

# 8 BUILDING, SITE & SUBDIVISION LOT DESIGN STANDARDS

## 8.1 PURPOSE & INTENT

These regulations recognize the unique character of land and development throughout the Town and the need for flexibility in the design of Buildings and sites.

Building, Site & Subdivision Lot Design standards are established to promote development that:

- A. Is compatible with nearby properties, community character, and natural features;
- B. Minimizes pedestrian and vehicular conflict;
- C. Reinforces public spaces; and,
- D. Visually enhances development and sites.

## 8.2 BUILDING DESIGN STANDARDS

### A. Applicability

1. Any new Buildings which are equal to or greater than 144 square feet in Gross Floor Area.
2. Any Building additions.
3. Exterior Building renovations.
4. To the greatest extent practical, Accessory Structures to maintain a consistent and compatible appearance.

### B. Exceptions

1. Detached and Attached Dwellings subject to regulation under the North Carolina Residential Code, unless otherwise regulated by Conditional Zoning District (CD) requirements.
2. Building additions less than 50% of the Floor Area of the original Building, provided the Building was legally constructed in compliance with the regulations of a previous ordinance and the addition continues the architectural design of the existing Building, including Building materials (except those prohibited by this section), colors, textures, architecture, roof treatment, façade activation and other detail.

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3. **Conditional Zoning District (CD).** If a proposal for exceptional design does not meet the standards of this section, the proposal may be evaluated with an application for a Conditional Zoning District (CD).

#### C. Building Types.

The following Building types are allowed in various Zoning Districts as provided in Chapter 3, Table 3.2-A.

1. **Residential Buildings.** All new Buildings in Residential Use Categories shall follow Residential Building Standards. For Building Design Standards for Manufactured Dwellings see Additional Use Provisions for Manufactured Dwellings in Chapter 3.
2. **Commercial/Mixed-Use Buildings.** All new Buildings in Lodging, Office & Service; Retail, Dining, and Entertainment; Public and Institutional and Recreation Use Categories shall follow Commercial/Mixed-Use Building Standards.
3. **Industrial and Warehouse Buildings.** All new Buildings in Agriculture, Manufacturing, and Distribution Use Categories shall follow Industrial/Warehouse standards.
4. **Infrastructure Buildings.** All new Buildings in Infrastructure Use Categories in Residential and Commercial & Mixed-Use Districts shall follow Commercial/Mixed-Use Building Standards. All new Buildings in Infrastructure Use Categories in Employment/Campus Use Districts shall follow Industrial/Warehouse standards.

#### D. Building Scales.

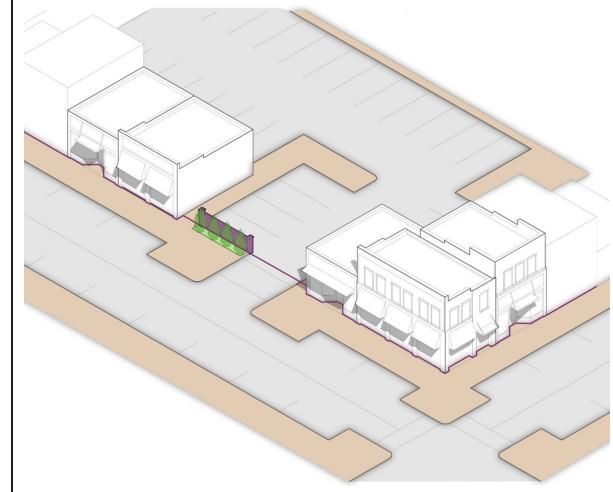
1. **Small Building** – Any Building less than or equal to 25,000 square feet Floor Area.
2. **Medium Building** – Any Building greater than 25,000 but less than 75,000 square feet Floor Area.
3. **Large Building** – Any Building greater than or equal to 75,000 but less than 200,000 square feet Floor Area.

4. **Extra Large Building** – Any Building greater than or equal to 200,000 square feet.

