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ARTICLE II. - ZONING

DIVISION 2. - ZONING DISTRICTS

Subdivision 2. – Zoning District Regulations.

Secs. 87 & 88 are not amended

Sec. 30-89. - Applicability.

- (a) Uses of land or structures which are not expressly listed in this division as permitted principal uses, permitted accessory uses, or permitted special use in a zoning district or planned development are also allowed¹ uses and are subject to these regulations, as provided below. There shall be only one principle use per parcel in any and all zoning districts, except where mixed use developments are specifically authorized.
- (b) For land uses not listed in the Table of Permitted Uses, not listed as a part of a use category or use type, and not listed as a prohibited use, the Zoning Administrator shall determine in writing which use category or use type to which the land use belongs in accordance with the following standards:
 - (1) The function, product, or physical characteristics of the use;
 - (2) The impact on adjacent lands created by the use;
 - (3) The type, size, and nature of buildings and structures associated with the use;
 - (4) The type of sales (retail, wholesale), and the size and type of items sold and displayed on the premises;
 - (5) The types of items stored (such as vehicles, inventory, merchandise, chemicals, construction materials, scrap and junk, and raw materials including liquids and powders);
 - (6) The volume and type of vehicle traffic generated by the use, and the parking demands of the use;
 - (7) Any processing associated with the use, including assembly, manufacturing, warehousing, shipping, distribution, and whether it occurs inside or outside a building;
 - (8) Any dangerous, hazardous, toxic, or explosive materials associated with the use;
 - (9) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and
 - (10) Any prior determinations made by the Zoning Administrator or decisions made by the Board of Adjustment.

Sec. 30-90. - Special uses.

- (a) Permitted special uses provide for a more detailed review of applications for certain uses. Subject to good planning and design standards, certain uses of property are allowed in specified districts where those uses would not otherwise be acceptable. By means of

¹See e.g. *Dr. Land v Town of Wesley Chapel*, 206 N.C. App. 123, 697 S. E. 2d 458 (2010)

controls exercised through the special use permit procedures, uses of property which would otherwise be undesirable in certain districts can be developed to minimize any bad effects they might have on surrounding properties.

- (b) Special Uses require a permit from the Town Council. Special uses, in some circumstances, may be compatible with and desirable in the districts in which they are designated, but they may also have characteristics which could have detrimental effects on adjacent properties, or even the entire Town area, if not properly designed and controlled.
- (c) Procedure for special use permits are the quasi-judicial procedures found at Chapter 2, Article II, Divisions 2 and 4.
- (d) Special use permits shall only be granted after the Town Council has held a public hearing using the procedure set forth in Chapter 2, Div. 4. Quasi-Judicial Hearing Procedures.
 - (1) Applications for special use permits and a fee in accordance with the fee schedule adopted by the Town Council shall be received by the Zoning Administrator.
 - (2) The Town Council shall call for a public hearing. Public notice of the hearing shall be made in accordance with section 2-52.
 - (3) Public hearings by the Town Council for special use permits shall be conducted in the following manner:
 - a. Any party may appear in person or by agent at the hearing.
 - b. The order of business for each hearing shall be as follows:
 - 1. The Zoning Administrator shall give a preliminary statement of the case;
 - 2. The Mayor may set reasonable limits on the time allowed for presenting evidence or statements for or against the application;
 - 3. The applicant shall present the evidence and arguments in support of his application;
 - 4. Persons opposed to granting the application shall present the evidence and arguments against the application;
 - 5. Both sides may be permitted to present rebuttals to opposing evidence and arguments;
 - 6. The Mayor, shall summarize the evidence that has been presented, giving the parties opportunity to make objections or corrections. The Town Council members, Town employees, or persons with standing (section 2-53) shall be the only persons allowed to ask questions of a witness. At a special called meeting, the Town Council may view the premises The Town Council may continue the hearing until a certain date and time. In order to issue a special use permit, the council shall consider each of the following conditions, and based on the evidence presented at the hearing, make findings in regards to each and must find that the issuance of the special use permit promotes the public health, safety and welfare and is in the best interest of the Town.

7. Decisions by the Town Council shall be made not later than 35 days from the time of the public hearing.
 8. The Town Council's final decisions shall be shown in the record of the case as entered in the Council's minutes and signed by the clerk and the Mayor on approval of the minutes by the board. Such record shall show the reasons for the determinations, with a summary of the evidence introduced and the findings of fact made by the Council. When a special use permit is granted, the record shall state the facts that support findings required to be made before such permit is issued. The record shall state in detail what, if any, conditions and safeguards the Council imposes in connection with granting of a special use permit.
 9. The record of the decision in each case shall be prepared, filed in the clerk's office, and furnished to (i) Any person who submits a request in writing, (ii) the applicant; (iii) the landowner. The record shall be submitted in a reasonable time via first class, mail, e-mail or personal delivery. (repeats section 2-57(b) ²
 10. The record shall be final when it is filed in the Town Clerk's office.
 11. A copy of the record shall be filed in the office of the Johnston County Register of Deeds.
- (4) Other conditions to be met.
- a. All applicable specific ordinance requirements pertaining to the proposed use have been or will be satisfied.
 - b. Access roads or entrance and exit drives are or will be sufficient in size and properly located to ensure automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or other emergency.
 - c. Off-street parking, loading, refuse, and other service areas are located so as to be safe convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties in the general neighborhood.
 - d. Utilities, fire, police, and other necessary public facilities and/or services will be adequate to handle the proposed use.
 - e. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways, and bicycle facilities harmonize with adjoining properties and the general area and minimize adverse impact.
 - f. The type, size and intensity of the proposed use, including such considerations as the hours of operation and number of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood.

² GS § 160D-406(j)

- g. The proposed development will reduce or minimize any potentially injurious effect of the use on adjoining properties, the character of the neighborhood, or the health, safety, and general welfare of the community.
- (5) If the Town Council approves a special use permit, it may, as part of the terms of such approval, impose any additional reasonable conditions and safeguards as may be necessary to ensure that the criteria for the granting of such a permit will be followed. Where appropriate, such conditions may include requirements that streets and/or utility rights-of-way be dedicated to the public, and that provisions be made for recreational space and facilities. The Town Council may not impose conditions for which the Town does not have statutory authority, including taxes, impact fees, building design elements for one or two family dwellings and driveway improvements in excess of those allowed by G.S. sections 160D-702 (b) and 160A-307.³
- (6) The special use permit may be reviewed by the Town on a periodical basis.
- (7) No denied special use permit can be resubmitted for the same type request for a 12-month period.

Sec. 30-91 through 30-162 are not amended.

ARTICLE III - SITE PLANS

DIVISION 1. Introduction, General Requirements

Sec. 30-163. - Zoning compliance permit required.

Except as otherwise specifically provided in this article, it shall be unlawful to begin any excavation, removal of soil, clearing of site, or placing any fill on lands contemplated for development, or to begin any construction, moving, alteration, or renovation, except for ordinary repairs, of any building or other structure, including accessory structures and signs, until the Zoning Administrator has issued for such action a zoning compliance permit, certifying that such development complies with the applicable provisions of this article.

Sec. 30-164. - Applications to be complete.

- (a) All applications for any permit or approval listed in this ordinance must be complete before the permit-issuing authority is required to consider the application. Such permits include, but are not limited to zoning compliance, special use, subdivision approval, floodplain, watershed development permits, and sign permits
- (b) An application is complete when it contains all the information that is necessary for the permit-issuing authority to decide whether the development, if completed as proposed, will comply with all the requirements of this chapter.
- (c) All applications for special use permits, watershed development permits and floodplain development permits must be accompanied by a Site Plan of such proposal prepared, signed and sealed N.C. Licensed Engineer, Architect or Professional Surveyor. The

³ G.S. § 160D-705 (c)

presumption established by this chapter is that all the information set forth in Appendix, Sec. 30-A.6 - Information Required with Applications, is necessary to satisfy the requirements of this section. However, it is recognized that each development is unique, and therefore the Zoning Administrator may allow less information or require more information to be submitted according to the needs of the particular case.

Sec. 30-165. – Reserved.

Division 2. Zoning Compliance Permit Procedures

**Sec. 30-166. - Zoning Compliance Permit Application submittal requirements/
Sketch or Site plan review required.**

- (a) All applications for a Zoning Compliance Permit shall include a either a Site Plan application or a sketch plan application.
- (b) Site Plans are required for applications for a variance, watershed development permit, subdivision plat, floodplain development permit, or special use permit. See section 30-173 and Appendix Sec. 30-A.6. for further details.
- (c) Sketch Plan review and approval by the Zoning Administrator as appropriate, shall be required prior to the issuance of a zoning compliance permit for single family dwellings or duplexes, residential additions, accessory structures or accessory uses on a lot. The Zoning Administrator shall prescribe the form on which applications are made.
 - (1) Sketch Plan applications shall include a Sketch Plan drawn to scale. At a minimum, the Sketch Plan shall contain:
 - a. The name and address of the owner and applicant, if not the same person;
 - b. The approximate total acreage of the proposed development;
 - c. The locations of buildings, lot boundaries, impervious surfaces and square footage total, easements and building setback lines; and
 - d. Any other information the owner or applicant believes necessary to obtain the informal opinion of the planning staff as to proposed development's compliance with the requirements of this Chapter. If the principal structure is less than ten (10) feet from a lot boundary line, or if additional information is needed to evaluate compliance, the Zoning Administrator may require a survey drawn, signed and sealed by a N.C. Licensed Engineer, Architect or Professional Surveyor.
 - e. If the property is located in a floodplain, the application requirements of Chapter 14, Article IV, Section 14-46 must be met.
 - f. If the property is located in an environmentally sensitive area the requirements of section 30-130.

- (d) Applications which are not complete shall be returned to the applicant in a reasonable time, not to exceed sixty days, depending on the complexity of the application, with a notation of the deficiencies in the application.

Sec. 30-167. - Staff consultation after application submitted.

- (a) Upon receipt of a formal application for a zoning compliance permit, variance, special use permit, watershed development permit, floodplain development permit, site plan, zoning map amendment or subdivision plat approval, the Zoning Administrator shall review the application and, if the applicant wishes, confer with the applicant to ensure that he or she understands the Administrator's interpretation of the applicable requirements of this ordinance, that the developer has submitted all of the information that he or she intends to submit, and that the application represents precisely and completely what he or she proposes to do. If the Administrator believes that the application is incomplete, he or she shall advise the applicant in writing about what is required to complete the application.
- (b) If the application is for a permit that requires Planning Board approval, the Administrator shall place the application on the agenda of the Planning Board when the application is as complete as the applicant intends to make it.

Sec. 30-168. - Action on the application.

On receipt of a completed application for a zoning compliance permit, the Zoning Administrator shall cause an analysis to be made by qualified representatives of the Town and such other agencies or officials as appear appropriate in the circumstances of the case, to determine compliance with applicable provisions of this article and any applicable conditions of an approved special use permit or variance. The Zoning Administrator, as appropriate, may impose such reasonable conditions on an approval as will ensure compliance with this ordinance. No zoning compliance permit will be issued until all necessary NC DOT (curb cut or other applicable permits) and/or Johnston County Health Department (septic system and/or well) requirements for the proposed work and/or Johnston County Public Utilities (Stormwater) have issued permits that have been given to the Zoning Administrator. Where a building permit, stormwater management permit, floodplain development permit or sign permit is required, such permit shall not be issued prior to the issuance of the zoning compliance permit required for the development. The aforementioned permits shall comply with the approved zoning compliance permit, including all conditions of approval thereto.

Sec. 30-169. - Actions subsequent to decision.

In the case of approval or approval with conditions of an application for a zoning compliance permit, the Zoning Administrator shall issue the zoning compliance permit. In case of denial on an application, the applicant shall be notified, in writing, of the reasons for such denial. No building or structure for which a zoning compliance permit has been issued shall be used or occupied until, after final zoning compliance inspection, a certificate of occupancy has been issued indicating compliance with the provisions of this article and all other state and local laws, including the conditions of the zoning compliance permit and all other required permits.

Sec. 30-170. - Appeal of decision.

A decision by the Zoning Administrator in granting or denying Site Plan approval may be appealed within thirty days to the Board of Adjustment in accordance with the provisions of Chapter 2, Article II, Division 3.

Sec. 30-171. - Modification of zoning compliance permits.

The Zoning Administrator may approve a modification of zoning compliance permit long as such changes continue to comply with the approving action (if any) and all other applicable requirements. An application for modification of a zoning compliance permit shall be reviewed in accordance with the procedures established in this article.

Sec. 30-172. - Expiration and revocation of zoning compliance permit approvals.

- (a) *Starting time limit.* If the use, construction, or activity authorized by approval of an application for a zoning compliance permit or modification of a zoning compliance permit is not started within 24 months of the date of approval, the permit shall expire, and any Town permit issued pursuant to the approval shall be void. The Zoning Administrator may grant an extension of the starting time limit for up to 12 months. The Zoning Administrator shall determine whether the use, construction, or activity has started.
- (b) *Revocation of zoning compliance permit.* If any conditions of a zoning compliance permit or modification of a zoning compliance permit, or requirements of this article applicable to the permit or modification are violated, the Zoning Administrator may revoke the permit or modification. The Zoning Administrator may reinstate a revoked zoning compliance permit or modification of a zoning compliance permit if he determines that:
 - (1) The holder of the revoked permit or modification submitted a request for reinstatement within 90 days of the revocation;
 - (2) The violations that were the cause of the revocation have been corrected; and
 - (3) The development fully complies with all conditions of the permit or modification and all applicable requirements of this article.

Division 3. Site Plan Procedures

Sec. 30-173. – Site Plan Application submittal requirements.

- (a) Site Plans applications are required for all non-residential and multi-family developments. Site Plan applications may be submitted in conjunction with other permit applications, or alone. For example, if a commercial subdivisions has already received zoning and subdivision approval, then a Site Plan application may be submitted by itself. In other cases, Site Plan applications are a requirements for a permit application. For example, Site Plan applications are an integral part of Special Use permit applications. The Zoning Administrator should be consulted for details on the procedural requirements.

- (b) Applications for a site plan permit shall be submitted to the Zoning Administrator. The Zoning Administrator shall prescribe the form on which applications are made. Applications shall include the information listed in Appendix, Sec. 30-A.6, Information required with applications. The Zoning Administrator shall prescribe any other material that may reasonably be required to determine compliance with this article. Two (2) copies of the application and attachments shall be submitted to the Zoning Administrator. No application shall be accepted by the Zoning Administrator unless it complies with such submittal requirements. Applications which are not complete shall be returned forthwith to the applicant, with a notation of the deficiencies in the application.

Sec. 30-174. - Action on the application.

On receipt of a completed application for a site plan, the Zoning Administrator shall cause an analysis to be made by qualified representatives of the Town and such other agencies or officials as appear appropriate in the circumstances of the case, to determine compliance with applicable provisions of this article and any applicable conditions of an approved special use permit or variance. Site plans will be forwarded to the Planning Board for a recommendation to the Town Council. The Town Council may impose such reasonable conditions on an approval as will ensure compliance with applicable regulations.

Sec. 30-175. - Actions subsequent to decision.

In the case of approval or approval with conditions of an application for a site plan, the Zoning Administrator shall issue the zoning compliance permit. In case of denial on an application, the applicant shall be notified, in writing, of the reasons for such denial. Where a building permit, stormwater management permit, or sign permit is required, such permit shall not be issued prior to the issuance of the site plan required for the development and shall comply with the approved site plan, including all conditions of approval thereto. No building or structure for which a site plan has been issued shall be used or occupied until, after final zoning compliance inspection, a certificate of occupancy has been issued indicating compliance with the provisions of this article and all other state and local laws, including the conditions of the zoning compliance permit, the site plan and all other required permits.

Sec. 30-176. - Appeal of decision.

A decision by the Zoning Administrator in granting or denying site plan approval may be appealed to the Board of Adjustment in accordance with the provisions of Chapter 2, Article II, Division 3. A decision by the town council in granting or denying a site plan, may be appealed to the superior court within 30 days of the decision. Failure to appeal within the deemed time will be considered a waiver of appeal.

Sec. 30-177. - Modification of site plan permits.

The Zoning Administrator may approve a modification of a site plan (including site plans approved as a part of another permit application, such as a special use permit.) up to ten per cent ⁴ as long as such changes continue to comply with the approving action, do not change the permitted

⁴ This figure is at the discretion of the Town Council. The decision to allow staff to modify approved site plans is optional in G.S. Chapter 160D.

uses or allowable densities of development and all other applicable requirements. Except for minor modifications, an application for modification of a site shall be reviewed in accordance with the procedures established in this article for a new site plan.

Sec. 30-178. - Expiration and revocation of site plan approvals.

- (a) *Starting time limit.* If the use, construction, or activity authorized by approval of an application for a site plan permit or modification of a site plan permit is not started within 24 months of the date of approval, the permit shall expire, and any Town permit issued pursuant to the approval may be voidable. The Zoning Administrator may grant an extension of the starting time limit for up to 12 months. The Zoning Administrator shall determine whether the use, construction, or activity has started.
- (b) *Revocation of site plan permit.* If any conditions of a site plan permit or modification of a site plan permit, or requirements of this article applicable to the permit or modification are violated, the Zoning Administrator or Town Council, as applicable, may revoke the permit or modification. The Zoning Administrator may reinstate a revoked site permit or modification of a zoning compliance permit if he determines that:
 - (1) The holder of the revoked permit or modification submitted a request for reinstatement within 90 days of the revocation;
 - (2) The violations that were the cause of the revocation have been corrected; and
 - (3) The development fully complies with all conditions of the permit or modification and all applicable requirements of this article.

ARTICLE IV. - DESIGN STANDARDS

Sec. 30-194. - Intent.

It is the intent of this article to provide performance standards to ensure that development within the town planning jurisdiction will be designed, arranged, and constructed in a safe, orderly, and visually harmonious manner, and will reflect the basic character of the development site and its immediate surroundings as well as the nature of the proposed uses of the site.

Sec. 30-195. - Applicability.

Except where otherwise specifically provided in this article, no land or structure shall be used or occupied, and no grading excavation, removal of soil, clearing a site or placing fill shall take place on land contemplated for development, and no structure, or part of a structure, shall be constructed, erected, altered, renovated or moved except in compliance with the standards specified in this article and as shown on a Sketch or Site Plan approved by the Town.

Sec. 30-196. - General site arrangement and criteria.

Developments shall be arranged so as to be visually harmonious both within the development site and in relation to adjacent developments. Site design elements of the development shall be integrated to the degree of their compatibility with each other and shall be separated to the degree of their incompatibility.

All site plans shall demonstrate a high quality of overall site design and in the design and construction of site elements, including appropriate consideration of the relationship and balance among site elements, the relationship of the development to natural features, neighboring developments, and access and circulation systems, retention of natural vegetation, minimal alteration of natural topography, mitigation of erosion and sedimentation, mitigation of stormwater drainage and flooding, arrangements and orientation of buildings and amenities in relation to each other and to neighboring streets, landscaping, preservation or enhancement of vistas, and mitigation of traffic impacts. Structures shall be placed and arranged so as not to adversely affect adjacent property. Adverse effects shall include, but are not limited to, the removal of lateral support, the creation of hazard, nuisance, danger or inconvenience, unreasonable loss of light and air, or unreasonable loss of privacy or views. Where standards contradict, the stricter standard shall apply.

Sec. 30-197. - Reserved.

Sec. 30-198. - Site design.

All site designs shall address design elements that include landscape preservation, location of buildings, drives, parking and circulation, pedestrian and bicycles facilities, and site drainage within the physical constraints of a particular site. The site design shall adequately address the following key site design objectives:

- (1) Preserves natural land contours and natural drainage-ways, whenever possible;
- (2) Is compatible with the positive character of the surrounding area in terms of both existing character and desired future character;
- (3) Where possible, incorporates significant tree masses and/or specimen trees as an integral design factor;
- (4) Minimizes harm and disruption to existing plant and animal life;
- (5) Sets aside areas whose physical conditions make them unsuitable for development as conservation areas or as open space; and
- (6) Utilize the adopted Town Bicycle and Pedestrian Plan and the N.C. Department of Transportation Complete Streets Policy (latest edition).

Reference:

<https://www.ncdot.gov/divisions/bike-ped/Documents/2019-08-28-complete-streets-policy.pdf>

- (7) Follow the Town's adopted plans, including but not limited to the Comprehensive Plan

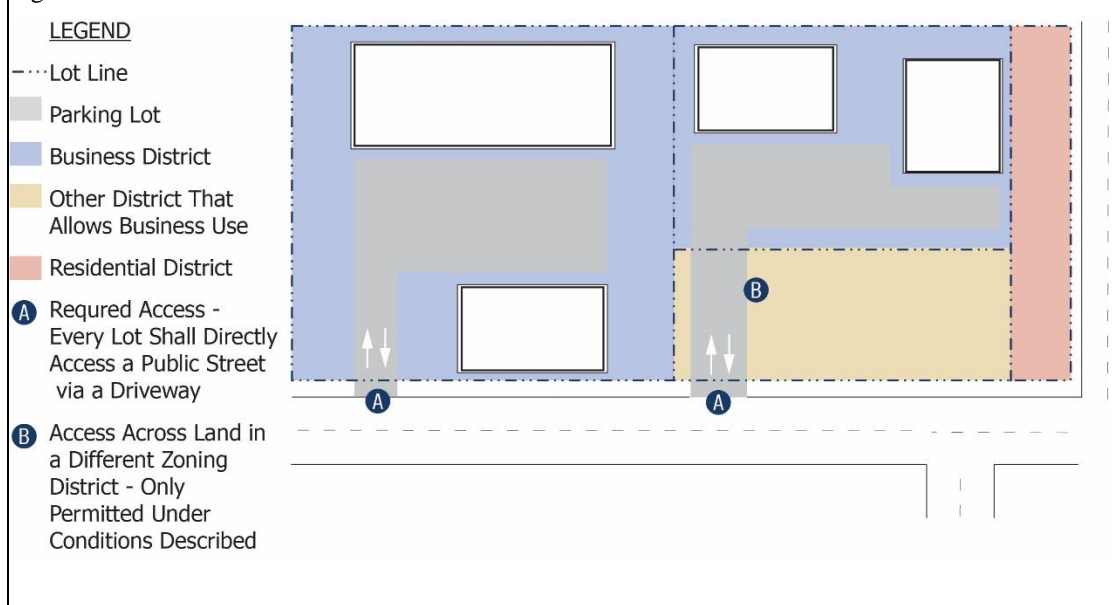
Sec. 30-199. - Site access and on-site circulation.

- (a) Purpose and intent.

The purpose of this section is to ensure the safe and efficient movement of vehicles, bicyclists, pedestrians, and deliveries on development sites in the Town's planning jurisdiction. More specifically, these standards are intended to:

- (1) Protect the health and safety of Town residents and visitors;
 - (2) Ensure pedestrian accessibility is included in site planning;
 - (3) Protect the safety of motorists, pedestrians, and bicyclists from traffic entering or exiting the street system; and
 - (4) Encourage alternative forms of transportation.
- (b) Applicability.
- (1) General. Except where otherwise expressly stated, the standards in this section apply to all new development in the Town's planning jurisdiction.
 - (2) Existing Development. Compliance with these standards shall also apply to redevelopment of an existing structure, building, or use when it is expanded, enlarged, or otherwise increased in intensity in an amount equivalent to or beyond 50 percent.
 - (3) Conflict. In the event of conflict or overlap with the standards in this section and the standards in Article VI, Subdivisions, the standards in Article VI, Subdivisions, shall control.
- (c) Timing of review.
- Development subject to these standards shall be reviewed for compliance at the time of site plan, or special use permit review, as appropriate. In cases where a development application is considered by more than one review authority, the decision regarding compliance with these standards shall be made by the review authority making the final decision on the application under review.
- (d) Site access and circulation standards.
- (1) Access to Lots.
 - a. Every lot shall abut or have direct access, via a driveway, to a public-street.
 - b. No building or structure shall be constructed or placed on a lot that does not abut or have direct access to a public-street.
 - c. Direct access to a publicly-maintained street shall not extend through or across land in a different zoning district than the lot being served by the access (see Figure 1 Lot Access). This requirement is waived when the land in the different zoning district is classified as a business district, allows the use being served by the direct access, or provides the sole means of access for the use.

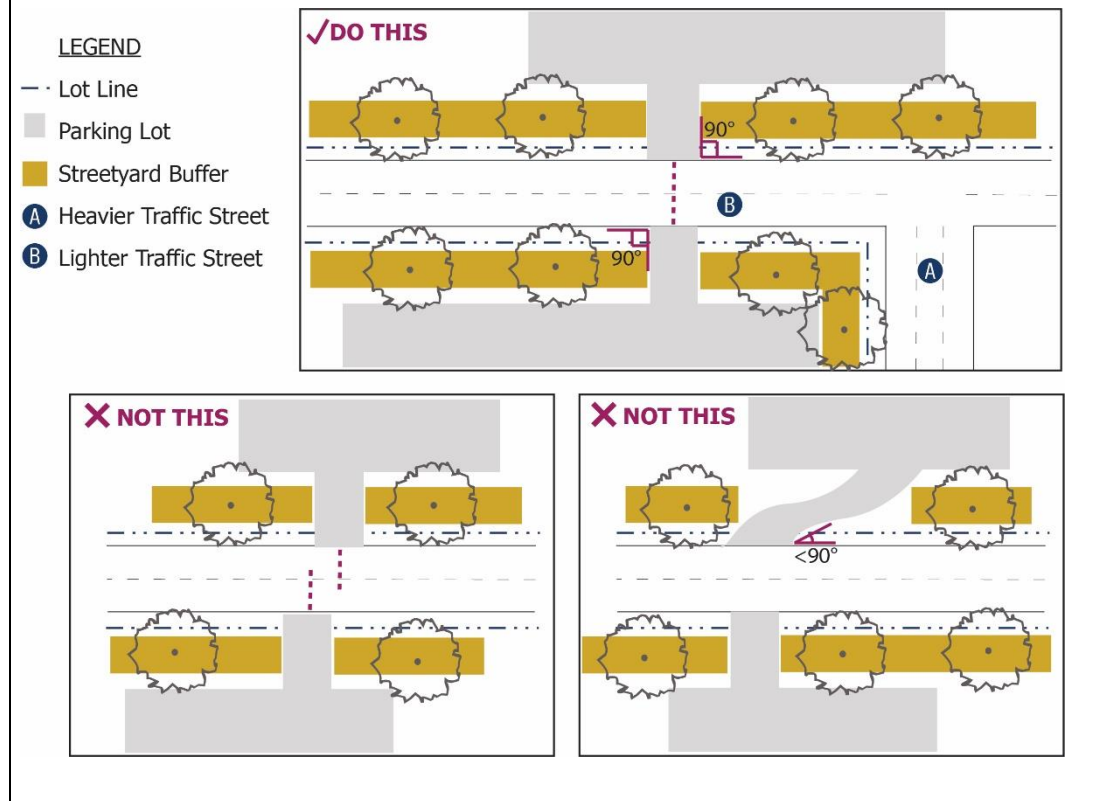
Figure 1 Lot Access



- d. Vacant lots of record established prior to (*insert the effective date of these standards*), that do not abut a publicly-maintained street may establish access through a permanent access easement, provided the lot is used for one single-family detached dwelling and its allowable accessory uses, and provided the easement complies with the following:
 - i. The easement is recorded in the offices of the Register of Deeds;
 - ii. The minimum easement width is 20 feet;
 - iii. The minimum separation between the easement and any other platted access or right-of-way is at least 150 feet;
 - iv. The location of the easement is recorded on a plat; and
 - v. The easement permits ingress, egress, regress, and necessary utilities to serve the lot.
- (2) Compliance with Street Requirements. Development subject to the standards in this section that includes construction activity affecting streets or street rights-of-way shall also comply with the standards in Section 30-415, Standards: Access, Circulation and Open Space.
- (3) Driveways.
 - a. Driveways providing ingress or egress to a State-maintained or private street shall be placed and constructed in accordance with the "Policy on Street and Driveway Access to North Carolina Highways" adopted by the North Carolina Department of Transportation (NCDOT), as amended.
 - b. All new driveways connecting to State-maintained streets shall obtain a driveway permit from NCDOT prior to the construction.
 - c. Driveway Configuration

- i. Vehicles can enter and exit from a lot without posing any substantial danger to themselves, pedestrians, bicycles, or vehicles traveling on abutting streets.
- ii. Interference with the free and convenient flow of traffic on abutting or surrounding streets is minimized.
- iii. Driveway radii shall be designed in accordance with the NCDOT's or the Town's specifications and shall not extend beyond side lot lines.
- iv. No driveway serving an off-street parking area or providing on-site circulation is permitted within any required landscaping area, but driveways may be installed across these areas.
- v. Driveways shall be as nearly perpendicular to the street right-of-way as possible (see Figure 2 Driveway Configuration).
- vi. Driveways shall line up with other driveways/streets across the street, where practicable.
- vii. Driveways on corner lots shall provide access from the street with less traffic, to the maximum extent practicable.

