Section 17-509](#) and Appendix C. No structure, part of a structure or vehicular parking (except permitted signs) shall be permitted within the setback. Should the setback and landscaping requirements of the zoning district in which the convenience store or gas station is located differ from the requirements of this subsection, the more stringent requirements shall control.
- B. If the property is a corner lot, the front property line shall be that portion of the property fronting on a U.S. or NC numbered highway with U.S. numbered highways having precedence.
- C. Fuel pump canopies shall not exceed ~~one-half (1/2)~~ the height of the roof of the primary building it serves, ~~to a maximum height of fifteen (15) feet measured from the ground.~~
- D. All light fixtures (luminaries) shall be completely concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from any street right-of-way or adjoining properties.

- E. Overhead lighting fixtures shall be designed to prevent light from emitting upwards toward the sky. Under-canopy lighting fixtures should be completely recessed within the canopy.
- F. Fixture Height. Lighting fixtures shall be a maximum of thirty (30) feet in height within the parking lot and shall be a maximum of fifteen (15) feet in height within non-vehicular pedestrian areas. Pedestrian scale lighting at a height not exceeding twelve (12) feet is encouraged. All light fixtures located within fifty (50) feet of any adjacent residential use or residentially zoned property boundary shall not exceed fifteen (15) feet in height

Section 2. The Official Code of the Town of Selma shall now reflect the amendment referenced herein.

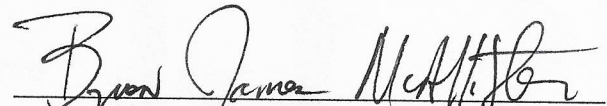
Section 3. The Clerk is hereby authorized to insert such amendments into the official Code of Ordinances of the Town of Selma and kept on file in the Office of the Clerk.

Section 4. This ordinance shall become effective upon adoption.

This the 9 day of June, 2024.



ATTEST:


Byron James McAllister, Mayor


Dalton Larsen-Batten, Town Clerk