#### E. Building Placement and Orientation.

1. The placement of Buildings should reinforce the Street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.

**FIGURE 8.2-A - BUILDINGS SITED TO CREATE A STREET WALL**

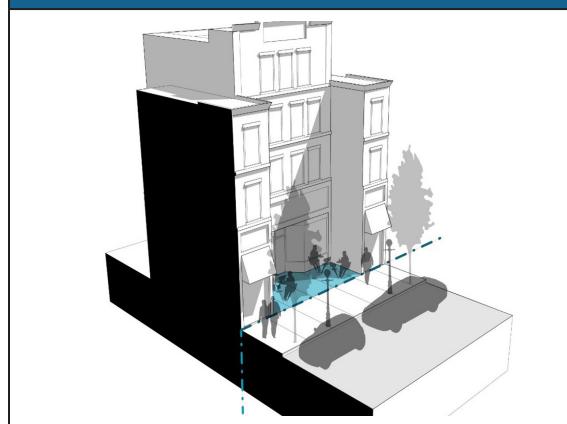


2. At least 1 Building façade shall be parallel to the Front Lot Line, a Public or Private Street, and/or a primary Interior Access Driveway designed to appear as an extension of the Public Street network, unless an alternative is approved by the decision-making body. When parallel to a Private Street or primary Interior Access Driveway, the design shall:
  - Have a minimum cross-section and streetscape elements matching an urban type Local or Collector Street as designated in the Comprehensive Plan and Engineering Design and Construction Standards; and,
  - Include parallel parking spaces, unless the Administrator determines parallel parking is not feasible or practical.
3. The area between the Building and the Front Lot Line, Public or Private Street, and/or primary Interior Access Driveway shall be as close as possible to the Grade of the Public or Private Street, and/or primary Interior

Access Driveway and include amenities such as landscaping, tables, and seating.

4. When a Commercial/Mixed-Use Building is located less than 50 feet from a Public or Private Street and/or primary Interior Access Driveway, the Building shall be oriented so that at least 1 principal entrance faces the Public or Private Street and/or primary Interior Access Driveway, rather than the interior of the site. In the case of a Corner Lot, the principal entrance shall face the Front Lot Line unless an alternative is approved by the decision-making body.
5. Principal entrances to Buildings should be located to provide easy access to public transit stops where applicable.
6. Buildings shall not significantly overshadow private Open Spaces or the common/public area windows of adjacent Buildings to prevent the significant loss of amenity to adjacent Buildings and private Open Spaces.
7. Forecourts may be used to provide entry yards or for outdoor dining, display merchandise, and/or entries to individual tenants or units

**FIGURE 8.2-B - BUILDING WITH FORECOURT**



## F. Façade Standards.

### 1. General Façade Standards for All Buildings.

- a. Buildings shall be designed in compliance with 360-degree design standards, with visually interesting and compatible design on front, side and rear façades.

b. All Major Subdivisions - Non-residential or Development Plans for Integrated Centers or sites with multiple Buildings shall utilize and repeat selected architectural design requirements which are in harmony with area developments. Design Standards are required to promote consistency among Buildings within a development and enhance compatibility of design and appearance requirements. The Design Standards shall coincide with or exceed the Town's design standards pursuant to this Chapter. As appropriate, the Design Standards shall include color and material samples.

c. **Single Use Sites.** All Buildings located on a Single Use Site shall utilize selected design and appearance elements which are in harmony with area developments.

2. **Primary Façade Standards.** Any Building façade in which any portion of a Lot or Integrated Center is determined to be visible from a Public/Private Street Frontage, interior Access Drive, or a Side or Rear Lot Line abutting a Residential Use District, and all Building façades in the DMX District, shall be designed pursuant to the following standards:

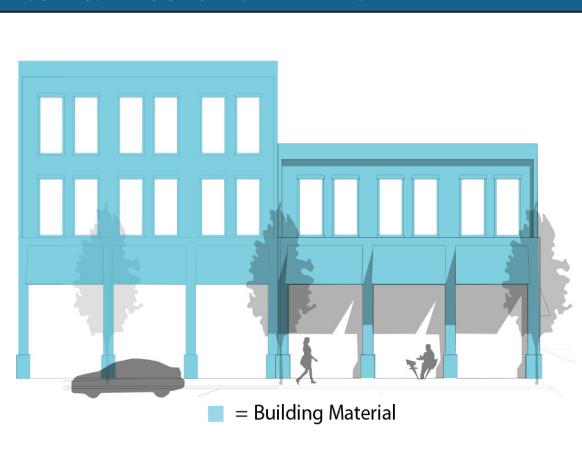
#### a. Building Materials.

##### i. Building Material Types and Colors.

(a) **Building Material Types.** All Building Materials should be durable. Building Material types are defined as follows:

- (i) Type 1 Materials: brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; a combination thereof; or similar material determined by the Administrator.