Figure 2 Driveway Configuration

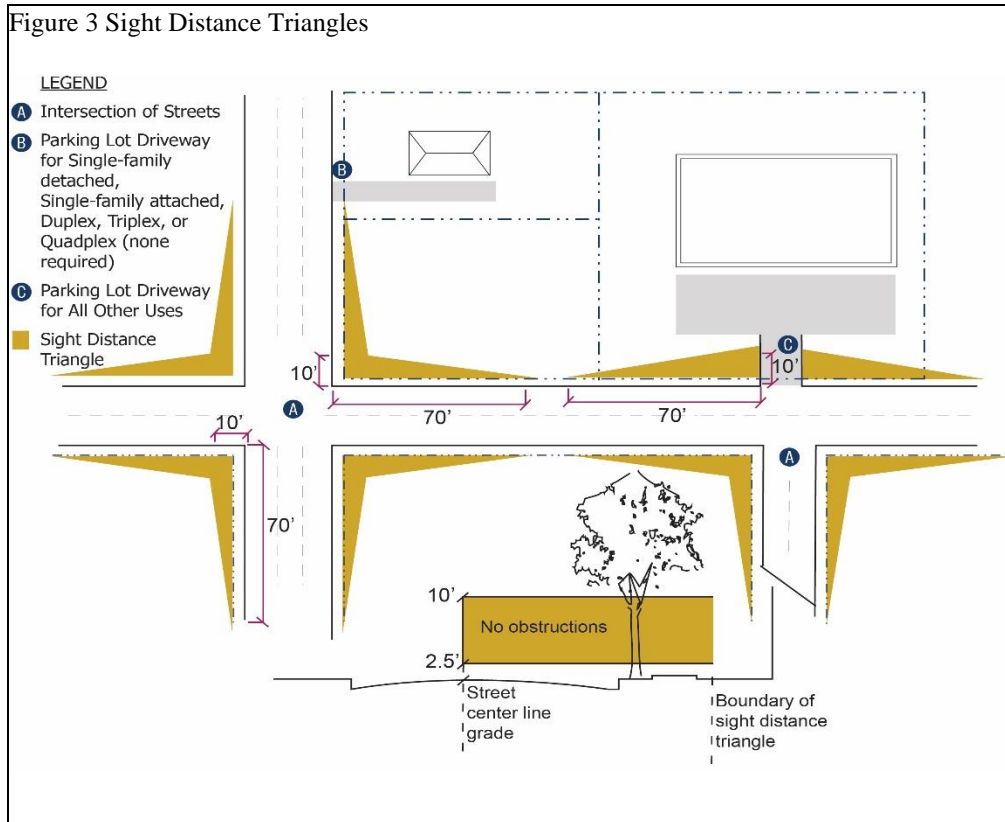


d. Driveway spacing.

- i. No portion of any driveway leading from a street shall be closer than 100 feet to the corner of any adjacent street intersection measured from the edge of the right-of-way.
 - ii. On lots with less than 100 feet of lot width, the driveway shall be located as far as practicable from the adjacent street intersection.
 - iii. Except when configured as paired driveways, driveways serving individual single-family detached dwellings, individual single-family attached dwellings, duplex, triplex, or quadruplex buildings shall be located at least 20 linear feet from any other driveway on the same or different lot. For the purposes of this section, paired driveways are up to two driveways, whether on the same or different lots, where one side of a driveway is within five feet of the side of the other driveway.
 - iv. Except as provided in iii above, no two driveway access points, whether on the same or different lots, shall be located within 50 feet of each other, to the maximum extent practicable.
 - e. Driveway surfacing. New driveways established the effective date of these standards that abut a paved street shall be surfaced with asphalt or six inches of concrete for a distance of at least five feet from the edge of the right-of-way or the driveway radius point, whichever is greater.
- (4) Sight distance triangles
- a. Corner lots and lots with driveways, alleys, or other methods of ingress/egress to a street shall include sight distance triangles to ensure visibility for drivers and pedestrians moving through or in an intersection. Required sight distance triangles shall be configured in accordance with the Sight Distance Triangle Requirements table below.

Sight Distance Requirements Table		
Type of Intersection		Minimum Sight Distance Triangle Required [1] [2]
Intersection between 2 streets (public or private)		10/70 from all approaches
Driveways serving parking lots		10/70 from the street approaches
Driveways serving individual land uses without parking lots	Single-family detached and attached dwellings (including duplexes)	None
	All other uses of land	10/70 from street approaches, wherever possible
NOTES: [1] Sight distance triangles shall be an area between a point at the edge of a street right-of-way located 70 linear feet from the intersection and a second point at the edge of the opposing street right-of-way located ten feet from the intersection. [2] The NCDOT may require an alternative configuration.		

- b. No planting, structure, fence, wall, slope, embankment, parked vehicle, or other obstruction to vision between the heights of two-and-one-half (2½) feet and ten feet above the centerline grades of intersecting streets or accessways may be located within a required sight distance triangle (see Figure 3 Sight Distance Triangles).

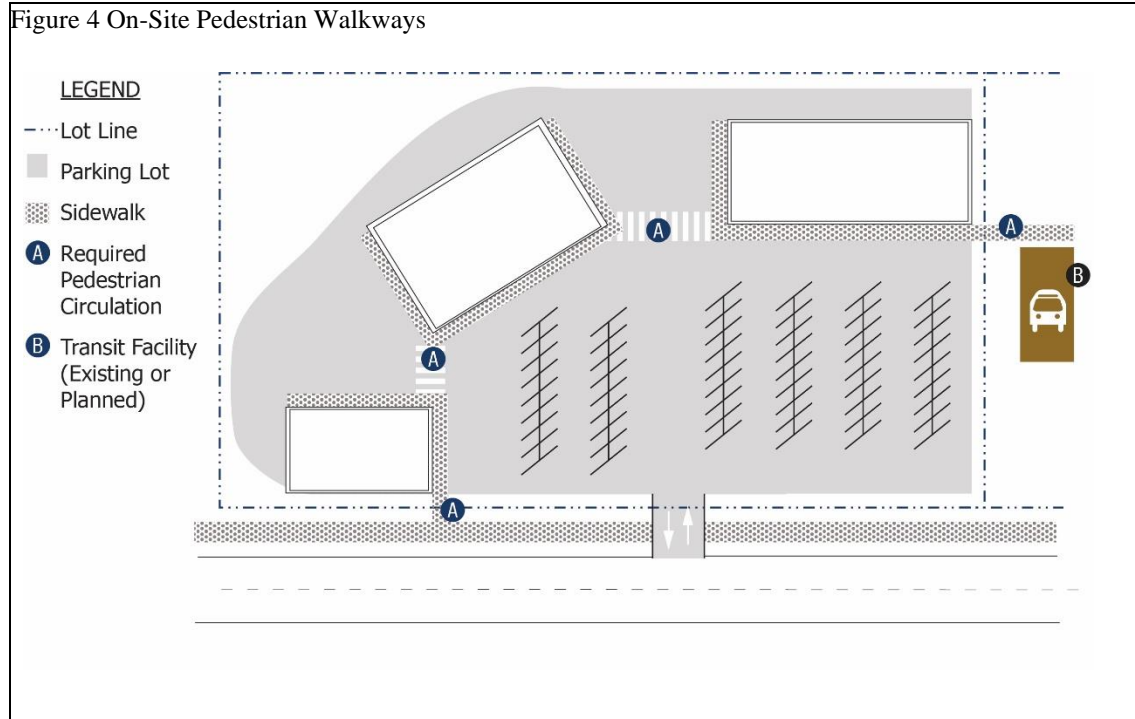


(5) On-site pedestrian walkways.

On-site pedestrian walkways that minimize conflict between pedestrians and vehicles shall be provided on all non-residential, mixed-use, and multi-family development sites, and shall be configured in accordance with the following standards.

- a. On-site pedestrian walkways shall connect building entrances to off-street parking areas and to other building entrances on the same site (see Figure 4 On-Site Pedestrian Walkways).
- b. Development subject to these standards shall provide at least one connection to an existing or planned public sidewalk or existing greenway via an on-site pedestrian walkway configured in accordance with these standards. In cases where existing or planned sidewalks do not exist, at least one on-site pedestrian connection shall continue to the right-of-way edge.
- c. Connections shall be made to all existing or planned adjacent transit facilities, to the maximum extent practicable.
- d. On-site pedestrian walkways shall be paved with asphalt, concrete, or other all-weather material, and shall be of contrasting color or materials when crossing parking lot drive aisles.

- e. On-site pedestrian walkways shall be positively drained and configured to avoid areas of pooling water.
- f. On-site pedestrian walkways shall be in compliance with applicable State and federal requirements, including ADA requirements.



- (6) Compliance with Requirements for Sidewalks. Development subject to the standards in this section shall comply with all applicable standards in Section, 30-415(a)(7), Subdivision Road Standards, and Section 30-415(b), Sidewalks.

Sec. 30-200. - Off-street parking and loading.

- (a) Purpose and intent.

The purpose of this section is to ensure provision of off-street parking and loading facilities in proportion to the generalized parking, loading, and transportation demand of the different uses allowed by this Ordinance. The standards are further intended to:

- (1) Provide for adequate off-street parking, off-street loading, and safe movement of vehicles into, out of, and through parking areas;
- (2) Allow for flexibility to accommodate alternative solutions to off-street parking and loading needs, where such flexibility is consistent with the Town's adopted policy guidance;
- (3) Reduce the aesthetic impact of surface parking lots in business areas and lands proximate to residential neighborhoods through standards addressing on-site parking lot locations;
- (4) Avoid excessive paved surface areas and the resulting problems associated with stormwater runoff and urban heat islands; and

(5) Protecting compatibility between adjacent uses of land.

(b) Applicability.

The standards in this section shall apply to all development in the Town's planning jurisdiction, unless exempted in accordance with Section 30-200 (c), Exemptions.

(1) Generally. Whenever a building is constructed, an open-air use of land is conducted, or a principal or accessory use is established, the development shall meet the requirements of this section.

(2) Additions and expansions. Whenever a building, open air use of land, or principal or accessory use is enlarged or increased in capacity, the development shall comply with these requirements.

(3) Changes in use.

a. If the principal use changes, then the new principal use shall meet the requirements of this section, except that if the use change results in an increase of less than five percent in the required number of parking spaces, or less than two additional parking spaces, no additional parking spaces are required.

b. In cases where an existing parking lot does not comply with the parking lot configuration requirements of this section, changes in use shall require the parking lot's configuration to be brought into compliance with these standards to the maximum extent practicable.

(c) Exemptions.

The standards in this section shall not apply to the following forms of development:

(1) Lawfully-established lots of record existing prior to (*insert the effective date of this Ordinance*), that contain a single-family detached residential structure and are not served by an alley;

(2) Re-striping an existing parking lot which does not create a deficient number of parking spaces or a nonconforming situation;

(3) Establishment of a single-family detached home is exempted from the standards in this section but shall comply with the Table of Minimum Off-Street Parking Requirements.

(d) Timing of review.

Development subject to these standards shall be reviewed for compliance at the time of site plan, or special use permit review, as appropriate. In cases where a development application is considered by more than one review authority, the decision regarding compliance with these standards shall be made by the review authority making the final decision on the application under review.

(e) Off-street parking requirements.

(1) Parking plan required. Every application for a site plan or building permit shall include a parking plan or plot plan drawn to scale and fully-dimensioned as necessary in order to demonstrate compliance with the standards in this Ordinance.

- (2) Minimum off-street parking spaces required. The minimum number of off-street parking spaces required for development shall be in accordance with the applicable use type listed in the Table of Minimum Off-Street Parking Requirements.
- (3) Use of on-street parking. Off-street parking required by this section shall be provided without the use of streets.
- (4) Off-street parking space maximum. Commercial use types shall limit the total number of off-street parking spaces provided to not more than 150 percent of the minimum parking spaces required in the Table of Minimum Off-Street Parking Requirements.
- (5) Use type not listed. For use types that do not correspond to the use types listed in the, Table of Minimum Off-Street Parking Requirements, any one of the following actions may be taken as part of determining the applicable off-street parking requirements:
 - a. The applicant may provide a parking study for the use(s) prepared by a professional engineer licensed by the State of North Carolina;
 - b. The applicant may propose a text amendment to the Town's zoning regulations;
 - c. The applicant may request a formal determination of these off-street parking standards by the Zoning Administrator (which may be appealed to the Board of Adjustment); or
 - d. The Zoning Administrator may determine the minimum parking space requirement based on a similar use in accordance with the standards of this Ordinance.
- (6) Developments with multiple use types or lots.
 - a. Development containing more than one principal use shall provide the minimum number of off-street parking spaces in an amount equal to the total required for all individual principal uses in the development.
 - b. Developments consisting of multiple lots that are planned and developed as a single, unified, or consolidated project may be configured to locate a portion of the required parking for one lot on another in the same development.
- (7) Use of required off-street parking spaces.
 - a. Off-street parking areas used for any of the following vehicles are not credited towards the minimum number of required off-street parking spaces and such vehicles shall be located outside required off-street parking spaces and any street rights-of-way:
 - i. Vehicles for sale or lease;
 - ii. Vehicles being stored, serviced, or repaired; or
 - iii. Vehicles belonging to the use, such as company vehicles.
 - b. Required off-street parking spaces shall not be used for any purpose other than the temporary parking of operable vehicles.
 - c. In no instance shall motor vehicle servicing or repair of a vehicle take place within a required off-street parking space except for washing and emergency service necessary to start the vehicle.

- (8) Driveways used to meet parking requirements. Driveways of sufficient size may be used to accommodate required off-street parking spaces only for the following uses:
- Boarding/rooming houses;
 - Duplex, triplex, and quadplex dwellings;
 - Cemeteries;
 - Family care and group homes;
 - Single-family attached dwellings in developments of six or fewer dwellings; and
 - Single-family detached dwellings (including manufactured and mobile homes).

(9) Minimum off-street parking requirements table

Table of Minimum Off-Street Parking Requirements	
Use Type	Minimum Number of Off-Street Parking Spaces
Residential Uses	
Assisted Living Facility	1 per employee on the largest shift + 0.25 per bed
Boarding/Rooming House	2 + 1 per each rental room
Continuing Care Retirement Community	1.5 per every individual dwelling unit + 1 per every employee on the largest shift + per every 200 sf used by the public
Duplex Dwelling	2 per every dwelling unit
Dormitory (for students or workers)	1 per employee on largest shift + 0.25 per bed
Family Care Home	2 + 1 per bedroom
Group Home	2 + 1 per bedroom
Halfway House	2 per bedroom
Manufactured Dwelling	2 per dwelling unit
Manufactured Dwelling Park	2 per every home site
Mobile Home	2 per dwelling unit
Mobile Home Park	2 per every mobile home site
Multi-Family Dwelling	1.5 per every dwelling unit + 0.25 guest spaces per unit
Nursing Home	1 per employee on largest shift + 0.25 per bed
Single-Family Attached Dwelling	2 per every dwelling unit + 0.25 guest spaces per unit
Single-Family Detached Dwelling	2 per dwelling unit
Triplex/Quadruplex	2 per every dwelling unit
Upper-Story Residential Over a Non-residential Use	1 per dwelling unit
Institutional Uses	
Adult Day Care Center	1 + 1 per every employee on largest shift
Auditorium	Greater of: 1 per every 4 seats or 1 per every 40 sf of seating area with moveable seating
Blood/Tissue Collection	1 per every 200 sf
Broadcasting Studio	1 per every 2 employees
Cemetery, Columbarium, or Mausoleum	1 per employee on the largest shift
Child Day Care Center	1 per every employee + 1 per every 10 children
College or University	5 per every classroom + 5 per every office

Table of Minimum Off-Street Parking Requirements	
Use Type	Minimum Number of Off-Street Parking Spaces
Community/Youth/Senior Center	1 per every 300 sf
Community Garden	None
Cultural Facility, Library, or Museum	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Drug/Alcohol Treatment	Greater of: 1 per every 400 sf or 1 per bed
Fire/EMS/Police Station	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Fraternal Club or Lodge	1 per every 300 sf
Government-Related Use	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Laboratory	2 per every 3 employees on major shift
Outdoor Recreation (pools, playgrounds, etc.)	1 per every 900 sf of activity area (including building sf)
Outpatient Treatment Facility	1 per every 200 sf
Park (public or private)	1 per employee on largest shift + 1 per acre
Police/Fire Training Facility	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Post Office	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Religious Institution	Greater of: 1 per every 6 seats or 1 per every 50 sf of floor area in main assembly room
School, Elementary	1 per employee
School, High/Middle	5 per every classroom and office
School, Vocational	5 per every classroom and office
Small Wireless Facility	None
Telecommunications Tower	Two
Urgent Care	1 per employee on the largest shift + 1 per every 300 sf
Commercial Uses	
Adult Use	1 per every 150 sf
Animal Day Care	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Animal Grooming	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Animal Shelter	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Automobile Repair and Servicing (without painting/bodywork)	2 + 1 per every service bay
Automobile Sales or Rentals	1 per every 200 sf
Automotive Painting/Body Shop	2 + 1 per every service bay
Automotive Parts and Accessory Sales	1 per every 200 sf
Automotive Towing and Storage Lot	1 per employee on the largest shift
Bar, Cocktail Lounge, or Private Club	1 per every 150 sf
Bed and Breakfast	2 + 1 per every rental unit
Boat and Marine Rental, Sales, and Service	1 per every 600 sf

Table of Minimum Off-Street Parking Requirements	
Use Type	Minimum Number of Off-Street Parking Spaces
Bottle Shop (with on premise consumption)	1 per every 4 seats
Bulky Items Sales	1 per every 600 sf
Business Incubator	1 per every 450 sf
Campground	1 + 1 per every camping space
Car Wash or Automobile Detailing	2 per every washing bay
Catering Establishment	1 per every 300 sf
Check Cashing/Payday Lending	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Coffee Shop	1 per every 150 sf
Computer-related Service	1 per every 600 sf
Convenience Store (no gasoline sales)	1 per every 200 sf
Convenience Store (with gasoline sales)	1 per every 200 sf
Co-Working Space	1 per every 250 sf
Electronic Gaming Operation	1 per every 200 sf
Equipment and Tool Rental	1 per every 600 sf
Event Venue	1 per every 150 sf
Fairgrounds	1 per every 600 sf of use area
Financial Service	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Flea Market	1 per every 200 sf
Funeral-related Service	Greater of: 1 per every 200 sf used by public, or 1 per every 4 seats in chapel
Games of Skill	1 per every 200 sf
Golf Course	1 per every 4 persons of design capacity
Golf Driving Range	2 + 1 per every tee
Gymnasium/Fitness Center	1 per every 200 sf
Hair, Nails, and Skin-related Service	1 per every 200 sf
Heavy Equipment Sales, Rental, and Repair	1 per every 600 sf
Hotel or Motel	5 + 1 per every rental unit
Indoor Commercial Recreation	1 per every 200 sf
Kennel, Indoor/Outdoor	1 per every 200 sf
Laundry and Cleaning Service	1 per every 200 sf used by the public
Microbrewery or Micro Distillery	1 per every 150 sf
Nightclub or Dance Hall	1 per every 150 sf
Office, Medical	4 per every doctor/practitioner
Office, Professional	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Office, Sales and Service	1 per every 200 sf used by public + 1 per every 600 sf not used by the public
Outdoor Commercial Recreation	1 per every 1,000 sf of activity area (including building sf)

Table of Minimum Off-Street Parking Requirements	
Use Type	Minimum Number of Off-Street Parking Spaces
Outdoor Storage	1 + 1 per employee on largest shift
Packaging and Printing Service	1 per every 200 sf
Park and Ride Facility	1 per employee on the largest shift
Parking Lot	1 per employee on largest shift
Parking Structure	1 per employee on largest shift
Pharmacy	1 per every 200 sf
Pool Hall	1 per every 150 sf
Racetrack	1 per every 4 persons of design
Recreational Vehicle Park	1 per employee on largest shift + 0.25 per every recreational vehicle space
Repair Shop	1 per every 600 sf
Restaurant, Indoor/Outdoor Seating	1 per every 4 seats
Restaurant with Drive-Through/Drive-up Service	1 per every 4 seats
Restaurant, Walk-up Only	1 per employee on largest shift + 1 per every two outdoor seating locations
Retail Use, Other	1 per every 200 sf
Self Service Storage, External Access	1 + 1 per employee on largest shift
Self Service Storage, Internal Access	1 per every 5,000 sf
Specialty Eating Establishment	1 per every 4 seats
Tattoo and Piercing Establishment	1 per every 600 sf
Theatre	Greater of: 1 per every 4 seats or 1 per every 40 sf of seating area with moveable seating
Truck Stop	1 per every 200 sf + separate truck/trailer parking
Veterinary Clinic	4 per every doctor
Industrial Uses	
Asphalt or Concrete Plant	2 per every 3 employees on major shift
Contractor Services/Yard	Greater of: 1 per every 300 sf or 1 per every 1,000 sf of outdoor area
Electrical or Plumbing Fabrication	2 per every 3 employees on major shift
Extractive Industry	1 + 1 per employee on largest shift
Flex Space	1 per every 200 sf
Fuel Oil/Bottled Gas Distributor	1 per every 200 sf used by public + 1 per employee on largest shift
Gas Energy Conversion	1 + 1 per employee on largest shift
General Industrial Services	2 per every 3 employees on major shift
Landfill	2+ 1 per employee on largest shift
Makerspace	1 per every 400 sf
Manufacturing, Heavy	2 per every 3 employees on largest shift
Manufacturing, Light	2 per every 3 employees on largest shift
Metal Fabrication	2 per every 3 employees on major shift
Public Convenience Center/Transfer Station	10 + 1 per employee on the largest shift
Recycling Center	1 per every 1,000 sf (min. of 2 spaces)

Table of Minimum Off-Street Parking Requirements	
Use Type	Minimum Number of Off-Street Parking Spaces
Research and Development	1 per every 300 sf of office area + 1 per every 500 sf of other floor area
Salvage or Junkyard	3+ 1 per employee on the largest shift
Solar Farm	None
Truck or Freight Terminal	2 per every 3 employees on largest shift
Utility, Major (public or private)	1 per every 1,500 sf
Utility, Minor (public or private)	None
Warehouse, Distribution	2 per every 3 employees on largest shift
Warehouse, Storage	2 per every 3 employees on largest shift
Waste Composting	1 per employee on the largest shift
Welding shop	1 + 1 per employee on the largest shift
Wholesale Sales	1 per every 900 sf
Wind Energy Conversion	None
Accessory Uses	
Home Occupation	2 + minimum requirement for principal use
Seasonal Retail Standards	1 per every 200 sf of use area + minimum requirement for principal use

(10) Bicycle parking.

a. Applicability.

- i. Bicycle parking facilities shall be provided on all new commercial, mixed-use, multi-family, and institutional use types served by 20 or more off-street parking spaces for vehicles.
- ii. Bicycle parking shall not be required for industrial use types.

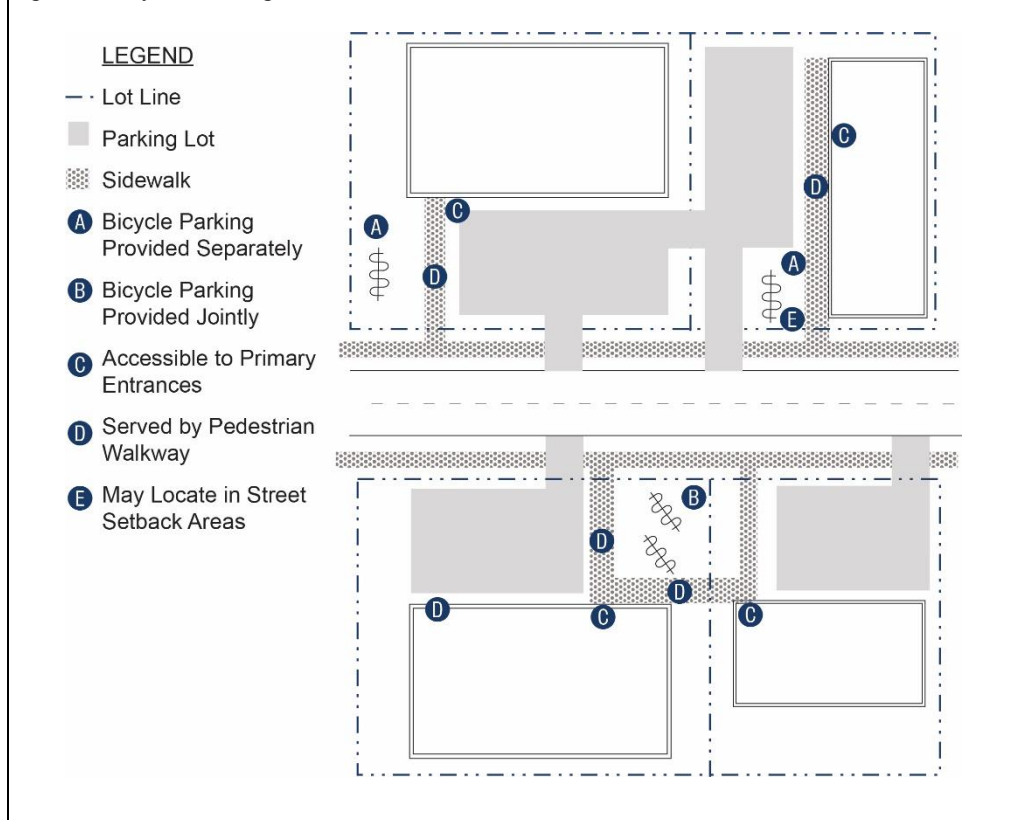
b. Rate of provision.

Bicycle parking spaces shall be provided at a rate of one bicycle parking space for every 20 off-street parking spaces for automobiles. Nothing shall limit the provision of more bicycle parking spaces than are otherwise required.

c. Configuration.

- i. Bicycle parking should be accessible to the primary entrances of the development and located in a visible, well-lit area (see Figure 5 Bicycle Parking).
- ii. Bicycle parking shall be served by a pedestrian walkway connecting the bicycle parking to the closest primary building entrance.
- iii. Bicycle parking shall be located where it does not interfere with pedestrian traffic and is protected from conflicts with vehicular traffic.
- iv. Bicycle parking may be accommodated within street setback areas.
- v. A bicycle rack or other device shall be provided to enable bicycles to be secured.

Figure 5 Bicycle Parking



d. Shared Bicycle Parking Spaces.

Nothing shall limit uses on the same block face from establishing shared or consolidated bicycle parking spaces in central or mid-block locations, provided there are sufficient bicycle parking spaces for all uses sharing the required bicycle parking.

(f) Parking lot configuration.

(1) General.

