

LOCAL ZONING CODE

**SCOPE OF WORK:**  
ADDITION OF TYPE II-B, NON-SPRINKLERED, 1-STORY CONSTRUCTION TO EXISTING 21,600 SF TYPE II-B NON-SPRINKLERED BUILDING. MINIMUM DEMO WORK IN EXISTING PORTION TO CONNECT EXISTING AND PROPOSED BUILDINGS TOGETHER. EXPANSION TO INCLUDE LOBBY, WORSHIP CENTER AND PLATFORM BACK OF HOUSE SPACE AND RESTROOM CORE. SCOPE OF WORK TO INCLUDE CIVIL, STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING IN NEWLY CONSTRUCTED PORTION.  
INTERIOR DESIGN OF EXPANSION WITH LIGHT INTERIOR REFRESH OF EXISTING LOBBY TO INCLUDE PAINT, FLOORING AND FINISHES.

PROPOSED 10,800 SF BUILDING

EXISTING 21,600 SF BUILDING

16,500 GRADE LEVEL

5,100 SECOND LEVEL

TOTAL ON SITE 32,400 SF

TYPE: A-3 CONSTRUCTION

FFE: (100'-0")

CODES GOVERNING THE DESIGN OF THE PROJECT:  
(20) PASQUOTANK COUNTY, NC CODE OF ORDINANCES  
(IBC) 2015 NORTH CAROLINA BUILDING CODE BASED ON IBC 2015 WITH LOCAL AMENDMENTS  
(EC) 2020 NORTH CAROLINA ELECTRICAL CODE BASED ON NFPA 700 WITH LOCAL AMENDMENTS  
(FC) 2018 NORTH CAROLINA FIRE CODE BASED ON IFC 2015 WITH LOCAL AMENDMENTS  
(MC) 2015 NORTH CAROLINA MECHANICAL CODE BASED ON IMC 2015 WITH LOCAL AMENDMENTS  
(PC) 2018 NORTH CAROLINA PLUMBING CODE BASED ON IPC 2015 WITH LOCAL AMENDMENTS

ADDRESS:  
TOWNE SOUTH CHURCH OF CHRIST  
2224 PEARTREE RD,  
ELIZABETH CITY NC, 27909

TOTAL ACRES: 5.93 AC  
ZONING: A-1 AGRICULTURAL  
PROPOSED USE: RELIGIOUS ASSEMBLY

AGRICULTURAL (A-1) DIMENSIONAL REQUIREMENTS

SIZE: 0 SF

SETBACKS: 40 ft

STRUCTURES: 10 ft

REAR: 30 ft

SETBACK: 20 ft

PARKING: 140 ft

DRIVEWAYS: 0 ft

LOT WIDTH: 35' - 0"

LOT DEPTH: 35' - 0"

MAX HEIGHT: 35' - 0"

OTHER:

HARD SURFACE COVERAGE: 75%

PUBLIC SEWER & WATER:

SEPTIC:

MECHANICALS: ALL MECHANICAL EQUIPMENT AND UTILITY FUNCTIONS (SUCH AS, ELECTRICAL CONDUITS, METERS, HVAC EQUIPMENT) SHALL BE LOCATED BEHIND THE FRONT FACADE LINE OF THE PRINCIPAL STRUCTURE. MECHANICAL EQUIPMENT THAT IS VISIBLE FROM THE PRIMARY STREET OR THAT IS ELEVATED MORE THAN 18 INCHES ABOVE GRADE SHALL BE SCREENED WITH MATERIAL COMPATIBLE WITH THE ARCHITECTURE OF THE PRINCIPAL STRUCTURE.

LANDSCAPE: ARTICLE 10.0 DEVELOPMENT STANDARDS

SECTION 10.04 LANDSCAPE AND DESIGN STANDARDS FOR STREET YARD BUFFERS

SECTION 10.05 LANDSCAPING WITHIN PARKING AREAS

SECTION 10.06 PROPERTY LINE BUFFERS

SECTION 10.07 ADDITIONAL BUFFER YARDS AND SCREENING

SECTION 10.08 PLANT MATERIALS

SECTION 10.09 PLANT INSTALLATION AND MAINTENANCE

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