- (ii) Type 2 Materials: wood siding; fiber cement siding; stucco; tile; EIFS; or similar material determined by the Administrator.
- (iii) Type 3 Materials: high quality, smooth finish metal panel or similar material determined by the Administrator.
- (iv) Type 4 Materials: vinyl siding; smooth-faced gray concrete block; painted or stained brick, stone or concrete (including concrete block) except for Wall Murals; metal siding except as specified as Type 3 material; plastic; or similar material determined by the Administrator.
- (b) Multiple Building Materials shall be used to provide variation in texture, with heavier and courser materials placed lower on the Building and lighter and smoother materials placed near the top.
- (c) The number of colors used to create interest in the Building shall be limited to 3 discernable colors or ranges of complementary hues.

**FIGURE 8.2-F - BUILDING MATERIALS****ii. Building Material Standards.**

Building Materials (excluding: windows, display windows, doors, roofing, fascia or soffit materials) shall be provided as follows:

<b>TABLE 8.2-A – PRIMARY FAÇADE BUILDING MATERIALS TABLE</b>				
<b>Building Type</b>	<b>Type 1 Materials</b>	<b>Type 2 Materials</b>	<b>Type 3 Materials</b>	<b>Type 4 Materials</b>
Residential	Required (N1)	Permitted	Prohibited	Prohibited
Commercial/ Mixed-Use	Required (N2) (N3)	Permitted (N4)	Permitted (N5)	Prohibited
Industrial and Warehouse	Required (N6)	Permitted	Permitted	Prohibited
<b>N1</b>	Shall constitute a minimum of 35% of the Building façade.			
<b>N2</b>	Shall constitute a minimum of 60% of the Building façade.			
<b>N3</b>	In the DMX District, shall constitute 100% of the Building façade except as noted in N4.			
<b>N4</b>	In the DMX District, limited to 10% of the Building façade of the 3rd story and higher.			
<b>N5</b>	Limited to 10% of the Building facade. Prohibited in the DMX District.			
<b>N6</b>	Shall constitute a minimum of 50% of the Building façade.			

**iii. Alternate Compliance.**

- (a) A 10% reduction in the required Type 1 material may be permitted by selecting 1 additional Public Realm Standard (Section 8.3.B).
- (b) A 10% increase in permitted Type 3 material may be permitted by selecting 1 additional Public Realm Standard (Section 8.3.B).

**b. Bulk and Massing.****i. All Building Standards.**

- (a) **Horizontal Variations.** At least 2 horizontal variations shall occur for any façade representing a discernable Building base, middle, and top along the entire length of the façade.
- (b) **Base.** The base shall be distinguished from the body of the Building by features

including, but not limited to: thicker walls, ledges, or sills; visually heavier material than those used on the body of the Building; and/or lighter or darker colored materials, mullions, or panels; and planters.

- (c) **Middle.** The remaining middle of the Building shall constitute a minimum of 50% of the total Building height.
- (d) **Top.** The top shall be located at the top of the Building wall, shall occupy the highest portion of the Building, and shall be distinguished from the body of the Building by features including, but not limited to: cornice treatments; materials such as stone or differently colored materials; change in material pattern, a roof overhang with brackets; stepped parapets; and/or a cornice capping the top of the Building wall.

**FIGURE 8.2-G - BUILDING BASE-MIDDLE-TOP**



## ii. Residential Building Standards.

### (a) Maximum Building Length.

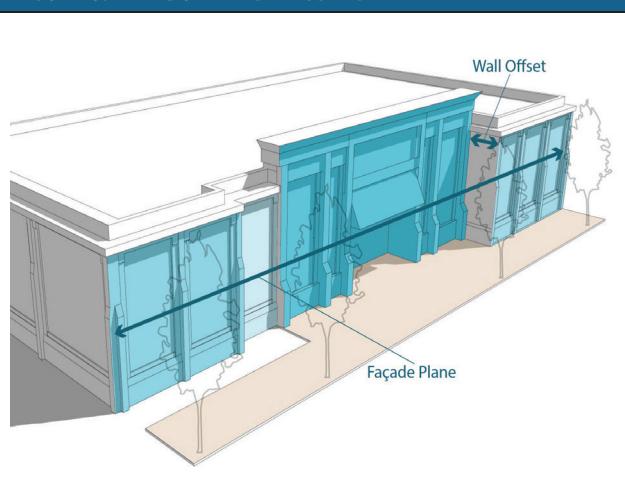
- (i) **NR, NCR, and MXR Districts:** The maximum Building wall length for Attached Dwellings and Apartment Dwellings is 150 feet.