- a. All required off-street parking spaces shall be located on the same lot as the principal use they serve, except as allowed in Section 30-200 (g) Alternatives.
- b. Required off-street parking shall be maintained for the duration of the principal use and shall not be reduced unless the principal use ceases or changes.
- c. Except where allowed by this Ordinance, off-street parking spaces shall be not be located in any required landscaping or stormwater management area.
- d. Off-street parking spaces shall not protrude into any street, fire lane, drive aisle, sidewalk, greenway, or pedestrian connection.

- (2) Dimensional Standards for Parking Spaces and Aisles. Off-street parking spaces and drive aisles serving them shall comply with the minimum dimensional standards established in the Table of Dimensional Standards for Off-Street Parking Lots.

Table of Dimensional Standards for Off-Street Parking Lots				
Type of Parking Space	Minimum Width (feet)	Minimum Depth (feet)	Minimum Aisle Width (feet) [1]	
			One-Way Traffic	Two-Way Traffic
Parallel (0°)	9	22	12	24
Angled (45°)	10	20	12	24
Perpendicular (90°)	10	20	20	24
NOTES:				
[1] Minimum aisle width shall be measured from edge-of-pavement to edge-of-pavement and shall not include gutters or curbing.				

(3) Compact parking spaces.

- a. Compact car off-street parking spaces with a minimum width of 8.5 feet and a minimum depth of 18 feet may be provided for up to 30 percent of the minimum parking requirements in the Table of Minimum Off-Street Parking Requirements.
- b. In no instance shall the minimum size of a compact parking space be further reduced.

(4) Parking space access.

- a. All off-street parking spaces shall be accessed directly from drive aisles or private driveways and not directly from arterial or collector streets.
- b. All off-street parking areas shall be designed with an appropriate means of vehicular access to a street or alley in a manner that allows for safe vehicular movements.

(5) Vehicle backing. Vehicular use areas shall be designed so that a vehicle is not required to back onto a street to enter or exit the parking lot, a parking space, or a stacking space.

(6) Surface materials. All off-street parking spaces, accessible parking spaces, drive aisles, and vehicular use areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.

(7) Grading and drainage. The parking lot shall be graded, properly drained, stabilized, and maintained to minimize dust and erosion. Parking lots shall not impound stormwater unless surface impoundment is required as a method of stormwater management. However, in no instance shall surface impoundment result in a fewer number of off-street parking spaces than required in the Table of Minimum Off-Street Parking Requirements.

(8) Markings. All parking spaces and lanes in parking lots shall be clearly delineated with paint lines, curbs, or other treatment.

(9) Curbs and wheel stops. All off-street parking spaces shall have curbs or wheel stops located so that no part of the parked vehicle extends onto or over a sidewalk, walkway of six feet in width or less, adjacent property, or landscape area.

(10) Separation from fire protection facilities. No required off-street parking space take place within designated fire lanes or be located within 15 feet of a fire hydrant or other fire protection facility.

(11) Exterior lighting. Exterior lighting in parking lots shall be designed to provide illumination of parking lot areas for the purposes of safe vehicle and pedestrian circulation.

(12) Landscaping. Parking lot landscaping shall be provided in accordance with Section 30-205 Landscaping.

(13) Accessible parking spaces.

- a. Accessible parking spaces for the disabled are required for all forms of development except single-family detached dwellings.
- b. Accessible parking spaces shall be in accordance with the regulations set forth by the Americans with Disabilities Act and the North Carolina Building Code.
- c. Accessible (handicapped) parking spaces shall be provided in accordance with the North Carolina Building Code requirements.

(g) Alternatives.

Development may deviate from the off-street parking requirements in this section through approval of an alternative parking plan accepted by the Zoning Administrator and configured in accordance with the following:

- (1) Deviation from Required Minimum. An applicant may propose a reduced rate of provision for off-street parking less than that specified in the Table of Minimum Off-Street Parking Requirements, in accordance with a parking study prepared by a professional engineer licensed by the State of North Carolina. The parking study shall document why fewer spaces than required will be adequate while still protecting the public's health, safety, and welfare.
- (2) Provision over the Maximum Allowed. An applicant proposing development subject to the standards in Section 30-200 (e) (4) , Off-Street Parking Space Maximum, may propose a total number of off-street parking spaces that exceeds the maximum allowed only through the provision of a parking study prepared by a professional engineer licensed by the State of North Carolina. The parking study shall document why the provision of off-street parking spaces beyond the maximum authorized is necessary for the public's health, safety, or welfare.
- (3) Off-Site Parking. Up to 50 percent of off-street parking space requirements for an existing building may be met by locating required parking in an off-site location, in accordance with the following standards:
 - a. The off-site parking is located within 1,000 feet from the use it serves, as measured from the entrance of the use to the nearest off-site parking space.
 - b. A sidewalk or paved pedestrian walkway is provided to the off-site parking area from the use.
 - c. In cases where the off-site parking is located on land under separate ownership from the use it serves, the off-site parking shall be subject to a written agreement executed by the owners involved and filed with the Zoning Administrator prior to the use of off-site parking facilities. The agreement shall guarantee the long-term availability of the off-site parking in question.
 - d. Should an off-site parking agreement cease, then the use shall be considered a nonconformity, unless the use is brought into compliance with the minimum off-street parking requirements of this section.

(4) Shared parking. The required off-street parking for a use may be met with shared use of the required off-street parking spaces of another use, only in accordance with the following standards:

- a. The use of shared off-street parking spaces shall be subject to a shared parking agreement executed by the landowners of the uses involved, approved by the Zoning Administrator, and recorded in the office of the Register of Deeds for Johnston County where the development is located.
- b. The shared parking agreement shall guarantee the long-term availability of the shared parking spaces in question. Nothing shall limit the percentage of required off-street parking spaces that may be provided through a shared parking agreement.
- c. The shared parking is located within 1,000 feet, as measured from the entrance of the use to the nearest shared parking space.
- d. A sidewalk or paved pedestrian walkway is provided to the shared parking area from the use.
- e. The uses served by the shared parking must have different peak parking demands, differences in hours or days of operation, or otherwise operate such that the uses sharing parking have access to the required minimum number of off-street parking spaces when in operation.
- f. Should the shared parking agreement cease, then the use(s) formerly served by shared parking shall be considered a nonconformity, unless the use(s) is brought into compliance with the minimum off-street parking requirements of this section.

(h) Off-street loading.

(1) Loading facilities required. Every application for a non-residential use shall ensure that adequate off-street loading facilities are provided so that loading vehicles do not occupy required off-street parking spaces, block vehicular access, or prevent appropriate on-site maneuvering.

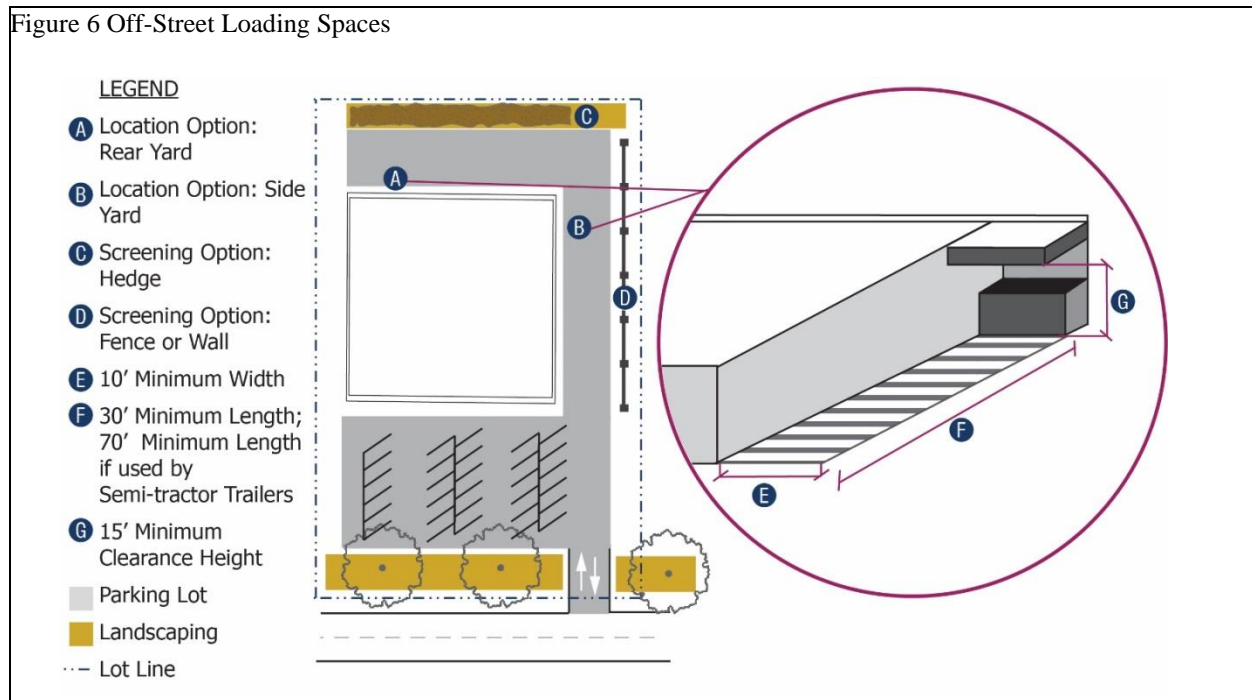
(2) Minimum off-street loading space requirements.

- a. A minimum number of off-street loading spaces is not established; however, if off-street loading spaces are provided, they shall be provided and maintained in sufficient numbers to adequately handle the needs of a non-residential use.
- b. Failure to provide or maintain off-street loading spaces when they are necessary to serve the development is a violation of this Ordinance.
- c. In no instance shall an off-street loading space occupy a required off-street parking space or interrupt the safe operation of vehicles or circulation of pedestrian or bicycles.
- d. Each off-street loading space shall be designed with an appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic circulation.

(3) Location. No off-street loading space shall be located within a required setback or within 30 feet of a street intersection.

- (4) Dimensional standards for loading spaces. When off-street loading spaces are provided, they shall comply with the following minimum requirements (see Figure 6 Off-Street Loading Spaces):
- Except for loading spaces used by semi-tractor trailers, off-street loading spaces shall be at least 10 feet wide and at least 30 feet long.
 - Off-street loading spaces used by semi-tractor trailers shall be at least 70 feet long.
 - Overhead clearance for an off-street loading space shall be at least 15 feet.
 - Off-street loading spaces shall be designed so that no backing onto or from a public street is necessary.

Figure 6 Off-Street Loading Spaces



Sec. 30-201 - Sedimentation, Erosion Control and Stormwater Management

All subdivisions and site-planned developments shall meet the following requirements:

- The Johnston County Stormwater Management Ordinance (Johnston County Land Development Ordinance, Art. VII) and the Stormwater Design Manual, which were adopted by reference on October 12, 2012 as if set out fully in this ordinance;
- The Johnston County Erosion and Sedimentation Control Ordinance, which was adopted by reference by the Town on September 8, 2014; Approved by the Johnston County Commissioners of Oct. 6, 2014 and subsequently approved by the N.C. Sedimentation Control Commission on Nov. 20, 2014;
- Code of Ordinances Section 30-130 Environmentally Sensitive Area District;
- Code of Ordinances Section 30-131 Water Supply Watershed Protection District;
- Code of Ordinances Chapter 14, Flood Damage Prevention.

Sec. 30-202. - Water and sewer.

- (a) *Service by public systems.* All developments shall be served by a public/private water supply and a public/private sanitary sewer system wherever practicable. Fire hydrants of sufficient water pressure to provide adequate fire protection shall be provided where necessary. All proposed public water and sanitary sewer installations shall be approved by the appropriate public utilities department. Certification of such approval shall be submitted to the zoning administrator prior to issuance of any zoning compliance permit for the development being served. No certificate of occupancy for a structure shall be issued until the following documents have been submitted to the zoning administrator:
- (1) Certification that all water/sewer facilities necessary to serve such structure have been completed to the appropriate approving authority standards; and
 - (2) As-built construction drawings of those completed water and/or sewer facilities as required by the utility provider(s).
- (b) *Service by individual systems.* Individual water supply/sewer treatment systems intended to provide potable water/sewer treatment, and/or individual subsurface sewage disposal systems, may be permitted on a parcel/lot, subject to approval by the Johnston County health department. Certification of such county health department approval shall be submitted to the zoning administrator prior to issuance of any zoning compliance permit for the development being served.

Sec. 30-203. - Other utilities.

For all new developments, except residential subdivisions of four lots or less, all utility lines, other than lines used only to transmit electricity between generating stations or substations and three-phase electric power distribution lines, shall be placed underground, and all surface disruptions required for installation shall be rehabilitated to the original or an improved condition.

Sec. 30-204. - Collection of solid waste and recyclables.

All multifamily, mobile home park, office, commercial, institutional and industrial developments should provide secure, safe, and sanitary facilities for the storage and pickup of solid waste and recyclables. Such facilities shall be convenient to collection and shall be appropriate to the type and size of the development or use being served. All solid waste and recyclable storage facilities shall be screened by a solid wall, fence, tight evergreen hedge, or combination of a wall, fence, or hedge in accordance with ordinance provisions. Such screening shall be of sufficient height and design to effectively screen the facility from the view from adjacent properties and streets.



Figure 6B Examples of solid waste dumpster enclosures plan/elevation view.

Sec. 30-205.- Landscaping.

(a) Purpose and intent.

The purpose of these provisions is to establish minimum requirements for the provision and maintenance of functionally adequate, attractive screening and buffering of buildings, site features, and off-street parking areas. These standards are intended to:

- (1) Promote and increase design compatibility between different land uses, while ensuring attractive views from streets and adjacent properties;
- (2) Assist in delineating separations of spaces, structures, uses, and activities on a site, or between adjacent sites; and
- (3) Shield adjacent properties from potentially adverse external impacts of adjacent land uses and activities.

(b) Applicability. The standards in this section apply to the following forms of development:

- (1) New Principal Buildings or Uses. New principal buildings or open uses of land, including publicly-owned buildings or sites, constructed, reconstructed, or established after the effective date of these standards.
- (2) Improvements and Expansions. All improvements, including expansions of principal buildings, parking areas, or open uses of land shall comply with these standards prior to occupancy.
- (3) Multi-Phase Development. Multi-family, non-residential, and mixed-use development that is planned and developed in phases shall be required to install landscaping that is associated with the active phase or phases only, unless an alternative arrangement is otherwise agreed to by the Zoning Administrator. An active phase of a development is the one that is subject to permitted and on-going development activity.

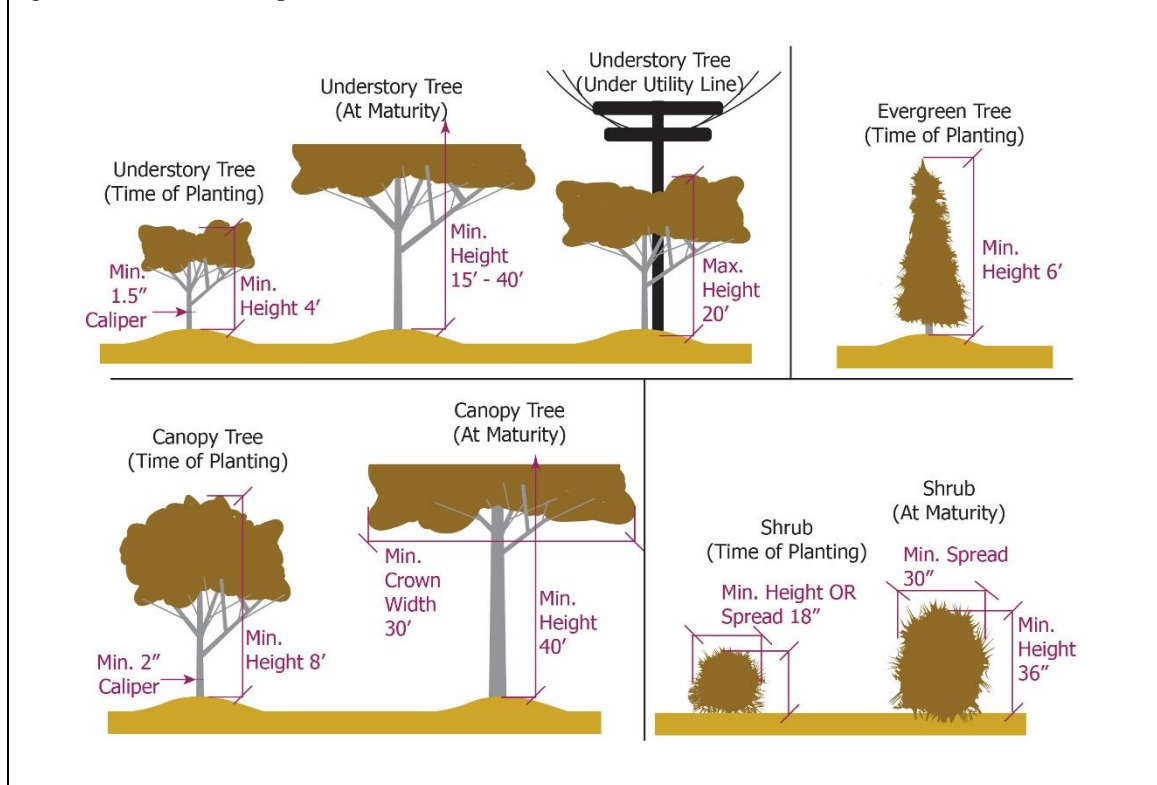
(c) Exemptions. The following forms of development are exempted from these standards.

- (1) Changes to an existing or development of a new proposed single-family detached or duplex dwelling on a residentially-zoned lot.

- (2) Routine maintenance of existing vegetation, such as watering and fertilizing.
 - (3) The removal of dead trees and shrubs, or trees and shrubs that have been diagnosed and determined to be diseased beyond treatment, provided the screening function of the landscaping is maintained or re-established. Failure to maintain the screening function of a required landscaping area is a violation of this Ordinance.
 - (4) Pruning of vegetation, provided the screening function of the required landscaping is maintained. Severe pruning is a violation of this Ordinance and shall require replacement of required vegetation.
 - (5) Repaving or restriping of a parking lot provided there is no increase in parking lot size or the number of parking spaces.
- (d) Timing of review.
- Development subject to these standards shall be reviewed for compliance at the time of site plan, or special use permit, application review, as appropriate. In cases where a development application is considered by more than one review authority, the decision regarding compliance with these standards shall be made by the review authority making the final decision on the application under review.
- (e) Landscape plan required.
- (1) Generally.
 - a. A landscape plan depicting how required landscaping will be planted in accordance with these standards shall be included with an application for site plan, preliminary plat, or zoning compliance, as appropriate, to ensure compliance with this section.
 - b. The landscape plan shall be approved prior to, or concurrent with, the approval of a site plan, preliminary plat, or the issuance of a zoning compliance permit.
 - c. A landscape plan shall contain, at a minimum, the following:
 - i. Location of required planting material;
 - ii. Grouping or clusters of planting material, if proposed;
 - iii. Identification of required plants, including their scientific names;
 - iv. Minimum and maximum dimensions of all planting yard areas;
 - d. Calculations determining the number of canopy trees, understory trees, and shrubs required;
 - e. Locations, species, sizes, and methods of protection during construction for existing vegetation to be retained and counted towards minimum landscaping requirements; and
 - f. Existing topography, or proposed topography where site grading is proposed to occur.
 - (2) Phased Development. Development subject to these standards that is planned in phases may submit a landscape plan for the entire development, or separate landscape plans for each phase, which shall be approved prior to approval of the final plat.

- (3) Landscaping in a Stormwater Retention or Detention Pond. If trees or shrubs are proposed on or within 20 feet of the embankment of a stormwater retention or detention pond, a landscape plan showing the retention or detention pond and surrounding landscaping must be submitted for review to determine that the safety and functionality of the device will not be compromised by the trees or shrubs.
- (f) Plant material specifications.
- (1) Canopy tree size.
- a. Canopy trees shall have a minimum height at maturity of 40 feet and a minimum crown width of 30 feet (see Figure 7 Plant Material Specifications).
 - b. All canopy trees shall have a minimum height of eight feet, or more, and a minimum caliper size of two inches, or more, at planting.
 - c. Evergreen trees shall be a minimum of six feet in height at planting.
- (2) Understory tree size.
- a. Understory trees shall have a minimum height at maturity of 15 to 40 feet, except that trees to be placed below overhead utility lines may not exceed a mature height of 20 feet (see Figure 7 Plant Material Specifications).
 - b. All understory trees shall have a minimum height of four feet, or more, and a minimum caliper size of one-and-one-half (1½) inches, or more, at planting.
 - c. Nothing shall limit the use of multi-stemmed understory trees provided that 25 percent or more of the leaders meet these requirements.
- (3) Shrub size.
- a. All shrubs shall be at least a three-gallon size and have a minimum height or spread of 18 inches at the time of planting (see Figure 7 Plant Material Specifications).
 - b. Shrubs shall reach a minimum height of 36 inches and a spread of 30 inches within three years of planting.
 - c. Decorative grasses may be proposed as a substitute for shrubs, provided the grasses meet the height and spread requirements and are approved by the Zoning Administrator.

Figure 7 Plant Material Specifications



(4) Species.

- Plant materials shall be selected in accordance with the Archer Lodge Plant List (see Appendix section 30-A.3).
- Required landscaping materials shall be cold-hardy for the location where planted.
- Plant species used in required landscaping areas must be native species or species of a locally-adapted nature. Other species require approval by the Zoning Administrator.

(5) Stabilization.

- Required landscaping areas shall be stabilized and maintained with vegetative cover, mulch, decorative gravel, cinders, or other approved materials to prevent soil erosion and allow rainwater infiltration.
- Required landscaping areas with slopes of 15 percent or more shall be stabilized with vegetative cover (not mulch or gravel) designed to minimize erosion. Required vegetative cover shall be established and functional prior to issuance of a certificate of occupancy.
- Use of landscape fabric on slopes of 15 percent or more is discouraged.

(g) Landscaping placement.

- (1) Outside public street rights-of-way. Required landscaping material shall not be located within a street right-of-way.
- (2) Grouping of plant material.
 - a. Except for street trees, vegetation within a Type A perimeter buffer, shrubs around a parking lot, or when vegetation is included as a screening device, required plant material may generally be grouped or clustered, however, the overall screening intent must be adequately addressed.
 - b. Required plant material in a Type A perimeter buffer may not be grouped and shall be planted according to the required on-center spacing in the Table of Perimeter Buffer Configuration.
 - c. Shrubs intended to screen features like refuse collection areas or mechanical equipment may not be grouped if such grouping results in the failure to meet the minimum screening standards of this Ordinance.
- (3) Multiple-lot development. A multiple-lot development is not required to provide perimeter buffers along lot lines internal to the development, but the perimeter of the development shall be subject to the standards in Section 30-205 (k) Perimeter Buffers.
- (4) Easements.
 - a. Trees and shrubs may be located within a required easement on a case-by-case basis with the permission of the easement holder.
 - b. When landscaping is within an easement, the landowner is responsible for replacement of any required vegetation if maintenance or other actions result in its removal.
 - c. When landscaping is planted in a drainage easement, it shall not impact the easement design or impede the flow of water through the easement.
 - d. Where an easement and a required landscape area coincide and there is a prohibition on planting within the easement, then the required landscaping area shall be located outside the easement.
- (5) Setback smaller than required landscaping area. In cases where a required setback is smaller or more narrow than a required landscaping area, the landscaping area width or size shall not be reduced.
- (6) Fire protection system. Minimum clear separation distances required by the current adopted version of the North Carolina Fire Code and any Fire Code appendices adopted by Johnston County shall be maintained for landscaping near a fire protection system.
- (7) Permitted encroachments
 - a. The following features may be located entirely within required landscaping areas, provided the screening function of the landscaping is maintained:
 - i. Principal buildings, provided the minimum setbacks of the zoning district where located are maintained;
 - ii. Fences and walls;

- iii. Berms with a maximum height of 12 feet or less;
 - iv. Landscaping features such as, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths;
 - v. Pet shelters, well houses, and mechanical enclosures;
 - vi. On-grade patios, steps, benches, outdoor fireplaces, playground equipment serving an individual dwelling unit, accessibility ramps, roof overhangs, and fire escapes;
 - vii. Ornamental entry columns, gates, fences, walls, and retaining walls;
 - viii. Flagpoles of 30 feet in height or less;
 - ix. Lamp and address posts;
 - x. Utility cabinets of four feet in height or less;
 - xi. Mailboxes; and
 - xii. Signage.
- b. The following features may cross a required landscaping area in a manner that minimizes the impact to the required landscaping:
- i. Driveways, sidewalks, pedestrian walkways, greenways, or multi-use trails;
 - ii. Utilities; and
 - iii. Stormwater management facilities.
- (8) Prohibited features. The following features shall not be located within a required landscaping area:
- a. An accessory structure or open air use;
 - b. Off-street parking or loading areas; or
 - c. Outdoor storage or display of products for sale.
- (h) Time of installation.
- (1) A certificate of occupancy shall not be issued, until all required plant materials have been placed in accordance with the approved site plan and requirements of this section.
 - (2) In cases where a certificate of occupancy is requested but all required plant materials have not yet been installed or approved by the Town due to limitations of the planting season or commercial unavailability of acceptable plant species, the applicant shall furnish the following:
 - a. A signed contract for the installation of all required landscape materials specifying the types of plant materials yet to be installed and the anticipated date of installation; and
 - b. A performance guarantee for the amount of the contract configured in accordance with the applicable requirements of this Ordinance.
- (i) Maintenance and replacement.

(1) Responsibility.

- a. The responsibility for maintenance of required landscaping areas shall remain with the owner of the property, their successors, heirs, or assignees.
- b. Maintenance is required in order to ensure the proper functioning of the plantings as a landscaped area which reduces or eliminates nuisance and/or conflict.
- c. Damaging or failing to adequately maintain required landscaping material is a violation of this Ordinance.

(2) Maintenance.

- a. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to: watering, mulching, fertilizing, pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
- b. Necessary pruning and trimming shall be accomplished in accordance with the Tree Care Industry Association (TCIA) Standards for the Professional Arborist, and shall not include:
 - i. The topping of trees;
 - ii. Removal of 30 percent or more of the crown material in one calendar year; or
 - iii. Any other similarly severe procedures that may cause irreparable harm to the natural form of the tree.
- c. Dead or diseased plantings shall be removed. Unless specifically exempted (such as understory trees shaded by canopy trees), replacement plantings shall be provided for any dead, diseased, or removed vegetation when such replacement plantings are necessary to meet the standards or this Ordinance or maintain the screening objective of the landscaping material.
- d. Landscape structural features such as walls, fences, berms, or water features shall be maintained in a structurally safe and attractive condition.
- e. Where other uses, including pedestrian and bicycle accessways, are allowed within a required landscaping area, these uses shall be maintained to provide for their safe use.

(3) Excessive pruning or trimming prohibited. Pruning or trimming exceeding the TCIA standards or activities exceeding necessary pruning or trimming identified in this subsection shall be a violation of this Ordinance and shall require replacement of damaged vegetation.

(4) Replacement required.

- a. Any disturbed landscaping areas, areas of preserved existing vegetation, or required plant material shall be replaced in accordance with the approved development application and these standards.
- b. Trees or vegetation that die within one year of construction completion shall be removed and replaced with new vegetation of equal or greater size.

- c. Replacement trees and/or shrubs shall be planted within 180 days of removal of required vegetation.

(5) Revegetation plan required.

In cases where required landscaping or existing vegetation required to be preserved is damaged, disturbed, or removed, a revegetation plan shall be submitted for review and approval by the Zoning Administrator, in accordance with the following standards:

- a. Any tree with a caliper of at least eight inches that is damaged or removed shall be replaced with one or more trees that have a caliper of at least two and one-half (2½) inches and a cumulative caliper equal to or greater than the original tree.
- b. Trees damaged or destroyed less than eight inches in diameter shall be replaced to satisfy the performance criteria of this section.
- c. Shrubs may also be required to restore the landscaping performance criteria for the disturbed area.

(6) Location of replacement trees and vegetation.

- a. Replanting shall be located within the vicinity of the violation.
- b. If the area is too small for sufficient growth, a more suitable location on the site may be selected, as permitted by the Zoning Administrator.

(j) Parking lot landscaping.

All parking lots serving multi-family, mixed-use, and non-residential developments shall comply with the following parking lot landscaping standards.

(1) Interior plantings.

- a. Area to be Landscaped. For the purposes of this section, the interior of a parking lot shall be all of the area within the outer boundary of the parking lot including interior and corner landscape islands intended to fulfill the interior parking lot landscaping requirements, but not including landscaping planted around the perimeter of the parking lot (see Figure 8 Parking Lot Landscaping).
- b. Landscaping islands and strips.

A parking aisle with more than 12 vehicle spaces in a single row shall provide and maintain landscaping islands at each end, or provide landscaping strips along the full length of the row, in accordance with the following standards.

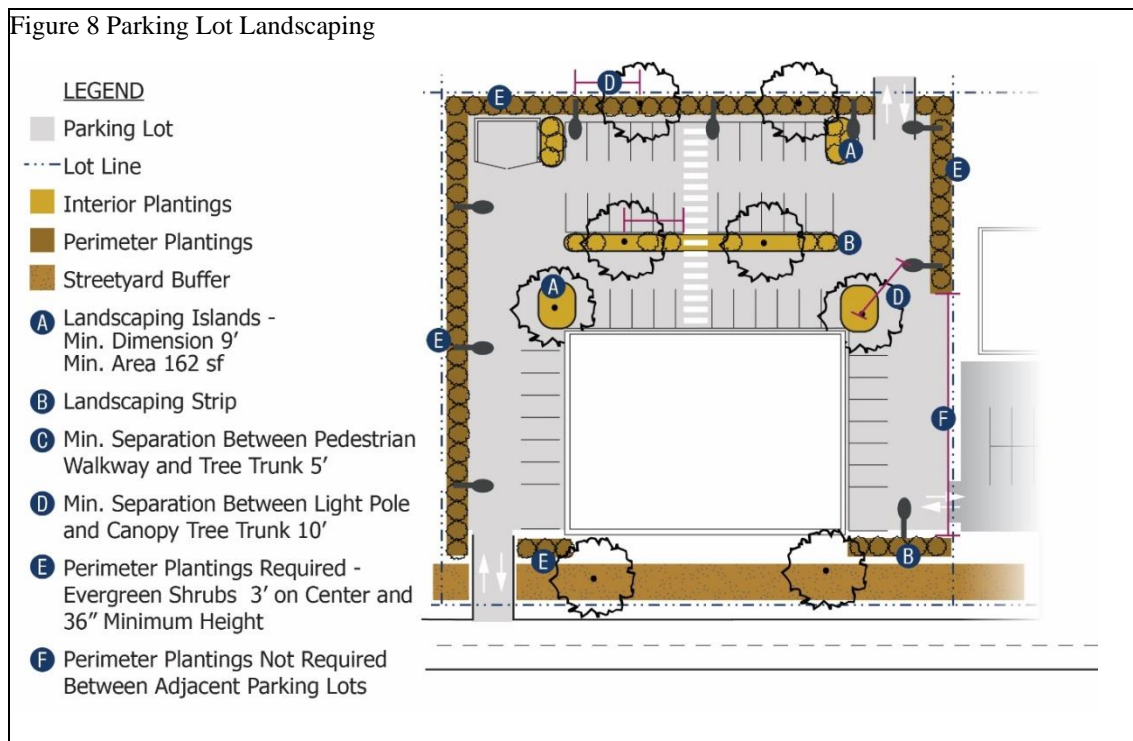
- i. Islands shall have a minimum dimension of nine feet and a minimum area of 162 square feet, including the curb (if curbing is provided).
- ii. Landscape islands that do not contain canopy trees shall contain three or more shrubs and also may contain understory trees.
- iii. Landscaping islands intended for the placement of canopy or understory trees shall maintain a minimum width of nine feet.
- iv. Landscape strips between adjoining rows of parking spaces or serving as driveway medians shall have a minimum dimension of nine feet, including the

curb (if provided). Landscape strips that do not have canopy trees shall include shrubs planted no more than five feet on-center.

- v. Landscaping strips running the full length of a row of parking spaces shall be provided so that no more than six rows of parking spaces are provided without a landscaping strip.
 - c. Separation of light poles and trees. In order to prevent the need to excessively trim required trees within landscape areas and to maintain the effectiveness of parking area exterior lighting, light poles shall be spaced at least ten linear feet from a canopy tree trunk, to the maximum extent practicable.
 - d. Protection of landscape islands.
 - i. Landscape islands shall be protected from vehicle damage by the installation of curbing, wheel stops, or other comparable methods.
 - ii. The placement of plant material within landscape islands shall allow for a two-and-one-half-foot vehicle overhang from the face of the curb or wheel stop.
 - e. Protection from pedestrian walkways. In cases where a pedestrian walkway must be located within five feet of a tree trunk, wooden walkways, pervious pavers, or other methods shall be used to ensure the required tree is not damaged by the walkway.
 - f. Stormwater management. A landscape island may be designed to function as a stormwater management device, provided its landscaping performance function is maintained.
 - g. Structural soil required. Landscaping islands and strips located within a parking lot shall be comprised of properly-prepared structural soil that has been properly amended and cultivated to support healthy vegetation.
- (2) Perimeter plantings.
- a. Intent. Parking lot perimeter landscaping shall be designed to soften the view of the parking lot from an abutting street or development and to filter spillover light from vehicle headlights. Required plant material shall be planted in such a way as to best achieve this intent.
 - b. Location. Required plant material shall be placed adjacent to the perimeter of the parking lot (see Figure 8 Parking Lot Landscaping).
 - c. Planting rate. Parking lot perimeter landscaping shall consist of a single continuous row of evergreen shrubs planted no greater than three feet on-center and within five feet of the parking lot edge.
 - d. Size of plant material.
 - i. Shrubs used for parking lot perimeter landscaping shall be of a minimum size necessary to achieve a maximum height of 36 inches above grade within three years of planting.

- ii. In cases when vegetation provided as perimeter plantings around a parking lot grow to a height exceeding 48 inches above grade, they shall be trimmed or pruned as necessary to maintain a minimum height of 36 inches.
 - iii. It shall be a violation of this Ordinance to remove or severely prune shrubs required as parking lot perimeter vegetation to a height of less than 36 inches.
- e. Alternatives. Perimeter parking lot plantings may be supplemented or replaced through use of a vegetated berm or an opaque fence or wall that meets the screening objective of this section.
- f. Exemptions.
 - i. Where off-street parking lots are adjacent to one another, but on different lots, perimeter plantings or other forms of screening are not required along the common boundary between the two parking lots.
 - ii. Developments consisting of multiple lots that are planned and developed as a single, unified, or consolidated project may be configured so that perimeter plantings are only located around the perimeter of the entire development instead of between parking lots and buildings located within the development.

Figure 8 Parking Lot Landscaping



(k) Perimeter buffers.

- (1) Purpose and Intent. These standards are proposed to eliminate or minimize potential nuisances, such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas through physical and visual separation between land uses in separate zoning districts.
- (2) Applicability.

- a. All development shall comply with the perimeter buffer standards in this section.
 - b. Development shall provide perimeter buffers along the side and rear lot lines in accordance with the Table of Buffer Application.
 - c. Lot lines abutting street rights-of-way shall comply with the standards in Section 30-205 (l) Streetscape Buffers.
- (3) Buffers distinguished. The Perimeter Buffer Configuration Table, establishes the standards for four perimeter buffers, including the minimum requirements for each of the following buffer types:
- a. Type A, Separation Buffer;
 - b. Type B, Intermittent Buffer;
 - c. Type C, Semi-Opaque Buffer; and
 - d. Type D, Opaque Buffer.
- (4) Buffer determination.
- a. The lot or site being developed is the one responsible for providing the required perimeter buffer, which shall be located solely upon the lot or site being developed.
 - b. The type of perimeter buffer required is based upon the zoning district designation of the land being developed as well as the zoning district designation of the abutting lots (see Buffer Application Table).
- (5) Buffer configuration.
- a. Perimeter buffers required by this section shall be located along the outer perimeter of the lot and shall extend to the connecting lot lines.
 - b. In cases where the lot line is within a drainage swale, the perimeter buffer shall extend to the edge of the swale instead of the lot line.
 - c. A perimeter buffer may be located along shared access easements between parcels in nonresidential developments.
- (6) Buffer application. The Buffer Application Table below specifies the type of perimeter buffer that development shall provide between it and adjacent land, based on the zoning district of the development site and that of the adjacent land. The buffer type is indicated by a letter corresponding to one of the four buffer types described in the Perimeter Buffer Configuration Table.

Buffer Application Table				
Zoning District of Developing Land	Zoning District of Land Adjacent to Proposed Development			
	AR, SFR-1	SFR-2, SFR-3	R-MHP, OL, NB	CB
AR, SFR-1	A	C	B	B
SFR-2, SFR-3	C	A	B	B
R-MHP, OL, NB	D	C	A	None
CB	D	D	C	None

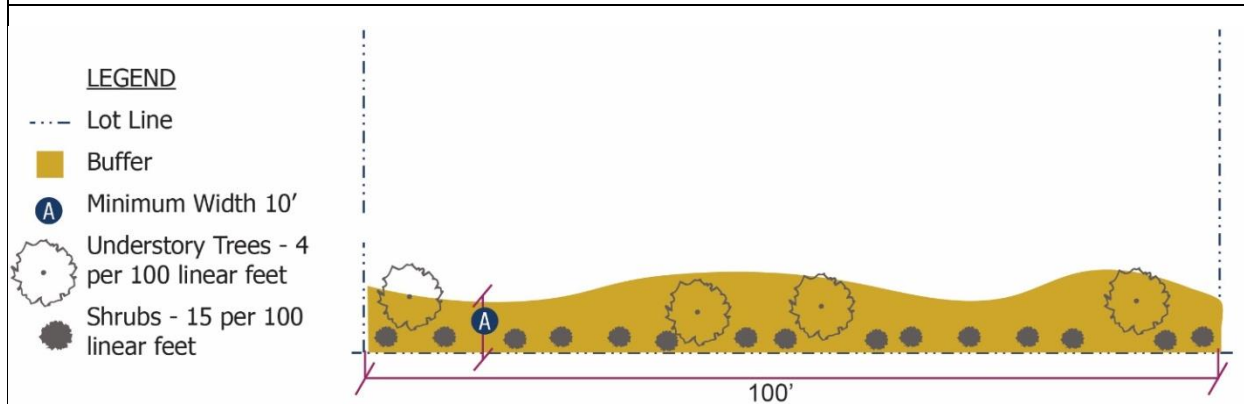
- (7) Exemptions. Developments consisting of multiple lots that are planned and developed as a single, unified, or consolidated project may be configured so that perimeter buffers

are only located around the perimeter of the entire development instead of between lots within the development.

Perimeter Buffer Configuration Table

Type A: Separation Buffer

The Type A Separation perimeter buffer serves as a visual break between land ownership or zoning district designations. It is not intended to provide substantial visual or acoustic buffering. The image below shows an approximation of this buffer type at maturity.



Buffer Configuration	Requirement
Buffer width (feet)	10
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	None
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / None [1]
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [2]	15 / None [1]
Minimum evergreen shrub percentage (%)	50

NOTES:

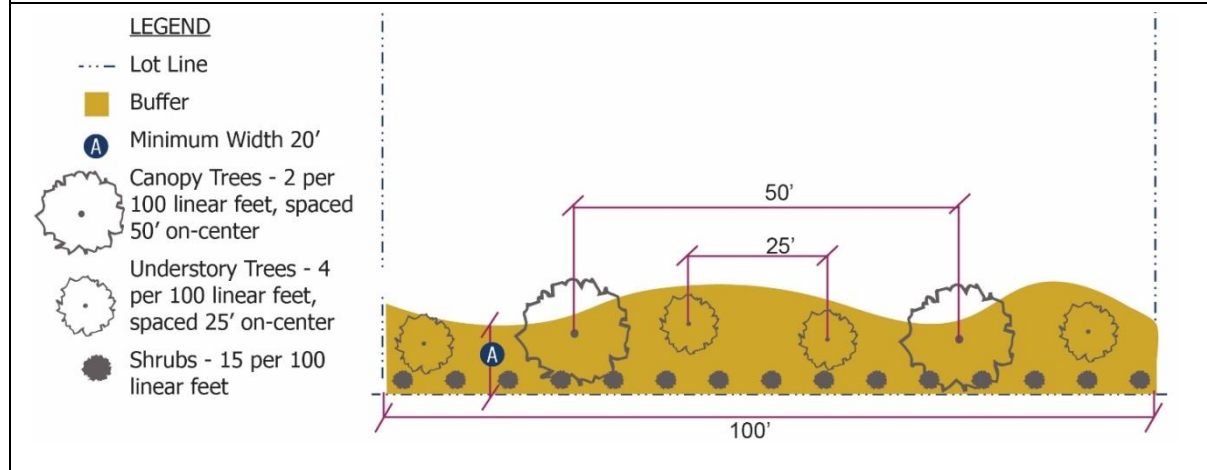
[1] Grouping of trees or shrubs is permitted provided there is no un-vegetated portion of the buffer exceeding 30 feet in length.

[2] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

Perimeter Buffer Configuration Table

Type B: Intermittent Buffer

The Type B Intermittent perimeter buffer functions as an intermittent visual screen from the ground to a height of five feet. It is intended to partially block visibility between different uses but not totally obstruct visual contact from one use to another. The image below shows an approximation of this buffer type at maturity.



Buffer Configuration	Requirement
Buffer width (feet)	20
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	2 / 50
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25 [1]
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [2]	15 / None [1]
Minimum evergreen shrub percentage (%)	60

NOTES:

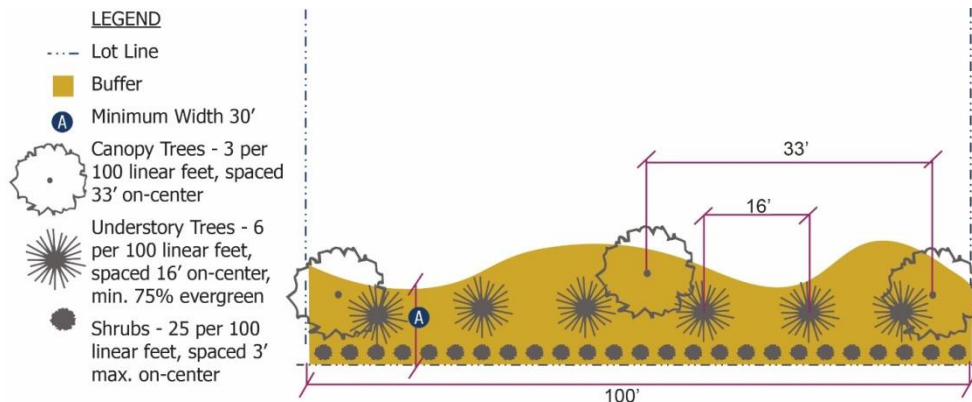
[1] Grouping of trees or shrubs is permitted provided there is no un-vegetated portion of the buffer exceeding 20 feet in length.

[2] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

Perimeter Buffer Configuration Table

Type C: Semi-Opaque Buffer

The Type C Semi-Opaque perimeter buffer functions as a partially opaque screen from the ground to a height of six feet. This type of buffer prevents visual contact between uses but not total obstruction from one use to another. The buffer creates a sense of visual separation but provides only minor acoustic separation. The image below shows an approximation of this buffer type at maturity.



Buffer Configuration	Requirement
Buffer width (feet)	30
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	3 / 33
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	6 / 16 [3]
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [2]	25 / 4 [3]
Minimum evergreen shrub percentage (%)	75

NOTES:

[1] Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.

[2] Provision of a fully-opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.

[3] Grouping of trees or shrubs is permitted within 20 feet of the edge of a street right-of-way provided there is no un-vegetated portion of the buffer exceeding 10 feet in length.

[4] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

Perimeter Buffer Configuration Table

Type D: Opaque Buffer

The Type D Opaque perimeter buffer functions as a fully opaque screen from the ground to a height of eight feet. This type of buffer provides a strong sense of visual and acoustic separation between uses. The image below shows an approximation of this buffer type at maturity.



<p>LEGEND</p> <ul style="list-style-type: none"> --- Lot Line ■ Buffer Ⓐ Minimum Width 40' ☼ Canopy Trees - 4 per 100 linear feet, spaced 25' on-center ☼ Understory Trees - 8 per 100 linear feet, spaced 15' on-center, min. 75% evergreen ● Shrubs - 35 per 100 linear feet, spaced 3' max. on-center 	
Buffer Configuration	Requirement
Buffer width (feet)	40
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	8 / 15
Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [2]	35 / 3
Minimum evergreen shrub percentage (%)	100
<p>NOTES:</p> <p>[1] Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.</p> <p>[2] Provision of a fully-opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.</p> <p>[3] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.</p>	

(1) Streetscape buffers.

(1) Purpose and intent. Streetscape buffers are proposed to soften the view of development from the Town's street rights-of-way, and are intended to:

- a. Enhance pedestrian orientation and encourage pedestrian travel;
- b. Address urban heat islands by providing shade for streets and sidewalks;
- c. Provide shade on sidewalks;
- d. Promote the Town's "sense of place";
- e. Support property values by enhancing the aesthetic character of the Town's streets; and
- f. Provide habitat for flora and fauna.

(2) Applicability.

- a. The standards in this section shall apply to all lot lines bounded by the following features, whether existing or identified in the Town's adopted policy guidance.
 - i. Local streets;
 - ii. Collector streets; and
 - iii. Arterial streets.
- b. In cases where a future street is planned but its approximate location is not indicated on an adopted or approved Town map or plan, streetscape buffering shall not be required on lots abutting the future street alignment.

(3) Exemption. Streetscape buffers are not required along lot lines abutting the following features:

- a. Driveways, private drives, or alleys;
- b. Lot lines abutting platted street rights-of-way that are or have remained unopened for at least 15 years;
- c. Lot frontages where the entirety of the lot frontage is within a required sight distance triangle.

(4) Required plant material. Streetscape buffers shall be configured in one of the following three ways (see Figure 9 Streetscape Buffer Configuration):

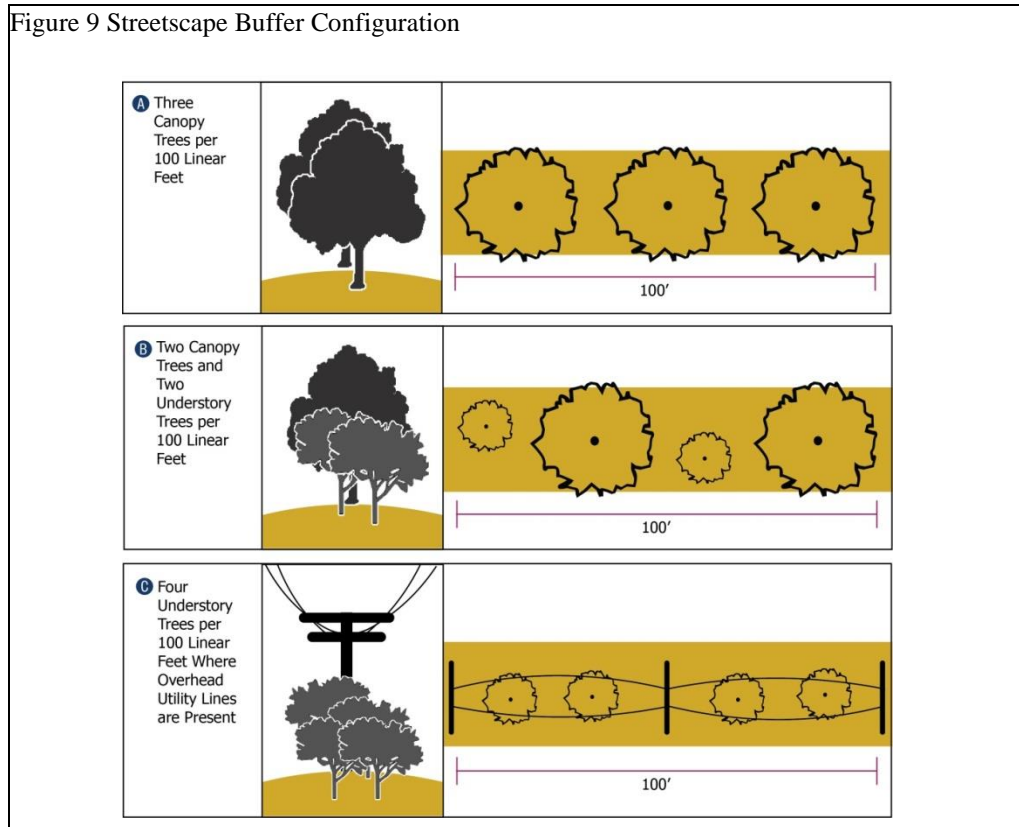
- a. Three canopy trees for every 100 linear feet of lot frontage; or
- b. Two canopy trees and two understory trees for every 100 linear feet of lot frontage; or
- c. Four understory trees for every 100 linear feet, where overhead utilities are present.

(5) Placement.

- a. Vegetation required as part of a streetscape buffer shall be located outside the street right-of-way.
- b. Canopy trees shall be located within ten feet of the right-of-way edge.

- c. Understory trees shall be located within five feet of the right-of-way edge.
 - d. An alternative location may be approved by the Zoning Administrator in cases where underground utilities, drainage easements, topography, or other obstructions make placement of streetscape buffer vegetation in accordance with these standards impractical.
- (6) Prohibited features. Off-street parking, off-street loading, merchandise display, or outdoor storage shall not take place within a required streetscape buffer.

Figure 9 Streetscape Buffer Configuration



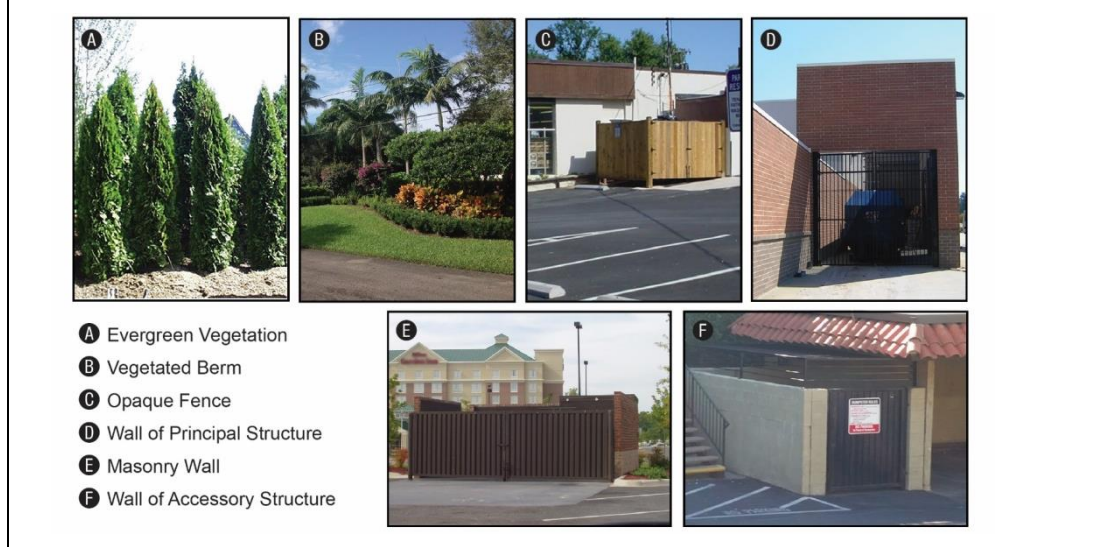
(m) Screening.

- (1) Purpose and intent. These standards are intended to reduce the visual impact of solid waste collection structures, service areas, and mechanical equipment upon the public realm and adjacent lots as well as to enhance the aesthetics of development in the Town.
- (2) Applicability. Unless exempted in accordance with Section 30-205 (c) Exemptions, the standards in this section apply to the following:
 - a. Principal buildings constructed or open uses of land established after the effective date of these standards;
 - b. Changes in use;
 - c. Expansions of principal building floor area 1,000 or more square feet or expansions of off-street parking of 2,000 or more square feet;
 - d. Solid waste collection dumpsters, bins, and compactors;

- e. Recycling facilities (including cardboard recycling);
 - f. Ground-based climate control equipment;
 - g. Ground-based mechanical equipment (including electrical generators);
 - h. Above ground storage tanks; and
 - i. Loading equipment.
- (3) Exemptions. Solid waste collection facilities and mechanical equipment serving single-family detached and duplex dwellings shall be exempted from these standards, but these standards shall apply within manufactured home parks.
- (4) General standards.
- a. Location. No site features subject to these standards shall be located between the principal structure and the street it fronts.
 - b. Screening required. Site features subject to these standards shall be screened from view from streets, public parks, urban open space set-asides, single-family detached residential dwellings, and duplex dwellings.
- (5) Screening methods.
- a. Site features subject to these standards shall be screened by any of the following methods, in single use or in combination (see Figure 10 Screening Methods):
 - i. Evergreen vegetation configured to provide a fully-opaque screen to a minimum height of six feet within four years of planting;
 - ii. Vegetated berms supplemented with plantings as necessary to provide a fully-opaque screen to a minimum height of six feet within three years of planting;
 - iii. An opaque fence constructed of treated wood, rot-resistant wood (such as cypress or redwood), plastic, or vinyl;
 - iv. A masonry wall constructed of brick, textured concrete masonry units, or stuccoed block; or
 - v. Walls of a principal or accessory structure.
 - b. In no instance shall a chain link fence with plastic slats or attached fabric meet the opacity requirements for screening in this Ordinance.
 - c. Screening techniques shall be of sufficient height and design to effectively screen the facility from the view from adjacent properties and streets.
- (6) Specific standards for solid waste and recycling facilities exceeding 100 gallons of capacity.
- a. Solid waste and recycling receptacles shall be so located so as to be convenient for collection and shall be appropriate to the type and size of the development or use being served.
 - b. All trash and recycling receptacles shall meet the minimum setback requirements of the underlying zoning district.

- c. All required dumpster, recycling, and trash handling facilities shall be designed with appropriate means of access to a street or alley in a manner that will least interfere with traffic movement and will most facilitate the service of the facilities.
- d. Space allocated to any trash handling facilities shall not be used to satisfy the space requirements for off-street parking or loading facilities, nor shall any parking or loading spaces be used to satisfy the space requirements for any dumpster or trash handling facility.

Figure 10 Screening Methods



(n) Planting flexibility.

(1) Credit for existing vegetation.

- a. In order to encourage the preservation of established, healthy vegetation, credit shall be given towards the landscaping requirements in this section for preservation of existing trees and shrubs that are pre-existing within required landscaping areas at a rate of 1.25 times the amount of existing, healthy vegetation to be retained.
- b. Vegetation to be credited towards these requirements shall be protected with tree protection devices approved by the Zoning Administrator before and during development of the site and maintained thereafter in a healthy growing condition.

(2) Revisions to approved landscape plans. Due to seasonal planting problems and/or a lack of plant availability, approved landscape plans may require minor revisions. Minor revisions to planting plans may be approved by the Zoning Administrator if:

- a. There is no reduction in the quantity of plant material.
- b. There is no significant change in size or location of plant materials.
- c. The new plants are of the same general category (i.e., canopy tree, understory tree, evergreen, or shrub) and have the same general design characteristics (mature height, crown spread, etc.) as the materials being replaced.

(3) Alternative landscape plans.

An alternate landscape plan that allows modifications to the requirements of this section may be approved by the Zoning Administrator in accordance with the following.

- a. Conditions Justifying Alternative Landscape Plan. Any of the following natural physical conditions may be used as a justification for an alternative landscape plan:
 - i. Wetland areas;
 - ii. Topography;
 - iii. Non-arable soils;
 - iv. Difficult or unusual lot configuration;
 - v. Utility, access, drainage, or maintenance easements;
 - vi. A desire to retain existing on-site vegetation;
 - vii. Natural rock formations;
 - viii. Required landscaping areas that are in permanent shade resulting from a building or structure; and
 - ix. Impractical situations that would result from application of this section.
- b. Intent. To be approved, any alternative landscape plan shall meet the intent of the applicable planting yard(s) and the purpose and intent of the landscaping standards of this section.
- c. Allowable modifications. The following landscape standards may be modified by an alternate landscape plan.
 - i. The location of required plant materials;
 - ii. The width of required planting areas;
 - iii. The configuration of required plant materials; and
 - iv. The number of required plant materials.
- d. Justification required. The alternative landscape plan shall include justification for the modifications requested, based upon but not limited to, the following:
 - i. The presence or planned location of public utilities, infrastructure, or easements;
 - ii. The location of existing healthy vegetation or other beneficial site features to be retained after development;
 - iii. The size, shape, or topographic elevation of the site relative to the street(s) it abuts; and
 - iv. The need to protect solar access or avoid permanently shaded areas on the site.

Sec. 30-206. - Outdoor lighting standards.

- (a) In developments contemplating the use of outdoor lighting to ensure the security of property and the safety of persons using such development, streets, sidewalks and facilities, all principal entrances to the development, and internal areas as appropriate, should be sufficiently lighted to ensure the safety of residents and the security of the building. Refer to Appendix, Sec 30-A.7 - Information Required on Lighting Plans.
- (b) All streets within a major subdivision shall incorporate a street lighting system to ensure the security of property and the safety of persons using such development, streets, driveways and facilities.
- (c) Down lighting shall be provided where possible. Overflow lighting shall be prohibited, and all light pollution shall be minimized to the greatest extent practical.
- (d) All development shall incorporate street lighting and signs per the standards of Appendix, Sec. 30-A.7 which are adopted by reference as if incorporated fully herein to ensure the security of property and the safety of persons using such development, streets, driveways and facilities.

Sec. 30-207. - Accessibility for the handicapped.

Except for single-family dwellings, all buildings and facilities used by the general public shall be accessible to and usable by the physically handicapped in accordance with the building code provisions as established by the state.

Sec. 30-208 – Transportation impact analysis.

A traffic impact analysis shall be required according to the requirements and standards of section 30-348, **Traffic Impact Analysis (TIA) Submittal Requirement.**

Sec. 30-209. - Commercial building design standards.⁵

- (a) Purpose and intent.

These commercial design standards supplement the applicable zoning district and use-specific standards of this Ordinance and provide minimum requirements for the design of commercial development. These standards are intended to provide clarity on the Town's expectations for new commercial development quality and appearance. More specifically, the purpose of these standards is to:

- (1) Implement the policy guidance from the Comprehensive Plan regarding protection of the desired small-town community character;
- (2) Assure a fair and consistent application of the commercial design standards to new development and redevelopment;
- (3) Foster increased compatibility between commercial development and nearby residences;
- (4) Encourage the maintenance of a village atmosphere; and

⁵ This section has been reviewed by the Planning Board and Town Council.

(5) Promote property values and protect existing public and private investment.

(b) Applicability.

The standards in this section shall be applied to the following forms of development and land use activities:

- (1) New Commercial Development. The establishment of new principal structures containing or intended for a commercial, office, personal service, retail, restaurant, or light industrial use type, as identified in the principal table of uses found in this Ordinance.⁶
- (2) Changes in use. Changes in use of an existing principal building or development site where the new use is subject to these commercial design standards but no additions or expansions are proposed shall comply with the requirements in Section 30-209 (e) Site Configuration Standards, but are not required to comply with the standards in Section 30-209 (f) Building Configuration.
- (3) Additions and expansions to existing development. Increases in an existing commercial building's floor area or a commercial site's impervious surface by 51 percent or more beyond that in existence on the effective date of these standards shall require full compliance with these provisions.
- (4) Reconstruction of existing buildings. Reconstruction of an existing commercial building shall be treated as new development for the purposes of these standards.

(c) Exemptions.

- (1) The standards in this section shall not apply to the following forms of development:
 - a. Commercial development existing prior to effective date of these standards unless subject to a change in use, reconstruction, addition, or expansion;
 - b. Commercial development taking place as part of a bona fide farm;
 - c. Commercial development subject to a historic landmark designation or subject to standards applicable in a local historic district; and
 - d. Development of civic, religious, or fraternal organization use types.
- (2) Adult uses and gaming establishments shall be exempted from the transparency standards in Section 30-209 (f) (8) Transparency.

(d) Timing of review.

Development subject to these standards shall be reviewed for compliance at the time of site plan, special use permit, or conditional rezoning application review, as appropriate. In cases where a development application is considered by more than one review authority, the decision regarding compliance with these standards shall be made by the review authority making the final decision on the application under review.

⁶ This language anticipates the development of a consolidated principal use table; if such a table is not prepared, this section needs to be revised to site specific use types from the zoning district language.

(e) Commercial site configuration standards.

Development subject to these commercial design standards shall comply with the following:

(1) Building placement

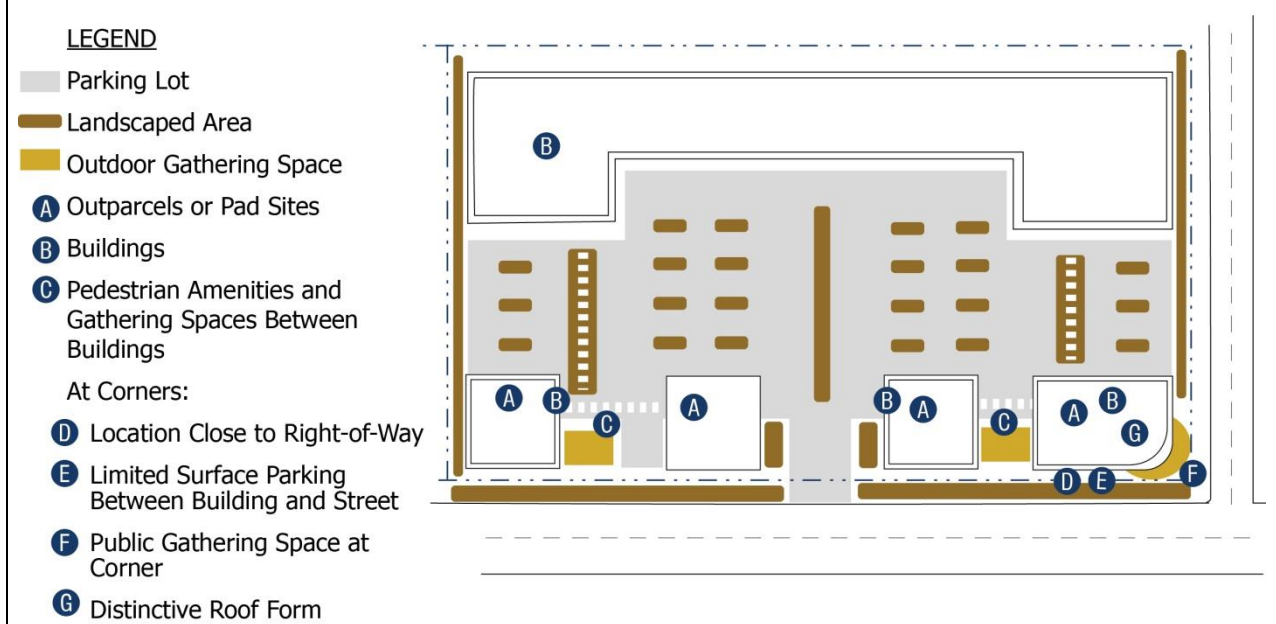
- a. All principal and accessory buildings shall be set back at least 20 linear feet from the ultimate right-of-way boundary of any adjacent street. The ultimate right-of-way boundary location shall be as indicated in the Town's adopted policy guidance, the applicable comprehensive transportation plan adopted by NC CAMPO, or as indicated by the NCDOT. In cases where the ultimate right-of-way boundary is not identified, the building setback shall be measured from the centerline of the existing right-of-way outwards for a minimum distance corresponding to one-half of the currently specified right-of-way width plus 20 feet.
- b. All development subject to these standards shall have a maximum setback of 50 feet from the ultimate right-of-way boundary of any adjacent street.

(2) Outparcel development.

Development on outparcels or pad sites associated with a commercial development shall comply with the following requirements (see Figure 11 Outparcel Development):

- a. Spaces between buildings on outparcels or pad sites shall include pedestrian amenities such as plazas, seating areas, and gathering places in addition to off-street parking spaces.
- b. Outparcel buildings on lots at street corners shall be located and configured to define the corner through a combination of:
 - i. Locating the building as close to the rights-of-way as is practicable;
 - ii. Limiting surface parking between the building and the streets;
 - iii. Providing a public gathering space adjacent to the corner; and
 - iv. Distinctive roof form or other pedestrian features such as porches, canopies, or arcades.

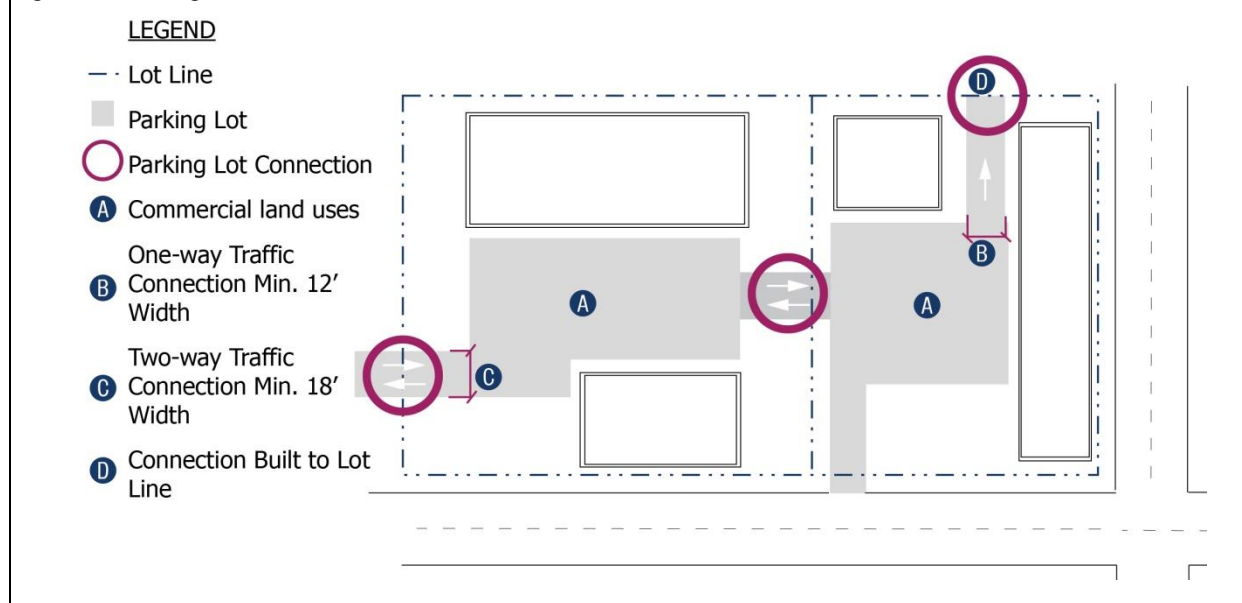
Figure 11 Outparcel Development



(3) On-site circulation

- a. All driveways shall be constructed so that vehicles can enter and exit from a lot without posing any substantial danger to themselves, pedestrians, bicycles, or vehicles traveling on abutting streets and that any interference with the free and convenient flow of traffic on abutting or surrounding streets is minimized. In no instance shall a driveway be configured so that a vehicle must back onto an arterial, collector, or thoroughfare street.
- b. Driveways shall be as nearly perpendicular to the street right-of-way as possible.
- c. In cases where two or more commercial uses are located on adjacent lots along a street, the off-street parking lots serving the uses shall be connected to one another so that a vehicle may travel from one establishment to another without use of the street network (see Figure 12 Parking Lot Connection). Where a required parking lot connection eliminates a required landscape planting area or required off-street parking space, the landscaping and off-street parking requirements shall be reduced to accommodate the parking lot connection. Compliance with this standard shall be waived in cases where a parking lot connection would create unsafe turning movements or pedestrian conflicts.

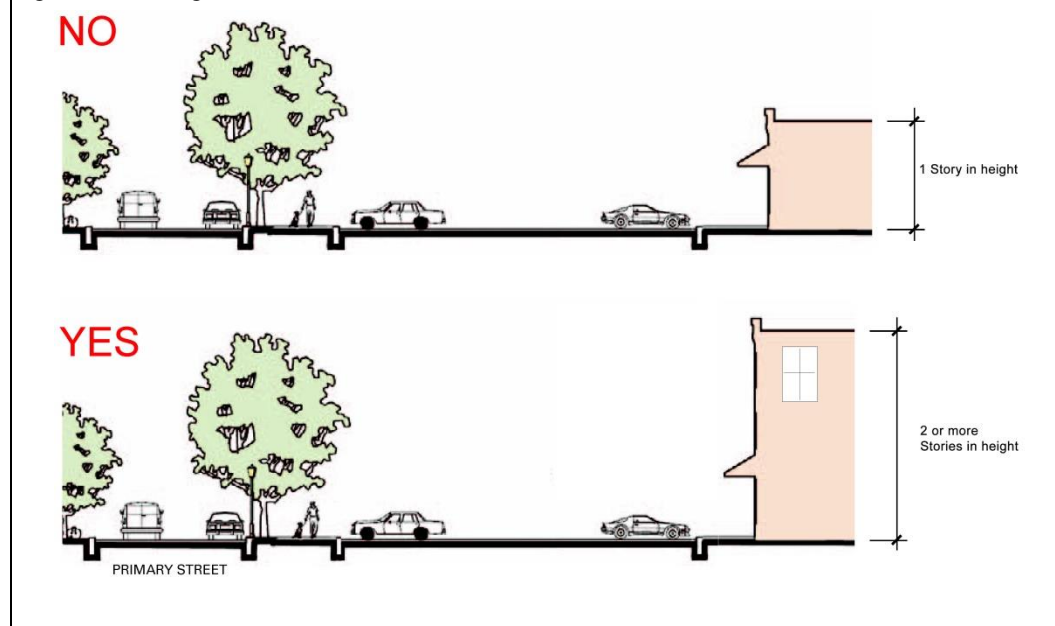
Figure 12 Parking Lot Connection



(4) Off-street parking location.

- a. The placement of all off-street parking to the side or rear of the building it serves is strongly encouraged. Buildings of one story in height may have up to one single-loaded row of off-street parking spaces between the front façade of a building and the street it faces.
- b. Buildings of two stories in height may have up to two rows of parking spaces between the front façade of a building and the street it faces (see Figure 13 Parking Placement).
- c. Multi-building developments shall be configured so that off-street parking areas are internal to the site and located behind the buildings located adjacent to streets.

Figure 13 Parking Placement



(5) Signage.

- a. No flashing, moving, or portable signs shall be permitted.
- b. In no instance shall a window sign or signage placed on or in a window or transparent door obscure more than two square feet of the window or door's total area.

(6) Service areas.

- a. Off-street loading areas, service areas, refuse/recycling collection areas, and outdoor storage of equipment or raw materials shall be located to the side or rear of a principal building. In addition, such features shall be screened through the use of an opaque fence or wall of a minimum height necessary to obscure views from on-site and off-site locations.
- b. Outdoor display of products available for sale may be located in front of a principal building and are not required to be screened provided these areas are physically accessible to patrons. Areas utilized for the display of products for sale that are not physically accessible to patrons shall be considered areas of outdoor storage and shall be located and screened in accordance with these standards.

(7) Equipment screening.

- a. All ground-based and roof-mounted equipment shall be fully screened from view from adjacent streets, parks, open space, and residentially-used lots (see Figure 14 Rooftop Screening).
- b. Wall-mounted mechanical equipment mounted at heights over 36 inches from grade and measuring 16 inches or more in any dimension shall be fully screened, concealed, or camouflaged to minimize its appearance from adjacent streets, parks, open space, and residentially-used lots.

Figure 14 Rooftop Screening



(8) Stormwater control measures.

- a. Stormwater control measures, including, but not limited to retention ponds and detention basins, shall either be configured as site amenities or be fully screened from view on all sides by evergreen opaque vegetation reaching a minimum height of six feet above grade within three years of planting.
- b. Stormwater control measures (SCMs) shall be considered as site amenities when all of the following are present:
 - i. They are not surrounded by a fence intended to exclude pedestrians;
 - ii. Finished grades around the SCM do not inhibit walking;
 - iii. They include landscaping features such as trees and shrubs;
 - iv. There is some form of central feature or focal point such as a fountain; and
 - v. Seating or a walking path is provided adjacent to the SCM.

(9) Utilities.

New utility service, including electricity, required to serve development subject to these standards shall be located underground. Nothing in these standards shall be construed to require existing above-ground utilities to be placed underground as part of new development.

(f) Building configuration standards.

Buildings subject to these commercial design standards shall comply with the following:

(1) Maximum building size.

Individual principal buildings subject to these standards shall maintain a maximum total floor area in accordance with the following:

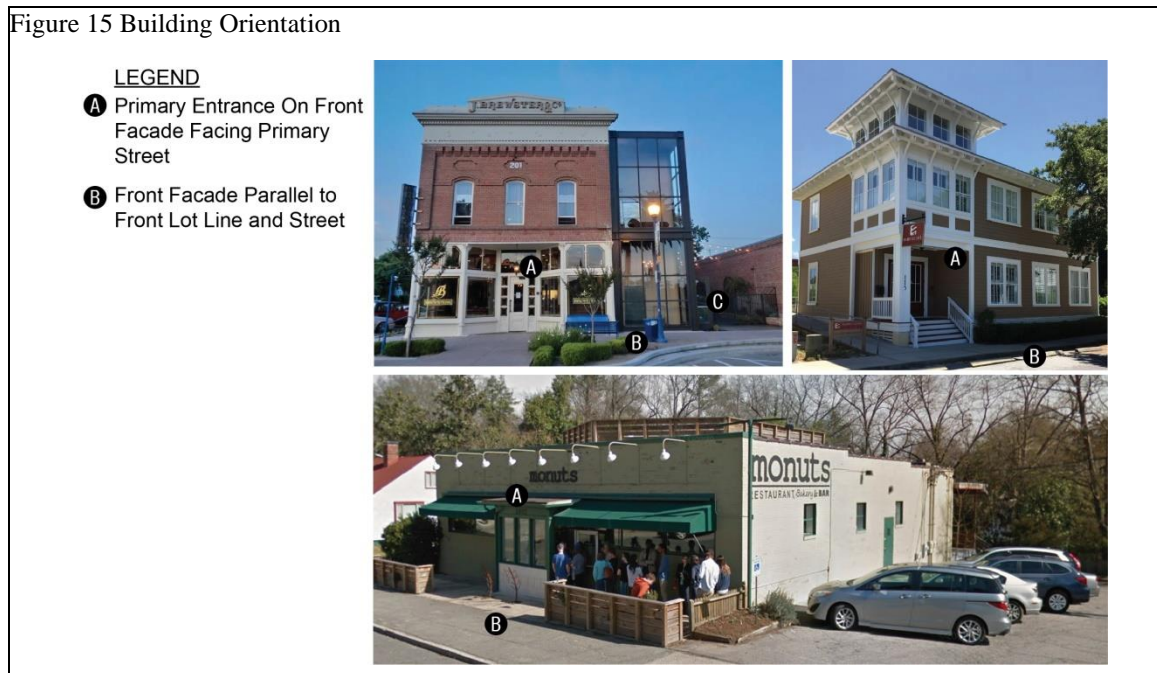
- a. Lots that front and are accessed by an arterial or thoroughfare street may include up to one principal building with a maximum total floor area of 40,000 square feet.

- b. Lots that front and are accessed by a collector street may include up to one principal building with a maximum total floor area of 25,000 square feet.
- c. Lots that front and are accessed by a local street may include up to one principal building with a maximum total floor area of 10,000 square feet.
- d. Nothing shall limit the cumulative total amount of floor area within a multiple building development, provided that the largest principal building does not exceed the applicable maximum set forth in this section, and provided that each additional building within the multi-building development is no larger than 50 percent of the applicable maximum building size.

(2) Orientation.

- a. The primary entrance shall be architecturally and functionally designed on the front facade facing the primary street (see Figure 15 Building Orientation).
- b. Except for multi-building developments such as shopping centers or campus-style developments, the front facade of the principal structure shall be parallel to the front lot line and street.
- c. Nothing shall limit a secondary entrance from facing an off-street parking lot.

Figure 15 Building Orientation

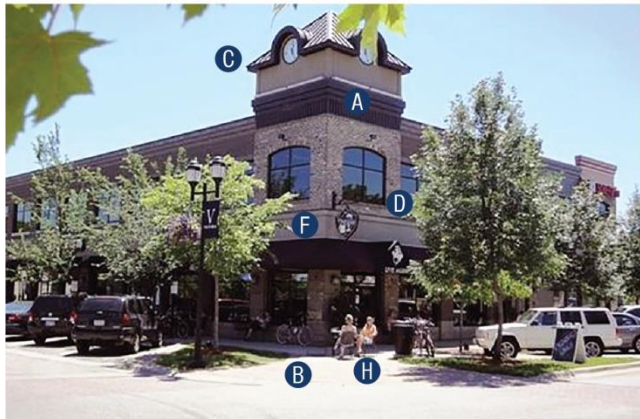


(3) Primary entrance.

- a. Building entrances shall be designated as a primary or a secondary entrance by the applicant, but each principal building shall have at least one primary entrance. Nothing shall limit a building from having multiple primary entrances.
- b. Primary building entrances shall be visually prominent and shall include at least three of the following features (see Figure 16 Primary Building Entrances):
 - i. Changes in building material or color;

- ii. Changes in paving or walking surface materials;
- iii. A significant architectural feature that extends above the primary roof height;
- iv. A projection or recess of at least five feet beyond the adjacent wall plane;
- v. Outdoor pedestrian gathering or seating areas capable of serving at least five people at the same time;
- vi. A canopy, awning, portico, archway, arcade, or other covering that extends outwards from the building wall by at least five feet;
- vii. Glazing that extends upwards for at least 75 percent of the building's height proximate to the entrance door(s);
- viii. Architectural detailing around the entryway such as tilework, entablature, or integrated moldings; or
- ix. Fountains, artwork, or landscaping plantings in raised planters immediately adjacent to the entrance door(s).

Figure 16 Primary Building Entrances



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> A Change in Building Material or Color B Change in Paving Material C Significant Architectural Feature D Projections or Recesses | <ul style="list-style-type: none"> E Canopy, Gallery or Arcade F Architectural Detail Such as Tile Work G Landscaping Planter H Outdoor Pedestrian Gathering Area |
|---|---|

(4) Exterior materials.

a. Configuration.

- i. Where two or more materials are proposed on a building façade, the heavier or more massive material (like stone) shall be located below the lighter or less massive material (stucco).
- ii. Heavier details may be permitted as details on corners or around doors and windows.

- iii. Material changes shall take place at locations such as the intersection of building wings, the intersection of differing storefronts or leaseholds, interior corners, or other logical locations.
- iv. Material changes shall not take place at outside corners and material returns shall be included to a logical termination point past an exterior building corner such as a bump-out, building wing, or change in wall direction (see Figure 17 Commercial Building Materials).

Figure 17 Commercial Building Materials



b. Prohibited materials.

The following materials shall be prohibited on any primary or secondary building façade walls:

- i. Untextured tilt-up concrete panels;
- ii. Pre-fabricated steel panels;
- iii. Corrugated sheet metal;
- iv. Smooth-face concrete blocks;
- v. Vinyl siding, soffit, or fascia;
- vi. Synthetic stucco within two feet of the grade;
- vii. Asphalt shingles or siding; or
- viii. Mirrored glass.

c. Color.

- i. Primary Colors. Overly bright, neon, or “day-glow” colors shall not be used as primary exterior building colors. Nothing shall limit traditional community material colors.
- ii. Accent Colors. Building trim and accent areas may feature brighter colors, including primary colors, but these colors may not comprise more than 15 percent of any building facade.

d. Compatibility in multi-building developments

Buildings on outparcels or pad sites shall incorporate materials that are similar to and compatible with those used on the primary buildings in the development.

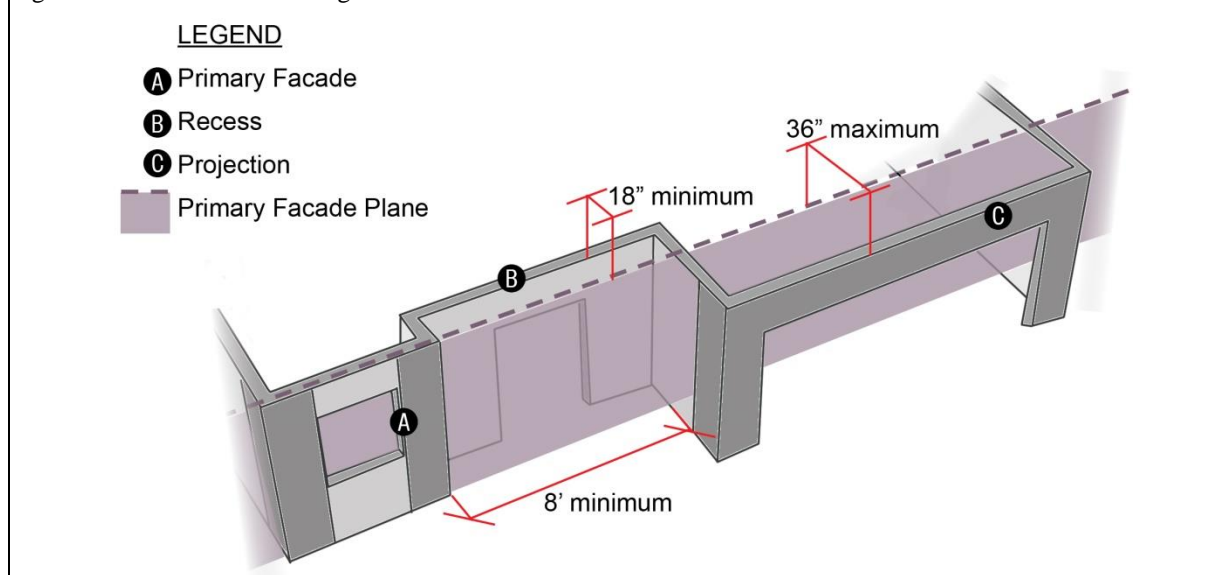
Corporate or prototypical architecture shall be reconfigured as necessary in order to comply with this standard.

(5) Building Articulation.

Buildings subject to these standards shall be configured so that no single facade visible from a street shall extend for longer than 35 linear feet without inclusion of one or more of the following features:

- a. The use of projections or recesses in the building façade wall with a depth of between 18 inches and 36 inches from the primary facade plane and a minimum span of eight feet (see Figure 18 Commercial Building Articulation);
- b. The use of columns, pilasters, or other architectural detail harmonious with the general design of the structure with a minimum width of eight inches and spaced no less than every ten feet on-center;
- c. Distinct changes in building materials or colors from grade to the roof; or
- d. A single vertical accent or focal point extending well above the primary roofline, such as a tower feature, located on a prominent building corner.

Figure 18 Commercial Building Articulation



(6) Roof Form

- a. Roof pitches less than 3:12 and flat roofs shall require a parapet wall on all building sides visible from a street.
- b. Parapet walls, when provided, shall fully screen all roof-top mechanical equipment from view from the street and shall include decorative cornices or caps.
- c. A pitched roof shall have eaves that extend a minimum of 12 inches beyond the building face.

- d. Gable roofs shall incorporate roof rakes that project outwards a minimum of at least 12 inches from the building face.

(7) Canopies.

Except for canopies associated with fuel sales, overhead canopies intended to cover the vehicles of patrons shall be configured in accordance with the following standards:

- a. The total number of canopies shall be limited to one per building;
- b. The canopy shall be physically connected to the principal structure;
- c. The canopy shall be located to the side or rear of the structure, or configured so that it has the appearance of being enclosed by building walls on at least two sides;
- d. The canopy shall be configured of consistent or complimentary materials and colors as the primary exterior materials, including canopy supports;
- e. The canopy shall be subject to maximum height standards for buildings in the zoning district where located; and
- f. Any exterior lighting from under the canopy shall be configured so that the source of illumination (the bulb) is recessed into the canopy and is not visible from off-site areas.

(8) Transparency.

- a. Buildings subject to these standards shall be configured so that building facades visible from streets shall include a window or functional general access doorway at least every 20 feet along the façade (see Figure 19 Commercial Transparency). False windows or display casements are an allowable alternative, as approved by the Zoning Administrator.
- b. At least 25 percent of the first ten feet in height of a facade facing a street shall be transparent.
- c. Ventilation grates or emergency exit doors located at the first floor level oriented toward a street shall be decorative.

Figure 19 Commercial Transparency

EXAMPLE

First Floor Facade: 10' x 20' = 200 sf

Transparency:

2 Windows at 28 sf Each = 56 sf

Glass Door & Transom = 27 sf

First Floor Facade Transparency:

$$83' \div 200' = 41.5\%$$

(Minimum First Floor Facade Transparency Requirement: 25%)



(9) Lighting.

- a. Buildings subject to these standards shall not include neon lighting that is visible from off-site areas.
- b. In no instance shall any exterior lighting flash, blink, or give the appearance of movement.
- c. LED lighting strips around windows or doors are prohibited on the building exterior or within the interior if the lighting strip is visible from off-site areas.

(f) Definitions The definitions below apply only to this section 30-209.

ACCESSORY BUILDING	A detached subordinate or incidental structure, the use of which is incidental to the principal structure and which is located on the same lot as the principal structure.
ADDITION OR EXPANSION	An extension or increase in the floor area or height of a building or structure.
ADJACENT	A parcel of land or development that shares all or part of a common lot line or boundary with another parcel of land, or a parcel of land that would abut another parcel of land, but for the fact a street, waterbody, or right-of-way divides the parcels.
ADOPTED POLICY GUIDANCE	The combined future land-use policy guidance provided by the adopted comprehensive plan, area or corridor plans prepared for specific parts of the Town, and system plans related to the Town's infrastructure systems.
ARCADE	A series of arches supported by piers or columns. It is typical for an arcade to have habitable floor space directly above it.
ARTERIAL STREET	A street designated as an arterial street in the Town's adopted policy guidance, the applicable comprehensive transportation plan, or by the NCDOT.
ARTICULATION	The presence or projections, recesses, or other architectural features along a building façade.
BUILDING	A structure having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, or chattels.
BUILDING PROJECTION	An extension of a building wall or building façade projecting outwards from the primary building façade plane typically used to provide visual interest, contain an entrance, or conceal or screen a service element of site feature like a refuse collection container.
BUILDING RECESS	An inset or indentation of a building wall or building façade from the primary building façade plane typically used to accommodate windows, walk-up service features, doorways, or pass-throughs.
BUILDING WING	A portion of a building that is subordinate to the main or central part of the structure. Building wings may share a wall with the main or central part of the building or be joined to it by another ancillary structure like a hallway or a colonnade.
BUMP OUT	See "Building Projection."
CANOPY	A permanent structure other than an awning made of cloth, metal, or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature. A canopy is not a completely enclosed structure.
CHANGE OF USE	The change in the use of a building, structure, or land. "Change of use" includes a change from one use type to another use type.
COLLECTOR STREET	A street designated as an collector street in the Town's adopted policy guidance, the applicable comprehensive transportation plan, or by the NCDOT.

COMPREHENSIVE PLAN	The Comprehensive Plan for the Town of Archer Lodge, as adopted and amended by the Archer Lodge Town Council.
CORNICE	Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhang.
DRIVEWAY	The portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not a part of the vehicle accommodation.
EAVE	The projecting lower edges of a roof that overhangs the wall of a building.
FAÇADE WALL	The entire exterior wall of a building facing a lot line measured from the grade to the eave or highest point of a flat or mansard roof. Facades may be on the front, side, or rear elevation of the building.
FALSE WINDOW OR DISPLAY CASEMENT	An exterior building material provided to replace or approximate a window, or a glass-fronted niche within a building wall used to display products available for sale.
FASCIA	A fascia is a board or other exterior material provided at the edge of a building where the roof meets the exterior wall. When gutters are provided, they are typically mounted to the fascia.
FRONT FAÇADE	The exterior façade of a building where the primary or front entrance is located. Typically, the front façade faces the street from which the building derives its street address.
GABLE	A triangular area of an exterior wall formed by two sloping roofs
GATHERING SPACE OR AREA	A formal or informal area intended for or used by the general public to gather or congregate together for interaction or recreation.
GLAZING	The portion of an exterior building surface occupied by glass or windows.
IMPERVIOUS SURFACE	Any material that reduces and prevents absorption of stormwater runoff into previously undeveloped land.
LED LIGHTING	A strip or connected string of semiconductor diodes that emit visible light when electric voltage is applied.
MULTI-BUILDING DEVELOPMENT	Developments that include two or more buildings on one or more lots that is planned, organized, and managed as a single development for the purposes of the development standards.
LOCAL STREET	A street designated as a local street in the Town's adopted policy guidance, the applicable comprehensive transportation plan, or by the NCDOT.
NEON LIGHTING	Tubing, whether flexible or rigid, mounted to a building wall or other building feature for the purposes of providing illumination, security, attracting attention, or displaying a message.
OPAQUE	A building, structure, building material, vegetation, or other site feature that forms a solid visual barrier.

OUTDOOR DISPLAY	An area used for the display of goods or products available for sale to customers that is accessible to customers of the establishment.
OUTDOOR STORAGE	An area used for the long or short-term storage of goods, products, materials, or inventory (whether for sale or otherwise) that is not accessible to customers of the establishment and is subject to the screening requirements for outdoor storage.
OUTPARCEL OR PAD SITE	A lot located within a multi-tenant development (e.g., a shopping center) which may or may not have access from a public road abutting the development. The lot is treated as part of the larger development with respect to applicable yard and dimensional requirements.
OVERHANG	The edge of a roof or upper building story projecting outwards.
PARAPET	A building façade that rises above the roof level, typically obscuring a gable or flat roof as well as any roof-mounted equipment.
PILASTER	A rectangular column with a capital and base that is attached or affixed to a wall as an ornamental design feature.
PORTICO	A large porch usually with a pediment usually associated with an entrance, supported by columns.
PRIMARY ENTRANCE	The place of ingress and egress to a building, parcel, or development used most frequently by the public.
PRIMARY FAÇADE PLANE	The largest portion of a building wall in terms of area on a single building façade that maintains a uniform distance from the abutting lot line.
PRIMARY STREET	the street that provides the street or property address for a lot or building.
PRINCIPAL STRUCTURE OR BUILDING	A structure in which is conducted the principal use(s) of the lot on which it is located.
PROTOTYPICAL ARCHITECTURE	Exterior building materials and architecture that is standardized for a particular use type or franchise operation.
RECONSTRUCTION	Rebuilding structures on a site with a pre-existing use that was demolished or removed.
REDEVELOPMENT	Installation of any improvements, new construction, or reconstruction on a lot or site that has pre-existing uses.
REVIEW AUTHORITY	A Town official, appointed board, or elected body charged with review and decision-making responsibilities for certain types of development applications required by this Ordinance.
ROOF FORM	The configuration of the top of a building, including its pitch, amount of overhang, shape, surfacing materials, and colors.
ROOF RAKE	The portion of a gabled roof that extends past the exterior wall of the building.
SECONDARY ENTRANCE	An entrance into a building located on a side or rear building façade.
SERVICE AREA	Off-street loading, storage, mechanical, equipment, or processing areas associated with a principal building.

SIDEWALK SIGN	A pedestrian-oriented movable sign that sits on the grade located proximate to the primary entrance of the nonresidential or mixed use being advertised. Sidewalk signs are also referred to as “A-frame” signs or “Board” signs. The sign shall be self-supporting and only visible during operating hours. Sidewalk signs are configured with a broader base than a top or are equipped with supports to ensure they remain stable in normal wind conditions.
SMALL-TOWN CHARACTER	The sum or combined effect of the attributes and assets that make the Town unique and that establish the Town’s “sense of place.” Attributes include the resident population, local institutions, visual characteristics, natural features, and shared history.
SOFFIT	The exterior material mounted to the underside of the roof rafters that project past the edge of an exterior building wall.
STORMWATER CONTROL MEASURE	A physical device, site feature, or construction technique intended to eliminate or reduce contact or exposure of pollutants to stormwater or remove pollutants from stormwater prior to discharge from the measure.
THOROUGHFARE STREET	A street designated as a thoroughfare street in the Town’s adopted policy guidance, the applicable comprehensive transportation plan, or by the NCDOT.
WINDOW SIGN	A sign affixed to or visible through the surface of a window or glass door that is intended to be visible to the public from outside the building. Signs painted on glass and etched or frosted glass that includes text or symbols shall be considered as a window sign. Signs mounted to a building’s exterior wall are “wall” signs.

Sec. 30-210. - Multi-family design standards.

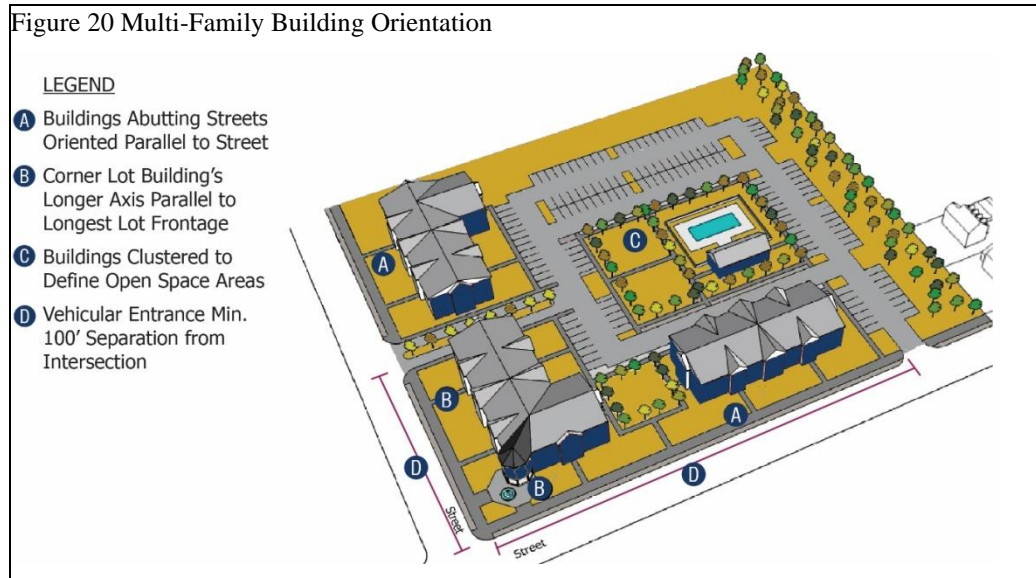
(a) Purpose and intent.

These multi-family residential design standards supplement the applicable zoning district and use-specific standards of this Ordinance by providing the minimum requirements for design and configuration of multi-family development within the Town’s jurisdiction. They are intended to:

- (1) Ensure multi-family development takes place in a manner consistent with the context, scale, and proportion of its surroundings;
- (2) Promote greater compatibility between new multi-family development and other allowable use types, particularly adjacent residential single-family detached dwellings;
- (3) Establish expectations for minimum level of quality for multi-family development;

- (4) Encourage creativity in design and promote individual project identity;
 - (5) Create neighborhoods with enhanced architectural and visual interest; and
 - (6) Preserve property values and protect public and private investment.
- (b) Applicability. Except where expressly exempted in writing in this Ordinance, the standards in this section shall apply to the following forms of development:
- (1) New multi-family dwellings;
 - (2) New triplex and quadplex dwellings;
 - (3) New multi-unit residential structures within a continuing care retirement community use type; and
 - (4) New assisted living facilities and nursing homes.
- (c) Exemptions. The following forms of development shall be exempted from these standards:
- (1) Single-family attached development, unless subject to voluntary consent by the landowner;
 - (2) Duplex dwellings, unless subject to voluntary consent by the landowner;
 - (3) Renovation or redevelopment of existing multi-family structures; and
 - (4) Routine maintenance and repairs.
- (d) Timing of review
- Development subject to these standards shall be reviewed for compliance at the time of site plan, or special use permit review, as appropriate. In cases where a development application is considered by more than one review authority, the decision regarding compliance with these standards shall be made by the review authority making the final decision on the application under review.
- (e) Site design requirements.
- (1) Street network.
 - a. On sites including new streets, an interconnected network of streets shall be provided, to the maximum extent practicable, and streets shall connect to adjacent existing streets outside of the development.
 - b. Vehicular driveways into a development with 10 or more dwelling units shall be at least 100 feet away from any major intersection, to the maximum extent practicable.
 - c. Driveways shall be consolidated in order to reduce curb cuts, to the maximum extent practicable.
 - (2) Building orientation.
 - a. Buildings that abut streets shall be oriented parallel to the street they front rather than being oriented at an angle to the street.

- b. On corner lots, the long axis of the building shall be parallel to the longest lot frontage unless such orientation is incompatible with adjacent, existing development along the same street (see Figure 20 Multi-family Building Orientation).
- c. Buildings within multiple-building developments shall be clustered in order to define open space recreation areas and development entry points.



(3) Accessory structures. Accessory uses and structures associated with a development subject to these standards shall comply with the following:

- a. Street-facing detached garages on corner lots shall be located to the side or rear of buildings.
- b. Access to accessory structures (such as garages, carports, storage areas, etc.) shall be provided from alleys or secondary streets, to the maximum extent practicable.
- c. Accessory buildings shall include exterior materials, colors, and roof form designed to be consistent with the principal structure.
- d. Accessory structures shall not physically obstruct pedestrian entrances.
- e. Centralized refuse collection containers, if provided, shall be located in an enclosed area located to the rear of principal buildings.

(4) Site features.

- a. Except for nursing homes, development subject to these standards shall not include a gate or obstruction that blocks access to the site for vehicles, bicycles, or pedestrians.
- b. Off-street parking serving guests shall be evenly distributed throughout the development.
- c. Shared solid waste facilities shall be evenly distributed throughout the development or be centrally located and fully screened from all on-site and off-site views.

- d. Detached garages or carports shall not be located between a principal building and the street it faces.
 - e. New utilities shall be provided underground, and utility vaults shall be clustered in areas outside of required landscaping.
- (f) Building design requirements.
- (1) Building entrances.
- a. The facades of buildings abutting streets shall be configured so that entryways to individual dwelling units or shared entrances face the street.
 - b. Access to upper-floor dwelling units shall be obtained from shared internal entries. In no instance shall walkways to individual upper-story dwelling units take place on the exterior of the building.
 - c. Individual ground-floor and shared entryways shall be sheltered from the weather either by:
 - d. Recessing the entrance at least three feet to the inside of the primary ground floor façade plane; or
 - e. Inclusion of an overhead architectural treatment that extends outward at least three feet from the primary façade plane.
- (2) Building facades.
- a. Buildings subject to these standards shall maintain a consistent level of architectural detailing and composition on each building façade facing a street.
 - b. Building facades facing streets shall provide a minimum of three of the following architectural elements (see Figure 21 Multi-family Building Facades):
 - i. A covered porch or terrace;
 - ii. One or more dormer windows or cupolas;
 - iii. Eyebrow windows;
 - iv. Awnings or overhangs;
 - v. Decorative moldings;
 - vi. Shutters;
 - vii. Pillars, posts, or pilasters;
 - viii. One or more bay windows with a minimum twelve-inch projection from the facade plane;
 - ix. Multiple windows with a minimum of four-inch-wide trim;
 - x. Corniced parapets;
 - xi. Eaves with a minimum of four-inch-wide trim; or
 - xii. Integral planters that incorporate landscaped areas and/or places for sitting.

- c. Garage entries, loading and service entries, utility rooms, stairs, elevators, or similar features shall not occupy more than 20 percent of the width of a building façade facing a street.
- d. Attached street-facing garages serving individual dwelling units shall be recessed at least three feet inwards from the primary first floor façade plane or be associated with an upper-story projection that exists above the garage.
- e. Developments with three or more principal buildings shall provide variation in building size, shape, height, color, and roofline in a manner that allows different buildings to be distinguished from one another.

Figure 21 Multi-Family Building Facades

LEGEND

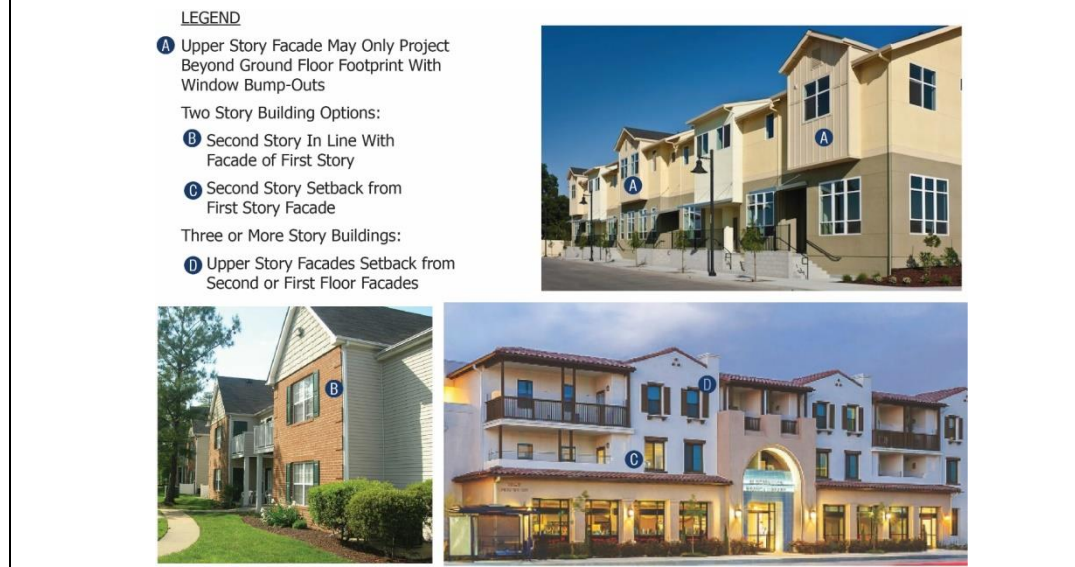
- A Covered Porch or Terrace
- B Dormer Windows or Cupolas
- C Eyebrow Windows
- D Awnings or Overhangs
- E Decorative Moldings
- F Shutters
- G Pillars, Posts, or Pilasters
- H Bay Window(s) (Min. 12" Projection)
- I Windows With Minimum 4" Wide Trim
- J Corniced Parapets
- K Eaves With Min. 4" Wide Trim
- L Integral Planters or Seating Areas



(3) Building massing.

- a. Upper story façade walls shall not project beyond the ground floor footprint except to accommodate bump-outs with windows.
- b. In the case of two-story buildings, the exterior façade walls of the second floor shall be in line with or setback from the first floor façade walls (see Figure 22 Multi-Family Building Massing).

Figure 22 Multi-Family Building Massing



(4) Building articulation.

- a. Street-facing building facades shall be articulated with wall offsets, in the form of recesses or projections from the primary façade plane, of at least two feet for every 35 linear feet of facade frontage (see Figure 23 Multi-family Façade Articulation).
- b. Where provided, projections or recesses shall extend from the grade to the top of the highest story in line with the ground-floor footprint.

Figure 23 Multi-Family Façade Articulation

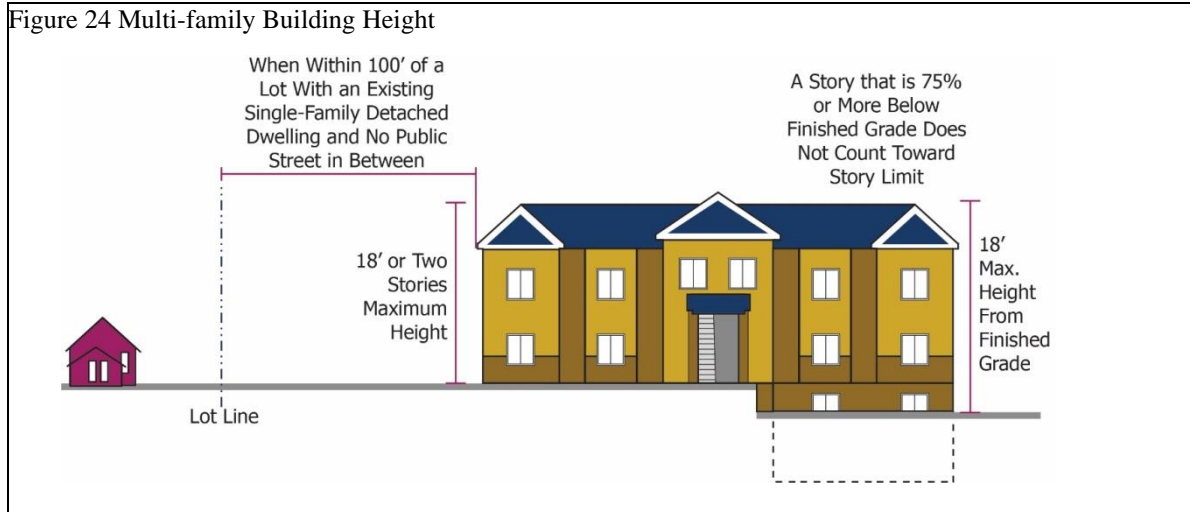


(5) Building Height.

- a. Buildings subject to the standards of this section shall have a maximum height of two stories or 18 feet within 100 feet of a lot with an existing single-family detached

residential dwelling, without an intervening street (see Figure 24 Multi-family Building Height).

- b. Building stories that are 75 percent or more below the finished grade at the front of the lot shall not be counted towards the number of allowable stories.



(6) Roof form.

- a. Development shall incorporate roof pitches between 3:12 and 12:12 or shall incorporate parapet walls with a dimensional cornice around a flat roof.
- b. Alternative roof forms or pitches are encouraged for small roof sections over porches, entryways, or similar features.
- c. Buildings with eaves shall be configured such that no single horizontal eave continues for more than 60 linear feet without being broken up by a gable, building projection, and articulation feature.
- d. Buildings with overhanging eaves and roof rakes shall extend at least six inches past supporting walls.

(7) Building materials and colors.

- a. Configuration.
 - i. Buildings subject to these standards shall include at least two primary exterior materials on any single building.
 - ii. Changes in colors and materials shall take place at internal corners or in logical locations, such as: building wings, bays, bump-outs, or recesses (see Figure 25 Multi-family Building Materials). In no instance shall exterior materials or colors change at outside corners.
 - iii. Heavier or more bulky exterior materials shall be located beneath or below lighter materials.

Figure 25 Multi-family Building Materials

LEGEND

- A Minimum Two Primary Exterior Materials on Each Building
- B Material Changes at Logical Locations (Internal Corners, Wings, Bays, Bump-outs, or Recesses)
- C Heavier Materials Below Lighter Materials



- b. Prohibited materials. The following materials shall be prohibited on any façade facing a street, open space, or district intended primarily for single-family detached development:
 - i. Smooth-faced concrete block;
 - ii. Corrugated metal siding; or
 - iii. Synthetic stucco within two feet of the grade.

Definitions. The following definitions apply only to this section 30-210.

ACCENT	The use of an alternate material or color to a detail that is emphasized by contrasting with its surroundings.
ACCESS EASEMENT	An easement which grants the right to cross land.
ACCESSWAY	A paved or unpaved travel way intended to serve vehicles for the purposes of obtaining ingress, egress, or circulation around a lot or site.
ACCESSIBLE PARKING SPACE	An off-street parking space provided for the exclusive use of vehicles serving disabled persons.
ACCESSORY BUILDING	See “Accessory Structure.”
ACCESSORY STRUCTURE	A detached subordinate or incidental structure, the use of which is incidental to the principal structure and which is located on the same lot as the principal structure.
ADDITION (TO AN EXISTING BUILDING)	An extension or increase in the floor area or height of a building or structure.
ADJACENT	A parcel of land or development that shares all or part of a common lot line or boundary with another parcel of land, or a

	parcel of land that would abut another parcel of land, but for the fact a street, waterbody, or right-of-way divides the parcels.
ALTERNATIVE LANDSCAPE PLAN	A document prepared by an applicant that proposes an alternative means of compliance with the standards in Section 30-205, Landscaping.
ALTERNATIVE PARKING PLAN	A document prepared by an applicant that proposes an alternative means of compliance with the standards in Section 30-200, Off-Street Parking and Loading.
ARBOR	A structure with an open roof system providing partial shading and which may also have non-opaque fencing on the outside perimeter.
ARCADE	A series of arches supported by piers or columns. It is typical for an arcade to have habitable floor space directly above it.
ARCH OR ARCHWAY	A curved, semicircular opening in a wall.
ARTICULATION	The presence or projections, recesses, or other architectural features along a building façade.
AWNING	A plastic, canvas, or metal porch or shade supported by a frame and often foldable that is placed over a storefront, doorway, or window.
BALCONY	A platform on the outside of a building that is accessible from an upper-story door or window and bounded by a building wall on at least one side, with its open sides surrounded by a railing.
BASEMENT	Any area of a building having its floor subgrade (below ground level) on all sides.
BAY WINDOW	A window, typically with two or more sides that is built to project outward from an outside wall.
BERM	An elongated earthen mound typically designed or constructed on a site to separate, screen, or buffer adjacent uses or site features.
BICYCLE PARKING SPACE	Land and facilities used for the parking of bicycles, including a mechanism for securing a parked bicycle.
BUFFER	An area of natural or planted vegetation adjoining or surrounding a use and unoccupied in its entirety by any building, structure, paving or portion of such use, for the purposes of screening and softening the effects of the use.
BUFFER, PERIMETER	Vegetative material and structures (i.e., walls, fences) that are used to separate uses from each other as required by this Ordinance, including the Type A Separation, Type B Intermittent, Type C Semi-Opaque, and Type D, Opaque.
BUFFER STREETSCAPE	See “Streetscape Buffer.”
BUILDING AXIS	An imaginary line between two points on a building that describes or explains how the building is organized. For example, the ridgeline of a roof gable depicts a building’s axis.
BUILDING FACADE	The entire exterior wall of a building facing a lot line measured from the grade to the eave or highest point of a flat or mansard

	roof. Facades may be on the front, side, or rear elevation of the building.
BUILDING FOOTPRINT	The area occupied by the perimeter of a principal building. Accessory structures and non-building facilities are not included in the building footprint.
BUILDING WALL PROJECTION	An extension of a building wall or building façade projecting outwards from the primary building façade plane typically used to conceal or screen a service element of site feature like a refuse collection container.
BUILDING WING	A portion of a building that is subordinate to the main or central part of the structure. Building wings may share a wall with the main or central part of the building or be joined to it by another ancillary structure like a hallway or a colonnade.
CALIPER	Measurement for determining the size of trees at time of planting. Caliper is the quantity in inches of the diameter of trees measured at six inches above the ground.
CANOPY	A permanent structure other than an awning made of cloth, metal, or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature. A canopy is not a completely enclosed structure.
CANOPY TREE	A species of tree which normally grows to a mature height of 40 feet or more with a minimum mature crown width of 30 feet.
CENTRAL LEADER	The dominant upright branch (or trunk) of a tree.
CHANGE OF USE	The change in the use of a building, structure, or land. “Change of use” includes a change from one use type to another use type.
CLUSTER MAILBOX UNIT	A centralized grouping of individually locked and keyed mailboxes meeting the specifications of the United States Postal Service.
COLUMN	An upright pillar, typically cylindrical and made of stone or concrete, supporting an entablature, arch, or other structure or standing alone as a monument.
COMMUNITY CHARACTER	The sum or combined effect of the attributes and assets that make the Town unique and that establish the Town’s “sense of place.” Attributes include the resident population, local institutions, visual characteristics, natural features, and shared history.
CONTAINERIZED STOCK	Trees or other vegetation delivered for planting or establishment in individual or group containers.
COPING	A finishing or protective course of masonry or cap of metal located at the top of a brick, stone, or masonry wall.
CORNICE	Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhang.

CURB	A constructed element used to stabilize paving, gutter, planting areas, or sidewalks.
DECORATIVE GLASS	Glass located on an exterior wall of a building that may be transparent, semi-transparent, or opaque.
DIAMETER AT BREAST HEIGHT (DBH)	Measurement for determining the size of existing trees to be credited towards landscaping requirements or for violations of this Ordinance. DBH is the measurement of the diameter of an existing tree trunk taken at a height of 4 ½ feet above the ground. Trees with multiple trunks should be treated as multiple trees and the DBH for each trunk added to aggregate diameter measurement.
DORMER WINDOW	A window that projects vertically from a sloping roof.
DRIVE AISLE	A vehicular accessway within a surface parking lot or a parking structure.
DRIVE THROUGH	A facility designed to enable a person to transact business while remaining in a motor vehicle.
DRIVEWAY	The portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not a part of the vehicle accommodation.
DRIVEWAY MEDIAN	A constructed device, whether raised or lowered from grade level, located within a driveway or drive aisle that is used to control traffic direction or limit turning movements.
EASEMENT	The right to use or occupy the real property of another owner for a specifically identified purpose. An easement is a recognized interest in real property, but legal title to the underlying land is retained by the owner granting the easement.
EAVE	The projecting lower edges of a roof that overhangs the wall of a building.
ENTRANCE, PRIMARY	See “Primary Entrance.”
EVERGREEN TREE	See “Tree, Evergreen.”
EXISTING TREE(S)	Trees or other woody vegetation that exist and are retained on a development site.
EXPANSION	An increase in the floor area of an existing structure or building, or the increase of area of a use.
FACADE	See “Building Façade.”
FAÇADE, FRONT	The exterior façade of a building where the primary or front entrance is located. Typically the front façade faces the street from which the building derives its street address.
FAÇADE, REAR	The exterior façade of a building that is opposite the front façade.
FAÇADE, SIDE	The exterior façade of a building perpendicular to the front façade.
FALSE (OR OPAQUE) WINDOWS	An exterior building material provided to replace or approximate a window.

FENCE OR WALL	A physical barrier or enclosure consisting of wood, stone, brick, block, wire, metal, or similar material used as a boundary or means of protection, retention, or confinement, but not including a hedge or vegetation.
FENESTRATION	The arrangement of windows and doors on a building's façade.
FINANCIAL GUARANTEE	See "Performance Guarantee."
FIRE LANE	A lane or designated area in a parking lot or on a street that is reserved for firefighting equipment or staging of people during a fire and is not intended for the parking of vehicles or storage.
FLAGPOLE	A freestanding structure or structure attached to the wall or roof of a building that is used to display flags.
FLOOR	The top surface of an enclosed area in a building, including basement, such as, top of slab in concrete slab construction or top of wood flooring in frame construction.
FOOTPRINT	See "Building Footprint."
FRONT FAÇADE	See "Façade, Front."
GABLE	A triangular area of an exterior wall formed by two sloping roofs.
GALLERY	A balcony or platform on an upper floor that projects from the primary wall plane of the building that is open underneath.
GLAZING	The portion of an exterior building surface occupied by glass or windows.
GREENWAY	Public open space under the control and maintenance of the Town which has been designated on an officially adopted greenway or open space plan and developed in accordance with the adopted greenway or open space plan.
GROUND COVER	Low growing plants such as grasses, ivy, creeping bushes and similar decorative plantings as well as mulch, pine straw, or other similar materials used to cover the ground within required landscaping areas.
GROUND-BASED MECHANICAL EQUIPMENT	Utility or other equipment of a mechanical nature that is mounted on or below grade on the site it serves.
HORIZONTAL FAÇADE MODULATION	Projections, recesses, ribs, fins, or building wings distributed evenly across the façade of a building.
LANDSCAPE FABRIC	A geotextile material used to control weeds by inhibiting their exposure to sunlight.
LANDSCAPE ISLAND	The portion of a parking lot intended for landscaping material and pervious surfaces.
LANDSCAPE STRIP	Linear landscape islands located between two parallel rows of off-street parking spaces.
LANDSCAPING	The improvement of a lot, parcel or tract of land with grass, shrubs, and trees. Landscaping may include pedestrian walks, flower beds, ornamental objects such as fountains, statuary, and

	objects designed and arranged to produce an aesthetically pleasing effect.
LOADING SPACE (FACILITY)	Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles, and not considered as part of the minimum required off-street surface parking.
MATERIAL RETURN	The continuation of one or more exterior building materials on one building façade beyond an inside or outside building corner to a logical termination point on a different wall plane.
MATURE TREE	A tree that has reached more than one-third of its expected maximum size.
MAXIMUM EXTENT PRACTICABLE	No feasible or practical alternative exists, as determined by the Town, and all possible efforts to comply with the standards or regulation to minimize potential harmful or adverse impacts have been undertaken by an applicant. Economic considerations may be taken into account but shall not be the overriding factor determining “maximum extent practicable.”
MULTI-FAMILY DEVELOPMENT	A development that includes three or more dwelling units configured in on or more buildings on the same lot or development site. The development includes shared parking areas, shared open spaces around the development, active recreation features, and centralized waste/refuse collection facilities.
MULTIPLE LOT DEVELOPMENT	Developments that include two or more buildings on two or more lots that is planned, organized, and managed as a single development for the purposes of the development standards.
MULTI-USE PATH	A form of infrastructure that supports multiple recreation and transportation opportunities, such as walking, bicycling, inline skating and people in wheelchairs. Paths are typically surfaced with asphalt, concrete, or firmly packed crushed aggregate.
NATIVE TREE	See “Tree, Native.”
OPACITY	A measurement indicating the degree of obscuration of light or visibility.
OPAQUE	A building, structure, building material, vegetation, or other site feature that forms a solid visual barrier.
OUTPARCEL	A lot located within a multi-tenant development (e.g., a shopping center) which may or may not have access from a public road abutting the development. The lot is treated as part of the larger development with respect to applicable yard and dimensional requirements.
OVERHANG	The edge of a roof or upper building story projecting outwards.
PARKING PLAN	A plan or diagram prepared by an applicant for development that depicts the required and provided number of parking spaces (if different from the required number of parking spaces). The plan also shows points of vehicular ingress and egress, drive aisles, the

	locations of parking lot landscaping islands, pedestrian circulation features, and off-street loading facilities.
PARKING SPACE	A location where an automobile or passenger truck is temporarily stored.
PARKING STUDY	An analysis of the minimum number of off-street parking spaces necessary to serve a proposed use type.
PERFORMANCE GUARANTEE	Cash or other guarantee provided by an applicant in-lieu of completion of public infrastructure or required public site feature prior to issuance of a building permit or other development approval.
PERIMETER BUFFER	See “Buffer, Perimeter.”
PERIMETER PARKING LOT LANDSCAPING	Required landscaping located around the perimeter of a parking lot.
PLANTING SEASON	The dormant time of the year for trees beginning with leaf drop and ending with bud break; generally late fall to early spring.
PLANTING STRIP	Required landscaping material configured in a linear strip.
PLOT PLAN	A simple drawing or sketch depicting compliance with one or more requirements of this Ordinance.
PRIMARY ENTRANCE	The place of ingress and egress to a building, parcel, or development used most frequently by the public.
PROFESSIONAL ENGINEER	A civil, structural, or traffic engineer licensed by the State of North Carolina.
PROJECTION	Habitable space projecting outwards from the main wall of a building.
RECESS	Habitable space that is recessed inwards from the main wall of a building.
REDEVELOPMENT	Installation of any improvements, new construction, or reconstruction on a lot or site that has pre-existing uses.
REFUSE COLLECTION CONTAINER	A metal or plastic container used for the collection and temporary storage of refuse or waste for pickup by the Town or a solid waste management contractor.
REQUIRED LANDSCAPE AREA	An area required to be planted with trees, shrubs, or ground cover as required by Section 30-205, Landscaping.
RETAINING WALL	A structure, either masonry, metal, or treated wood, designed to prevent the lateral displacement of soil, rock, fill, or other similar material.
RETENTION POND	A stormwater control measure consisting of a depression in the land that retains stormwater flow for gradual release into the surrounding soil.
REVEGETATION PLAN	A plan depicting the re-establishment or replanting of required vegetation or landscaping material on a lot or site where clearing has taken place in violation of this Ordinance or a condition of approval.
ROOF PITCH	The amount of rise or the vertical increase in elevation over the run or the horizontal distance of a roof.

ROOF PLANES	Portions of a roof constructed at different angles to one another.
SCREENING WALL	A wall, whether part of habitable space or not, that interrupts off-site views into a site.
SEVERE PRUNING	The pruning, cutting, or otherwise damaging of the natural form of a tree or shrub, whether existing or planted, such that a significant or noticeable portion of the crown system is removed (e.g., 25 percent of the crown removed from a tree, or the continued cutting/trimming of trees previously pruned illegally, or pruning of trees that must grow naturally to meet the landscaping requirements), and/or if more than 1/3 of the overall circumference of a tree is exposed by pruning cuts.
SHADE TREE	See “Tree, Shade.”
SHRUB	A woody plant, smaller than a tree, consisting of several small stems emerging from the ground, or small branches near the ground. Shrubs may be deciduous or evergreen.
SIDEWALK	A paved area running parallel to the street for the purposes of pedestrian travel and to facilitate pedestrian access to adjacent streets and land.
SIGHT DISTANCE TRIANGLE	The triangular area formed by a diagonal line connecting two points located at designated locations on intersecting right-of-way lines or a right-of-way line and the curb or a driveway.
SLATS, FENCE	Thin strips of wood, plastic, or other material woven between the components of a chain link-style fence or gate.
SMOOTH-FACED CONCRETE BLOCK	Concrete blocks that do not include adornment or any surface relief.
STOPPING SITE DISTANCE	The minimum amount of physical space necessary for a driver operating a vehicle at the street’s design speed to bring the vehicle to a complete stop before colliding with a pedestrian, stopped vehicle, animal, or debris in the roadway.
STREET INTERSECTION APPROACH	The portion of a street proximate to an intersection.
STREETSCAPE BUFFER	Landscaping provided on individual lots abutting arterial and collector streets but located outside the street right-of-way.
STRUCTURAL SOIL	A planting medium that can be compacted to pavement design and installation requirements while permitting root growth.
TREE CANOPY	The layer of vegetation formed by the crowns of mature trees.
TREE PROTECTION AREA	The portion of a lot or site with existing trees located inside tree protection fencing.
TREE PROTECTION FENCING	Fencing or other barrier provided to protect trees to be retained from damage or encroachment during the development process.
TREE RETENTION AREA	The portion of a lot or site with existing trees to be retained during and after development.

TREE TOPPING	The removal of the central leader and primary upper branches of a tree.
TREE, CANOPY	A species of tree which normally grows to a mature height of 40 feet or more with a minimum mature crown width of 30 feet.
TREE, EVERGREEN	A woody plant with one or more stems that does not lose the majority of its leaves during winter or dormancy.
TREE, HARDWOOD	A deciduous tree with broad leaves that produces fruit or a nut and goes dormant during winter months.
TREE, SHADE	A tree with a crown that provides shade to the surface area within a parking lot and associated parking spaces.
TREE, PROTECTED	A tree that is present prior to the commencement of development or land disturbance that is required or intended to remain after completion of development or land disturbing activities.
TREE, UNDERSTORY	A species of tree which normally grows to a mature height of 15 to 35 feet.
TRELLIS	A framework of light wooden or metal bars, chiefly used as a support for fruit trees or climbing plants.
UNDERSTORY TREE	See “Tree, Understory.”
URBAN HEAT ISLAND	A portion of an urban or metropolitan area that is significantly warmer than its surroundings due to additional paving, building mass, and lack of shade. The temperature difference usually is larger at night than during the day and is most apparent when winds are weak.
VEGETATIVE COVER	The presence of vegetation (whether tree, shrubs, or ground cover) in a particular location.
VEHICULAR USE AREA	An off-street parking space or parking lot along with associated drive aisles and means on ingress or egress.
VERTICAL FAÇADE MODULATION	The organization of an individual building façade into a base, middle, and cap configuration where there are discernable differences in exterior materials, building wall planes, or architectural detailing along the façade from the grade to the top of the building.
VISUALLY TRANSPARENT	Glass or glazing that does not obstruct the view into a structure.
WALL, BUILDING	The entire surface area, including windows and doors, of an exterior wall of a building.
WALL OFFSET	A projection or recess located in or along a building wall.
WALL PLANE	The exterior surface of a building wall relative to the lot line it abuts.
WALL PLANE, PRIMARY	The largest portion of a building wall in terms of area on a single building façade that maintains a uniform distance from the abutting lot line.

ARTICE VI. – SUBDIVISIONS.

DIVISION 5. – DESIGN OF SUBDIVISIONS.

Sec. 30-421.- Sedimentation, erosion control and stormwater management.⁷

All subdivisions shall follow the requirements of section 30-201, Sedimentation, Erosion Control and Stormwater Management.

Appendix, Sec. 30-A3. List of Recommended Plants.

The following is a table of recommended plant for use in compliance with the Town’s landscaping requirements. Information is organized by large trees, medium trees, small trees, evergreen shrubs and screening plants, and landscaping shrub categories. Information within each category is further organized by evergreen or deciduous classification, and then by native or non-native designation.

All plantings intended for compliance with the Town’s landscaping requirements in the Zoning and Subdivision Ordinances should be of a variety listed here, though an alternative variety may be proposed as part of an alternative landscape plan.

Plants included on the North Carolina Invasive Plant List and the USDA Noxious Weed List shall not be included in landscape plans and will not be credited towards the Town’s landscaping requirements.

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS					
PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
LARGE VARIETY TREES (MATURE HEIGHT: 35 FEET OR GREATER)					
Native Evergreen					
Ilex opaca American Holly	40—60’	20—30’	S	S-SH	Tolerates a variety of conditions, male and female plants needed for fruit, pyramidal form
Juniperus virginiana Eastern Red Cedar	40—50’	15—25’	M	S-PS	Tolerates a variety of conditions, pyramidal form, male and female plants needed for fruit
Magnolia grandiflora Southern Magnolia	60—80’	30—40’	R	S-PS	Less shade tolerant with age, attracts wildlife, fragrant spring and summer flowers

⁷ This section is the only section in this Article that is proposed for amendment.

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
Pinus taeda Loblolly Pine	90—120'	30—40'	R	S	Tolerates flooding and drought, critical to Brown-headed Nuthatch
Quercus laurifolia or hemisphaerica Laurel Oak	60—80'	30—40'	R	S-SH	Shade tolerant, good for moist sites
Native Deciduous					
Acer barbatum or floridanum Southern Sugar Maple	50—60'	20—35'	M	S-PS	Heat tolerant, dislikes dry, compact soil
Acer rubrum Red Maple	60—90'	30—50'	R-M	S-SH	Tolerates a variety of conditions, including wet soil, fall color
Acer saccharum Sugar Maple	90—120'	40—60'	S	S-PS	Extensive root system, fall color, shade tolerant
Betula nigra River Birch	60—80'	30—50'	R	S-PS	Lacy texture, tolerates a variety of conditions, including wet soil, tends to drop small limbs, cultivars available
Celtis laevigata Southern Hackberry or Sugarberry	70—80'	30—50'	R	S-PS	Tolerates a variety of conditions
Cladrastis kentukea Yellow-wood	40—50'	40—45'	M	S	Tolerates a variety of conditions, fragrant white blooms in alternate years
Diospyros virginiana American Persimmon	30—60'	20—25'	S-M	S-PS	Tolerates dry soil, good fall color, fruit attracts wildlife. Separate male and female plants.
Fraxinus pennsylvanica Green Ash	50—120'	40—50'	R	S-PS	Tolerates a variety of conditions. Separate male and female plants. Many cultivars available.
Gymnocladus dioica Kentucky Coffee-tree	60—75'	40—50'		S	Tolerant of air pollution and drought, fall color
Liriodendron tulipifera Tulip-Tree or Yellow Poplar	90—120'	60—80'	R	S	Tolerates a variety of conditions, drops limbs, best in natural areas, host for N.C. State butterfly
Nyssa sylvatica Black Gum	50—80'	30—50'	M	S-PS	Fall color, pyramidal when young
Platanus occidentalis Sycamore	80—120'	40—60'	R	S-PS	Showy bark, tolerates a variety of conditions but needs water, best in natural areas
Prunus serotina Wild Black Cherry	60—80'	30—50'	R	S-PS	Tolerates a variety of conditions, seeds heavily, best in natural areas
Quercus alba White Oak	80—100'	40—60'	S-M	S-PS	Sensitive to construction damage, good fall color
Quercus bicolor Swamp White Oak	50—60'	50—60'	M-R	S	Needs acidic soil, drought resistant, intolerant of salt and air pollution
Quercus coccinea Scarlet Oak	50—80'	40—50'	R	S	Good fall color, tolerates dry, sandy soil
Quercus falcata Southern Red Oak	70—80'	30—40'	R	S-PS	Tolerates drought
Quercus imbricaria Shingle Oak	50—60'	50—60'	S-M	S	Tolerates a variety of conditions

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
Quercus lyrata Overcup Oak	35—45'	35—40'	M	S	Tolerates a variety of conditions
Quercus macrocarpa Bur Oak	60—80'	60—80'	S	S	Tolerant of Town conditions
Quercus nigra Water Oak	70—90'	30—50'	R	S	May retain some leaves through the winter, tolerates a variety of conditions
Quercus palustris Pin Oak	60—80'	40—50'	R	S	Tolerates a variety of conditions, pyramidal form, good fall color
Quercus phellos Willow Oak	80—100'	40—50'	R	S-PS	Tolerates a variety of conditions, golden fall color
Quercus rubra Red Oak	80—90'	30—50'	R-M	S-PS	Needs moist soils, good fall color
Quercus shumardii Shumard Oak	90—100'	40—50'	R-M	S	Tolerates a variety of conditions
Quercus texana or nuttallii Nuttall Oak	60—80'	30—40'	R	S-PS	Tolerates poorly drained soils, drought tolerant
Taxodium distichum Bald-cypress	100—120'	30—40'	R	S	Pyramidal when young, tolerates wet and dry soils, fall color, attractive trunk
Tilia americana Southern Basswood or American Linden	50—70'	30—45'	M	S-PS	Tolerates drought and clay soil, intolerant of air pollution, consider 'Redmond' cultivar
Non-Native Evergreen					
Cedrus deodara Deodar Cedar	40—70'	30—40'	M	S-PS	Tolerates drought and hot, dry summers, likes acidic soil
Cryptomeria japonica Japanese Cryptomeria	50—60'	25—30'	M	S-PS	Tolerates a variety of conditions, pyramidal shape, many cultivars available
Thuja 'Green Giant' Green Giant Arborvitae	40—50'	15—20'	R	S-PS	Tolerates a variety of conditions, may need some wind protection, bronzes in winter
Non-Native Deciduous					
Acer × freemanii Freeman Maple	Gen. 40—70'	Gen. 15—40'	M	S-PS	A hybrid of red maple and silver maple, cultivars vary in size and characteristics
Cercidiphyllum japonicum Katsura Tree	40—60'	20—40'	M-R	S	Intolerant of hot, dry sites, fall color
Ginkgo biloba Ginkgo	50—80'	30—40'	S	S	Plant male trees to avoid messy, smelly fruit, tolerates a variety of conditions, bright yellow fall color
Metasequoia glyptostroboides Dawn Redwood	70—100'	15—25'	R	S	Tolerates a variety of conditions, tolerates wet soils, attractive trunk
Platanus × acerifolia London Planetree	65—80'	75—100'	M	S-PS	Good street tree, light brown exfoliating bark
Quercus robur 'Fastigata' Upright English Oak	50—60'	10—20'	S	S	Tolerates drought and air pollution, narrow, upright form
Sophora japonica or Styphnolobium japonicum Japanese Scholartree or Japanese Pagodatree	50—70'	50'	M-R	S-PS	Resistant to air pollution and drought, but marginally heat hardy in Piedmont N.C.

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
<i>Tilia cordata</i> 'Greenspire' Greenspire Littleleaf Linden	30—40'	25—35'	S-M	S	Piedmont N.C. is at southern extreme of range, air pollution tolerant, cultivars available
<i>Tilia tomentosa</i> Silver Linden	40—70'	25—45'	R	S-PS	Tolerates drought and air pollution and a variety of soil conditions
<i>Ulmus parvifolia</i> Lacebark or Chinese Elm	40—50'	40—50'	M-R	S	Tolerates a variety of conditions, attractive bark, a tough and durable tree
<i>Ulmus hybrida</i> Hybrid Elm	75—125'	60—120'	M-R	S-PS	Tolerates a variety of conditions; Dutch Elm disease resistant varieties available
<i>Zelkova serrata</i> Japanese Zelkova	50—80'	40—50'	M	S-PS	Good street tree; tolerates urban conditions well, cultivars available
MEDIUM VARIETY TREES (MATURE HEIGHT: 25 TO 35 FEET)					
Native Evergreen					
<i>Ilex × attenuata</i> 'Fosteri' Foster's Holly	20—30'	10—20'	R	S-PS	Red fruits, male plants not needed for fruiting, best berry production in full sun
<i>Magnolia virginiana</i> Sweet Bay Magnolia	20—30'	10—15'	M	S-PS	Tolerates some shade, good for wet sites, cultivars provide evergreen and deciduous options
<i>Pinus virginiana</i> 'Wate's Golden' Wate's Golden Virginia Pine	15—30'	10—20'	S-M	S	Grows in poor soils, turns golden in winter, seeds eaten by birds, especially Brown-headed Nuthatch
<i>Prunus caroliniana</i> Carolina Laurel Cherry	20—40'	15—20'	M-R	S-PS	Tolerates a variety of conditions, colonizes
Native Deciduous					
<i>Carpinus caroliniana</i> American Hornbeam or Ironwood	20—30'	20—30'	S	S-PS	Does well in moist to wet soil, attractive trunk, interesting fruit
<i>Cercis canadensis</i> Eastern Redbud	20—30'	25—35'	M	S-PS	Tolerates a variety of conditions, many cultivars available, early spring purple/pink blooms
<i>Cornus florida</i> Flowering Dogwood	15—30'	15—20'	S-M	PS	Best in part shade, many cultivars available, flowers in spring, fall color and red fruit
<i>Gleditsia triacanthos</i> var. <i>inermis</i> Thornless Honeylocust	30—70'	30—40'	R	S	Range of soil types, drought tolerant;
<i>Halesia tetraptera</i> Common Silverbell	20—40'	20—35'	M	S-PS	Tolerates a variety of conditions, showy white blooms in spring, cultivars available
<i>Ostrya virginiana</i> Eastern Hop-hornbeam	20—30'	20—30'	S	S-PS	Tolerates a variety of conditions, interesting fruit
<i>Oxydendrum arboreum</i> Sourwood	20—30'	10—15'	S	S-PS	Tolerates a variety of conditions, white summer flowers, fall color, source of sourwood honey
Non-Native Evergreen					
<i>Ilex ×</i> 'Nellie R. Stevens' Nellie Stevens Holly	30—40'	10—15'	R	S-PS	Red fruit, drought and heat tolerant, male and female plants (<i>I. cornuta</i>) needed for best fruiting, also used as a large shrub

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
<i>Pinus thunbergii</i> Japanese Black Pine	20'	20'	S-M	S	Select small tree cultivar from among dwarf cultivars, heat and drought tolerant
Non-Native Deciduous					
<i>Acer buergerianum</i> Trident Maple	25—35'	20—30'	M	S-PS	Tolerates a variety of conditions; good fall color
<i>Acer campestre</i> Hedge Maple	25—35'	25—35'	S	S	Tolerates drought and air pollution; shallow root system
<i>Carpinus betulus</i> 'Fastigata' Pyramidal European Hornbeam	30—40'	20—30'	S-M	S-PS	Pyramidal when young, tolerates a range of conditions
<i>Koelreuteria paniculata</i> Goldenrain Tree	20—40'	15—35'	M-R	S-PS	Tolerates drought and air pollution, yellow flowers in June
<i>Magnolia × soulangiana</i> or <i>soulangiana</i> Saucer Magnolia	15—25'	15—25'	M	S-PS	Late flowering cultivars avoid frost damage to blooms
<i>Pistacia chinensis</i> Chinese Pistachio	25—35'	20—30'	M-R	S	Drought tolerant, male and female plants needed for fruit, fall color
<i>Prunus</i> 'Kwanzan' Kwanzan Cherry	20—30'	15—25'	M	S-PS	Pink blooms in April, may be short-lived, good fall color, no fruit
<i>Prunus</i> 'Okame' Okame Cherry	15—30'	20—30'	M-R	S	Tolerates a variety of conditions, pink blooms in late winter lasting longer than most cherries
<i>Prunus subhirtella</i> 'Autumnalis' Fall Blooming Cherry	20—30'	15—25'	R	S-PS	Flowers best in full sun, flowers both in fall and late winter, may be short lived
<i>Prunus subhirtella</i> 'Pendula' Weeping Cherry	20—40'	15—30'	M	S	Tolerant of heat and clay soil; white to pinkish flowers in early spring; relatively long lived
<i>Prunus × yedoensis</i> Yoshino Cherry	30—40'	30—50'	R	S	Tolerates a variety of conditions, pale pink to white flowers in early spring, many cultivars available
SMALL VARIETY TREES (MATURE HEIGHT: LESS THAN 25 FEET)					
Native Evergreen					
<i>Ilex vomitoria</i> Yaupon Holly	15—20'	10—20'	S-M	S-SH	Tolerates a variety of conditions, male and female plants needed for fruit, many cultivars available in many sizes
<i>Magnolia grandiflora</i> 'Little Gem' Little Gem Magnolia	15—20'	8—10'	R	S-PS	Dwarf cultivar of <i>Magnolia grandiflora</i>
<i>Morella</i> or <i>Myrica cerifera</i> Wax-myrtle	10—15'	8—10'	R	S-PS	Tolerates wet to dry soils, can colonize, many cultivars available, male and female plants needed for fruit, also can be used in shrub form
Native Deciduous					
<i>Aesculus pavia</i> Red Buckeye	10—20'	10—20'	M	S-PS	Especially attracts hummingbirds and pollinators, red flowers in spring, leaf scorch may develop in dry soils

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
Amelanchier × 'Autumn Brilliance' Autumn Brilliance Serviceberry	25—40'	20—30'	S	S-PS	Tolerates a variety of conditions, rust fungus can attack fruit, early spring white blooms, fall color, other cultivars available
Chionanthus virginicus Fringe-tree or Old Man's Beard	12—20'	12—20'	S-M	S-PS	Tolerates a variety of conditions, male and female plants needed for fruit, fragrant white flowers in spring
Crataegus viridis 'Winter King' Winter King Green Hawthorn	15—30'	10—20'	S	S-PS	Drought tolerant, has thorns, other native species available, white flowers in spring, fall color, interesting bark
Non-Native Deciduous					
Acer palmatum Japanese Maple	15—25'	10—25'	S-M	S-PS	Avoid hot, dry and windy sites; many cultivars available
Chionanthus retusus Chinese Fringe-tree	15—25'	10—25'	M	S-PS	Tolerates a variety of conditions, showy white flowers in spring
Cornus kousa Kousa Dogwood	15—30'	15—30'	S	S-PS	Resistant to anthracnose, white flowers in May, fall color
Lagerstroemia indica cvs. Crapemyrtle	15—30'	6—15'	R	S	Summer blooms, attractive bark, overused, many cultivars (including dwarfs) available, do not top
Magnolia stellata Star Magnolia	10—15'	6—10'	S-M	S-PS	Blooms best in full sun, late winter white flowers
Malus hybrida Hybrid Crabapple	15—25'	10—20'	M	S	Plant only disease resistant cultivars, many cultivars available, showy spring flowers and fall fruit
Prunus sargentii Sargent Cherry	20—40'	20—40'	R	S	One of the hardiest cherries; pink flowers; sensitive to air pollution; reddish bark
Prunus serrulata 'Snowgoose' Snowgoose Japanese Cherry	15—25'	15—20'	M	S-PS	White sprung flowers; reddish bark; may be short-lived
Syringa reticulata Japanese Tree Lilac	20—30'	15—20'	M	S	Tolerates a variety of conditions; creamy white flowers in mid-summer
EVERGREEN SHRUBS AND SCREENING PLANTS					
Native					
Ilex opaca American Holly	40—60'	20—30'	S	S-SH	Tolerates a variety of conditions, male and female plants needed for fruit, pyramidal form, cultivars available
Ilex × attenuata 'Fosteri' Foster's Holly	20—30'	10—20'	R	S-PS	Red fruits, male plants not needed for fruiting, best berry production in full sun
Juniperus virginiana Eastern Red Cedar	40—50'	15—25'	S	S-PS	Tolerates a variety of conditions, pyramidal form, male and female plants needed for fruit
Morella or Myrica cerifera Wax-myrtle	10—15'	8—10'	R	S-PS	Tolerates wet to dry soils, can colonize, many cultivars available, male and female plants needed for fruit, can reach small tree size

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
Prunus caroliniana Carolina Laurel Cherry	20—40'	15—20'	M-R	S-PS	Tolerates a variety of conditions, colonizes
Thuja occidentalis American Arborvitae	Var.	Var.	Gen. S	S	Many cultivars in countless shapes and sizes, some tolerate part shade, some reach small tree size
Non-Native					
Ilex × 'Nellie R. Stevens' Nellie Stevens Holly	30—40'	10—15'	R	S-PS	Red fruit, drought and heat tolerant, male cultivar (I. cornuta) needed for best fruiting, also used as a large shrub
Pinus thunbergii Japanese Black Pine	20'	20'	S-M	S	Select small tree cultivar from among dwarf cultivars, heat and drought tolerant
LANDSCAPING SHRUBS {MATURE HEIGHT 36 INCHES OR MORE}					
Native Evergreen					
Agarista populifolia Florida Leucothoe or Agarista	8—12'	8—12'	R	PS	Tolerates a variety of conditions, but prefers moist soil
Ilex glabra Inkberry Holly	5—9'	5—10'	S-M	S-PS	Drought tolerant but prefers moist soil, many cultivars available, male and female plants needed for fruit
Ilex vomitoria Yaupon Holly	10—20'	8—12'	M-R	S-PS	Tolerates wet to dry soils, male and female plants needed for fruit, dwarf and other cultivars available
Illicium floridanum Florida Star-anise	5—8'	6—8'	M	PS-SH	Prefers moist, well-drained soil high in organic matter, many cultivars available, showy spring flowers
Illicium parviflorum Yellow Anise-tree	7—10'	8—10'	M	S-PS	Tolerates a variety of conditions, drought tolerant, can colonize, some cultivars available
Morella or Myrica cerifera Wax-myrtle	10—15'	8—10'	R	S-PS	Tolerates wet to dry soils, can colonize, many cultivars available, male and female plants needed for fruit, can reach small tree size
Rhododendron catawbiense Catawba Rhododendron	6—12'	6—10'	M	PS	Showy flowers, needs excellent drainage and organic soil, many cultivars available
Thuja occidentalis 'Emerald' Emerald American Arborvitae	6—10'	3—6'	M	S-PS	Tolerates a range of soils and conditions; good screening plant
Native Deciduous					
Calycanthus floridus Sweet-shrub or Carolina Allspice	6—9'	6—12'	S-M	S-PS	Tolerates a range of conditions, drought tolerant, fragrant maroon flowers in early spring, fall color, cultivars available
Callicarpa americana American Beautyberry	3—4'	4—5'	R	S-PS	Prefers moist soil, showy purplish berries in fall
Ceanothus americanus New Jersey Tea	3—4'	3—5'	S-M	S-PS	Easy to grow in a wide range of conditions, drought tolerant, early summer flowers

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
Clethra alnifolia Sweet-pepperbush	4–8'	4–6'	S-M	S-PS	Needs moist soil, fragrant white summer flowers, may colonize, fall color
Fothergilla gardenii Witch-alder or Fothergilla	3–5'	3–4'	S	S-PS	Drought tolerant, fall color, may colonize, fragrant white spring flowers
Fothergilla major Large Witch-alder	6–10'	5–9'	S	PS	Drought tolerant, cultivars include 'Mt. Airy,' white spring flowers
Hamamelis virginiana Witch-hazel	15–30'	15–25'	S-M	S-PS	Multi-stemmed, yellow fall flowers and leaf color, tolerates heavy clay soil
Hydrangea arborescens Smooth Hydrangea	3–5'	3–5'	R	PS	Suffers in full sun and with drought, likes moist well-drained soil, attracts bees, prune in early spring, cultivars available, including 'Annabelle,' long bloom period
Hydrangea quercifolia Oakleaf Hydrangea	4–8'	3–8'	R	PS-S	Somewhat drought tolerant, attractive bark, needs mulch to keep roots cool, long bloom period in spring and summer, fall color, dwarf cultivars available
Ilex decidua Possum-haw	6–7'	6'	M	PS	Prefers moist, well-drained soil, male and female plants needed for fruit
Ilex verticillata Winterberry	6–15'	6–10'	S-M	S-PS	Tolerates a range of conditions, but prefers moist soil, male and female plants needed for fruit, dwarf cultivars available
Itea virginica Sweetspire	3–6'	4–6'	M	S-PS	Tolerates wide range of moisture, excellent fall color, fragrant white spring flowers
Lindera benzoin Spicebush	6–12'	6–12'	S-M	S-PS	Prefers moist, well-drained soil, male and female plants needed for fruit, fall color, early spring yellowish flowers
Physocarpus opulifolius Eastern Ninebark	5–8'	6–10'	M-R	S-PS	Drought tolerant, tough and durable, white spring flowers, attractive bark, dwarf cultivars available
Rhododendron calendulaceum Flame Azalea	4–8'	8–10'	S	PS	Good for naturalistic landscape, needs some direct sun, orange/yellow flowers in late spring, needs well-drained organic soil
Rhododendron periclymenoides Pinxterbloom Azalea	3–6'	4–7'	S	S-PS	Drought tolerant, needs some sun, pink spring flowers, needs well-drained organic soil
Rhododendron viscosum Swamp Azalea	2–8'	3–8'	M	PS	Likes moist organic soil, but tolerates some drought, fragrant white flowers in early summer
Sambucus canadensis American Elderberry	5–12'	5–12'	R	S	Likes moist soil, may colonize, white summer flowers and dark fruit
Vaccinium arboreum Sparkleberry	10–20'	10–15'	M	S-SH	Tolerates drought, needs multiple genetic strains for fruit set, fall color
Vaccinium stamineum Deerberry	3–5'	3–5'	M	S-PS	Drought tolerant, needs acidic soil, needs multiple genetic strains for fruit set
Vaccinium virgatum or ashei Rabbiteve Blueberry	8–12'	6–10'	M	S-PS	Drought tolerant, needs acidic soil, needs multiple genetic strains for fruit set, fall color, grown for fruit production

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
Viburnum acerifolium Mapleleaf Viburnum	4—6'	4—6'	M	S-SH	Tolerates drought, may colonize, needs multiple genetic strains for fruit set, white spring flowers, fall color
Viburnum dentatum Arrow-wood Viburnum	6—10'	6—15'	M	S-PS	Tolerates drought but prefers moist soil, may colonize, needs multiple genetic strains for fruit set, white spring flowers, fall color, cultivars available
Viburnum nudum Possumhaw or Southern Wild Raisin	6—10'	6—10'	M	S-PS	Prefers moist to wet soil, needs multiple genetic strains for fruit set, white spring flowers, fall color, cultivars available
Viburnum prunifolium Blackhaw Viburnum	12—15'	8—12'	S-M	S-SH	Drought tolerant, needs multiple genetic strains for fruit set, white spring flowers, fall color
Viburnum rafinesqueanum Downy Arrow-wood Viburnum	4—6'	4—6'	M	S-PS	Drought tolerant, needs multiple genetic strains for fruit set, white spring flowers, fall color
Viburnum rufidulum Southern Black Haw Viburnum	10—20'	10—15'	M	PS	Needs multiple genetic strains for fruit set, white spring flowers, fall color
Non-Native Evergreen					
Abelia × grandiflora Glossy Abelia	5—8'	5—8'	M-R	S-PS	Tolerates a variety of conditions, drought tolerant, summer flowers, many dwarf cultivars available
Aucuba japonica Aucuba	6—10'	4—6'	S	PS-S	Needs winter shade, drought tolerant, many cultivars available
Berberis julianae Wintergreen Barberry	4—8'	6—8'	S	S-PS	Tolerates a variety of conditions, drought tolerant, has spines, good barrier plant
Berberis verruculosa Warty Barberry	3—6'	3—4'	S	S-PS	Tolerant of drought and urban conditions, tolerates a variety of soils
Buxus microphylla Littleleaf Boxwood	2—8'	2—8'	S	S-PS	Many shapes and sizes, var. japonica is often used, generally densely branched, leaves may bronze in winter
Buxus sempervirens Common Boxwood	15—20'	10—15'	S	S-PS	Drought tolerant, protect from wind, many cultivars available
Camellia japonica Camellia	8—15'	5—10'	S-M	PS	Excess sun, cold or shade can reduce flowering, many cultivars available, blooms in early spring
Camellia sasanqua Sasanqua Camellia	6—10'	5—7'	M-R	S-PS	Drought tolerant, many cultivars available, blooms in the fall
Euonymus japonicus Japanese Euonymus	10—15'	5—6'	R	S-SH	Tolerates drought and variety of soil types, subject to scale insects
Ilex crenata cvs. Japanese Holly (i.e., Compacta Holly)	4—10'	3—5'	S-M	S-PS	Many cultivars available in varying shapes and sizes, black fruit when present, generally hardy, male and female plants needed for fruit
Juniperus chinensis cvs. Chinese Juniper	Var.	Var.	Var.	S	Many cultivars available in varying shapes and sizes, generally heat and drought tolerant, male and female plants needed for fruit

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS

PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
Loropetalum chinensis Loropetalum	6—10'	6—10'	R	S-PS	Tolerates a variety of conditions, drought tolerant, long spring bloom period, dwarf cultivars available
Osmanthus heterophyllus Tea Olive	8—10'	5—10'	S-M	S-PS	Drought and heat tolerant, a good plant for screening, many cultivars available, fragrant fall flowers
Osmanthus × fortunei Fortune's Osmanthus	15—20'	15—20'	M	S-SH	Drought tolerant, good for screening and barriers, fragrant fall flowers
Pinus mugo Mugo Pine	15—20'	25—30'	S	S-PS	Varies greatly in size; tolerates clay soil, cultivars available
Prunus laurocerasus Cherrylaurel	4—8'	5—8'	M	S-SH	Favorite cultivars are Zabel, Otto Luyken and Schip laurel, need well-drained soil, some disease problems and scale insects
Raphiolepis cvs. Indian Hawthorn	4—10'	4—10'	S	S-PS	Tolerates a variety of conditions, drought tolerant, many cultivars available
Rhododendron hybrida Evergreen Azalea	2—8'	2—10'	M	PS	Many hybrids and cultivars available, needs well drained soil
Sarcococca confusa Sweetbox Sarcococca	3—5'	3—5'	S-M	PS-SH	Drought tolerant, fragrant flowers in late winter
Viburnum awabuki 'Chindo' Chindo Viburnum	10—15'	6—8'	R	S-PS	Pyramidal form, drought tolerant
Viburnum rhytidophyllum Leatherleaf Viburnum	10—15'	10—15'	M	PS-SH	Protect from winter wind and sun
Non-Native Deciduous					
Chaenomeles speciosa or japonica Japanese Flowering Quince	5—8'	4—8'	R	S-PS	Varied flower colors, flowers best in full sun, tolerates a variety of conditions, many cultivars available, stems often have spines
Cotinus coggygria Smoketree or Smokebush	10—15'	8—12'	M-R	S	Tolerates a range of soil types, drought tolerant, showy summer flowers, many cultivars available
Forsythia × intermedia Border Forsythia	8—10'	10—12'	R	S-PS	Tolerates a variety of conditions, blooms in early spring, best in full sun, many cultivars to choose from
Hydrangea macrophylla Bigleaf Hydrangea	3—4'	4—6'	R	PSH	Moist well drained soil, wilts in drought, long bloom period, needs pruning after blooming
Hydrangea paniculata Panicle Hydrangea	6—20'	6—8'	R	S-PS	Drought tolerant, white flowers in summer, long bloom period, many cultivars available
Kerria japonica Japanese Kerria	3—6'	6—9'	M	PS-SH	Drought tolerant, early spring yellow flowers, interesting green stems, cultivars available
Rosa hybrida Hybrid Landscape Rose (i.e., Knock Out Rose)	3—4'	3—4'	M	S-PS	Drought and disease resistant, blooms all summer, has thorns, many cultivars available
Spiraea cvs. Spirea (excl. Spiraea japonica)	Var.	Var.	Gen. R	S	Spring or summer flowering shrubs, many cultivars available, Spiraea japonica

SUGGESTED PLANT MATERIALS LIST – TREES & SHRUBS					
PLANT NAME/ COMMON NAME	HEIGHT	SPREAD	GROWTH RATE S = SLOW; M = MODERATE; R = RAPID	LIGHT NEEDS S = SUN; SH = SHADE; PS = PARTIAL SUN	COMMENTS
					species is considered an invasive exotic in N.C.

Appendix, Sec. 30-A.3 - List of Recommended Plants.

Appendix, Sec. 30-A.6 - Information Required with Applications.

Prior to the issuance of a zoning compliance permit, special use permit, or a building permit for any use developer shall submit a site specific development plan for review by the Administrator and, where specified in the ordinance, by other Town Boards, including but not limited to the Planning Board and the Town Council.

The site plan may also be the "preliminary plat" for subdivisions if it contains all the information required Chapter 30, Article VI, Division IV, Section 385.

All site plans and subdivision plats shall be prepared by a NC registered engineer, architect or professional land surveyor, signed and be sealed by the same, and shall include the following information:

- (a) Information required for both site plans and subdivision plats.
 - (1) Site plans shall include a location map that shows the location of the project in the broad context of the town or planning jurisdiction.
 - (2) Development site plans shall be drawn to scale, using such a scale that all features required to be shown on the plans are readily discernible. Large developments may require that plans show the development in sections. The objective may be accomplished by using different plans or plans drawn to different scales to illustrate different features. Also, an applicant may use a narrative or master plan to describe and define those site plan elements that cannot be readily depicted in a graphic format.
 - (3) Development site plans shall show on the first page the following information:
 - (a) Name of applicant.
 - (b) Name of development (if any).
 - (c) North arrow.
 - (d) Legend.
 - (e) Scale.
 - (4) Existing Natural, Man-Made and Legal Features.
 - (a) Tree line of wooded areas.
 - (b) Streams, ponds, drainage ditches, swamps, boundaries of flood ways and flood plains.
 - (c) Existing storm drainage patterns.
 - (5) Existing man-made features:
 - (a) Public streets, sidewalks and other walkways, all designated by the type of surface material.

- (b) Curbs and gutters, curb inlets and curb cuts and drainage grates.
 - (c) Stormwater and drainage facilities.
 - (d) Underground utility lines, including water, sewer, electric, telephone, gas and cable.
 - (e) Above ground utility lines and other utility facilities.
 - (f) Fire hydrants.
 - (g) Buildings, structures (including dimensions).
 - (h) The location of any areas previously used for landfill or other waste disposal purposes that are known or reasonably should be known to the applicant.
- (6) Existing legal features:
- (a) Zoning of the subject property and surrounding properties.
 - (b) Property lines of the tract to be developed (with dimensions identified).
 - (c) Street right-of-way lines.
 - (d) Utility or other easement lines.
 - (e) Deed book and page reference demonstrating ownership of property. If the applicant does not yet own the property, the applicant shall include a written statement describing the applicant's legal authority to make application for the requested permit or conditional zoning.
- (7) Show all proposed changes in existing natural, man-made and legal features, including but not limited to the following:
- (a) Lot dimensions.
 - (b) The location, dimensions, and footprints of all buildings on the property, including the distances of all buildings from property lines, streets or street right-of-way lines; (subdivisions may show building setback lines).
 - (c) The location and dimensions of all recreational areas.
 - (d) The location and dimensions of all areas intended to remain as usable open space. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
 - (e) Street names (labeled by classification) showing linear feet, street paving widths and typical street cross-sections.
 - (f) Curbs and gutters (constructed using the same specifications as used by the NC Department of Transportation), curb cuts and drainage grates as required by town policy;
 - (g) If required, a stormwater management plan, as approved by the State of North Carolina, or Town in the Water Supply Watershed Overlay District and drainage facilities.
 - (h) All new proposed storm drainage patterns.
 - (i) Sidewalks and walkways, showing widths and surface material.
 - (j) Bridges.
 - (k) Underground utility lines or easement areas for said lines, including water, sewer, electric, telephone, gas, and cable.
 - (l) Above ground utility lines and other facilities.
 - (m) Fire hydrants.
 - (n) Vehicle accommodation areas including parking areas, loading areas and circulation areas, all designated by the type of surface material and dimensions of proposed parking spaces. The total

number of parking spaces and the total number of parking spaces for disabled persons (i.e. handicapped spaces) shall be indicated;

- (o) For properties in the Water Supply Watershed Overlay District provide the proposed total impervious surface area and the calculations showing how the impervious surface area was found;
 - (p) The location and description of all yards, buffers, screening, landscaping and plantings or devices (i.e. fences, berms, etc.) proposed for compliance. Plans shall label trees and shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected mature height and width.
 - (q) Proposed phasing, if any. Phasing plans shall provide a description of the facilities to be built in each phase.
- (8) Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested or is the duly appointed agent of such a person, such as a Deed book and page reference demonstrating ownership of property. If the applicant does not yet own the property, the applicant shall include a written statement describing the applicant's legal authority to make application for the requested permit or conditional zoning.
- (9) Certifications from the appropriate agencies that all necessary easements have been provided; and
- (10) If any street or driveway is proposed to intersect with a State maintained road, a copy of the application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveways Regulation.
- (b) Additional Information Required for Site Plans.
- (1) Existing topography at ten (10) foot or other appropriate contour intervals, as approved by the Land Use Administrator.
 - (2) Individual trees eight (8) inches in diameter or more, identified by common or scientific name.
 - (3) Other individual trees the applicants intend to preserve.
 - (4) Location of exterior light fixtures, with type and intensity of lighting fixtures sufficiently identified.
 - (5) The proposed use or uses of all land within the subject property.
 - (6) The scale of buildings relative to abutting property.
 - (7) The total number of residential units and the total square footage of any nonresidential development.
 - (8) Building elevations for all accessory structures, except for accessory structures to single family residences, duplexes and townhouses approved under the N.C. Single Family Building Code.
 - (9) All refuse facilities (including dumpsters and their screens), mechanical equipment and utility equipment.
 - (10) Vehicle accommodation areas including parking areas, loading areas and circulation areas, all designated by the type of surface material and dimensions of proposed parking spaces. The total number of parking spaces and the total number of parking spaces for disabled persons (i.e. handicapped spaces) shall be indicated. SITE and SUBDIVISIONS in the Water Supply Watershed Overlay District.
 - (11) Building elevations for typical units of new buildings or exterior remodeling of existing buildings showing building heights, widths and materials (except single family, duplex or townhouse buildings approved under the NC Residential Building Code for One- and Two-Family Dwellings).
 - (12) The location and dimensions, including height, of all signs, including the distances of all signs from property lines, streets or street right-of-way lines. If applicable, this information may be included as part of a sign plan.
 - (13) Any other facilities to be constructed or otherwise provided as part of the development.
- (c) Additional Information Required Only for Subdivision Plats.

- (1) The number of square feet in every lot created by a new subdivision and the total number of lots created.
- (d) Number of Copies of Plans and Documents.
- (1) With respect to all site plans submitted pursuant to this appendix, the applicant shall submit a minimum of two (2) copies of full size plans (i.e. twenty-four (24) inches by thirty-six (36) inches) and two (2) copies of plans drawn on ledger size paper (eleven (11) inches by seventeen (17) inches). Other documents required by this appendix shall be submitted on letter size paper (8.5 inches by eleven (11) inches) or legal size paper (8.5 inches by fourteen (14) inches).
- (2) The applicant shall submit a minimum of two (2) copies of all other documents required by this appendix.
- (3) The applicant shall submit all documents in Adobe format or other software approved by the Zoning Administrator

Appendix, Sec. 30-A7. Information Required on Lighting Plans.

(a) Street Lighting Service Levels.

It is the Town's objective to provide street lighting in accordance with the Illumination Engineering Society (IES) standards for various classes of streets. These nationally recognized standards acknowledge such key variables as use of streets, prevalence of entering and exiting right-of-way, parking and existing physical conditions on or near the streets. Standards relate to amount of light, noted in terms of foot-candles, and uniformity of light, stated as a ratio of average to minimum foot-candles along a given distance. These standards result in service levels that increase according to use. Higher levels of lighting correspond to higher usage by motorists and/or pedestrians.

Allowances are made for differences in the intensity of use and safety needs. Selective reduction of service levels for certain classes of streets, primarily those classed as residential, is necessary because of high costs involved with conversion to full IES standards.

(b) Street classifications.

IES's "Illumination Guide" groups streets into different classes — expressway, commercial, intermediate and residential. These area classes are further subdivided into major, collector and local categories with standards established for each. These categories correspond to Archer Lodge street classifications with the IES "major" category corresponding to our "arterial" classification.

(c) Street lighting guidelines.

Provision of lighting along streets in Town enhances the safe movement of motorists, pedestrians and other users of public right-of-way. The Town's street light system is designed to support the following guidelines:

IES standards should be used town wide as the basis for establishment of lighting levels for new lighting installation along non-residential streets. These streets should be lighted to 100% of IES standards. Residential streets should be lighted at 220-foot intervals, with amendments as needed to consider local conditions such as topography, traffic volumes, number of intersections, crime rates and other factors. Town streets are being classified based on operational definitions of lighting by IES and consistent with street classifications as referenced in this ordinance. Conversion to IES standards for existing non-residential streets and to spacing at 220-foot intervals for residential streets town wide will be phased over several years. Priority for implementation will be based on use, with commercial, intermediate and residential area classes being converted in that order.

High-pressure sodium luminaries should be installed on all streets, with lamps suggested by IES according to classification. The Town standard for residential street lighting is a typical 9,500 lumen economical traditional luminaries, mounted on a 12-foot fiberglass pole or a 9,500-lumen cut-off cobra luminary, mounted on a 25-foot wood pole. Exceptions to this standard may be approved by the Zoning Administrator when a duly authorized officer of a neighborhood group requests another configuration of hardware, provided

any additional hardware costs are paid by the developer or representative prior to installation of the lights; and provided the alternative configuration results in the same operational costs to the Town as the Town standard fixtures. Underground wiring should be provided for all new fixture installations.

The Zoning Administrator will determine those circumstances in which implementation guidelines will be waived. Examples include, but are not limited to, adjustments for areas with particularly high incidence of crime; significant public demand for additional services; and physical conditions associated with conversion of existing lighting. If there are permanent overhead utility lines, the Zoning Administrator may waive the requirement for underground lines for new lights.

(d) Street lighting standards.

The following standards and specifications are to assist developers in the placement and selection of street lights for use on streets classified as residential only. For information on lighting for streets with higher classifications, contact the Zoning Administrator. Where appropriate, a street lighting plan should be prepared as a part of a development application for approval by the Zoning Administrator.

(1) Placement.

- a. Street lights should be located an average of 220' apart. A minimum of one street light should be located at every intersection and at the end of every cul-de-sac.
- b. Where possible any street light not located at an intersection should be located on a property line.
- c. On streets with a width of 44' or greater (back of curb to back of curb), street lights should be staggered on either side of the street.
- d. On streets with a lesser width, street lights should be located on the side with a sidewalk if only one sidewalk exists. They should be staggered if sidewalks do not exist or if there are sidewalks on both sides of the street.
- e. Street lights should be located within the road right-of-way a minimum of 3 feet from the back of curb or edge of road pavement.
- f. Street lights should be located a minimum of 3' from the edge of any paved sidewalk.

(2) Fixture selection.

- a. The Town's standard residential lighting fixture is the 9,500 lumen "economical traditional" luminaire provided by Duke Energy Progress Company. The luminaire should be mounted on a 12' black fiberglass pole.
- b. A 9,500-lumen cut-off lens cobra fixture can also be used when mounted on a 25' wooden pole.
- c. Other ornamental fixtures may be selected if they provide a comparable lighting level and are approved by the Town. If there are any additional costs for installation and maintenance, the developer will pay "up front" such costs.

(e) Outdoor Lighting. All multi-family buildings and projects, including outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed to enhance the visual impact of the project on the community and, where practicable, should be designed to blend into the surrounding landscape. Lighting design and installation shall ensure that lighting accomplishes onsite lighting needs without intrusion on adjoining properties.

- (1) Lighting Plan. A site lighting plan shall be required as part of the application and site plan review for all multi-family developments exceeding four (4) dwelling units per multifamily development.
- (2) Site Lighting Design Requirements. Lighting shall be used to provide safety while accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This can be accomplished through style, material, or color. All lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

- a. Fixture (Luminaire). The light source 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. 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.
 - b. 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.
 - c. Light source (Lamp). Incandescent, florescent, metal halide, or color corrected high-pressure sodium are preferred. The Administrator shall have the authority to approve other lamp types (including light emitting diodes [LEDS] and fiber optics) provided the color emitted is similar to the preferred types. Non-color corrected high pressure sodium lamps are prohibited. The same light source type must be used for the same or similar types of lighting on any one site throughout any development.
 - d. Mounting. Fixtures shall be mounted in such a manner that the cone of light is contained onsite and does not cross any property line of the site.
 - e. Limit lighting to periods of activity. Where practicable, the use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the Administrator to conserve energy, provide safety, and promote compatibility between different land uses.
- (g) Illumination levels. All site lighting shall be designed so that the level of illumination as measured in foot-candles (fc) at any one point meets the standards in the table below, with minimum and maximum levels measured on the pavement within the lighted area and average level (the overall generalized ambient light level) measured as a not-to-exceed value calculated using only the area of the site intended to receive illumination.

Light Level (Foot-candles)			
Type of Lighting	Minimum	Average	Maximum
Multi-Family Parking Lot	0.2	1.0	8.0
Multi-Family Entrances	1.0	5.0	15.0
Storage Area (Security Lighting)	0.2	1.0	10.0
Walkways, Landscape, or Decorative Lighting	0.2	0.8	5.0

* The maximum level of illumination at the outer perimeter of the site or project shall be 0.5 foot-candles when abutting a residential zoning district and 5.0 foot-candles when abutting all other districts and/or streets.

- (g) Excessive illumination. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property is prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this subsection.

- (1) All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line does not exceed 0.2 on neighboring residential uses, and 0.5 on neighboring commercial sites and public rights-of-way.
 - (2) Lighting shall not be oriented to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
 - (3) Fixtures used to accent landscaping or art shall be located, aimed, or shielded to minimize light spill into the night sky.
 - (4) Blinking or flashing lights shall be prohibited unless the lights are required as a safety feature.
- (h) Nonconforming lighting. Lighting fixtures existing as of the date of adoption of this ordinance, may remain, and shall be considered lawful nonconforming structures. Modifications, replacement or expansions shall conform to the standards of this ordinance.