### (ii) All other Districts:

The maximum Building wall length for Attached Dwellings and Apartment Dwellings is 250 feet.

- (b) Façades shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 50 feet apart. Wall offsets shall total a minimum depth of 0.5% of the total length of the façade in feet.

**FIGURE 8.2-H - BULK AND MASSING EXAMPLE**



## iii. Commercial/Mixed-Use Building and Industrial and Warehouse Building Standards.

- (a) **Vertical Variations.** Building walls shall consist of a Building bay or structural Building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change is 2 inches depth.
- (b) Alternate maximum line may be granted by selecting 1 additional human scale design element along the subject façade.

**TABLE 8.2-B - VERTICAL VARIATIONS TABLE**

Building Bay Width	Small Buildings	Medium Buildings	Large Buildings	Extra-Large Buildings
Minimum	0'	0'	0'	0'
Maximum	30'	50'	75'	100'
Alternate Maximum	50'	75'	100'	125'

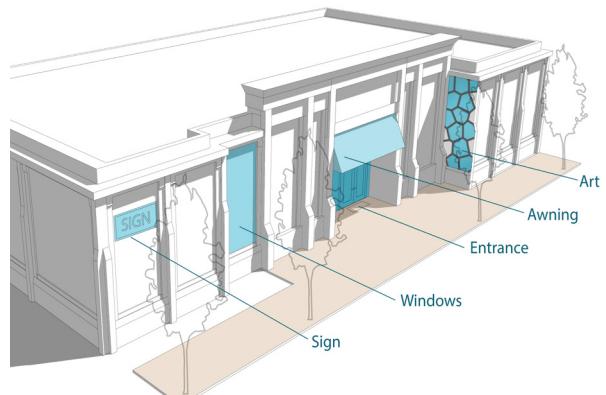
**c. Roof Expression.****i. Residential Building Standards.**

- (a) Sloped roofs on Buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
- (b) Flat roofs shall be concealed by parapet walls. All sides of parapet walls visible from public view shall be finished to match the primary façade and shall extend an appropriate depth that is proportionate with the Building size.
- (c) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

**ii. Commercial/Mixed-Use Building and Industrial and Warehouse Building Standards.**

- (a) The form and pitch of roof lines shall be similar to surrounding Buildings, with variation in material, height, treatment, or horizontal/vertical direction.

- (b) Alternate maximum line may be granted by selecting 1 additional human scale design element along the subject façade.
- (c) Roofline standards do not apply to rooflines of a Building 3 stories or higher.
- (d) All sides of parapet walls visible from public view shall be finished to match the primary façade and shall extend an appropriate depth that is proportionate with the Building size.

**d. Façade Activation.****i. All Building Standards.****FIGURE 8.2-1 - FAÇADE ACTIVATION EXAMPLES**

- (a) **Blank Walls.** Expanses of blank walls (i.e., without articulation or windows) may not exceed 20 feet in any direction. Building walls shall meet this standard using a variety of features such as windows, entrances, arcades, arbors, Awnings, trellises, friezes, living walls, signs, works of art, substantial change in material color, change in material pattern, or alternate architectural detail that activates Building walls.

- (b) **Building Entries.** All Buildings shall have a Primary Building Entry visible from a Public

**TABLE 8.2-C - ROOFLINE FORM TABLE**

Roofline	Small Buildings	Medium Buildings	Large Buildings	Extra-Large Buildings
Minimum	0'	0'	0'	0'
Maximum	60'	60'	100'	160'
Alternate Maximum	75'	100'	150'	200'

Right-of-Way, public Open Space, publicly accessible private Open Space, or mid-block break. Entrances shall be easily identifiable and well-lit for convenience, visual interest, and increased safety. Non-residential entrances shall be easily identifiable and distinguishable from residential entrances.

**ii. Residential Building Standards.**

- (a) Residential Buildings shall provide a minimum of 3 of the following activation features:
  - (i) 1 or more dormer windows or cupolas;
  - (ii) A recessed entrance(s);
  - (iii) A covered porch(s);
  - (iv) Pillars, posts, or columns next to the doorway(s);
  - (v) 1 or more bay windows projecting at least 12 inches from the façade plane;
  - (vi) Eaves projecting at least 6 inches from the façade plane;
  - (vii) Raised corniced parapets over the entrance door(s);
  - (viii) Multiple windows with a minimum 4-inch-wide trim; or
  - (ix) Integrated planters that incorporate landscaped areas or places for sitting.

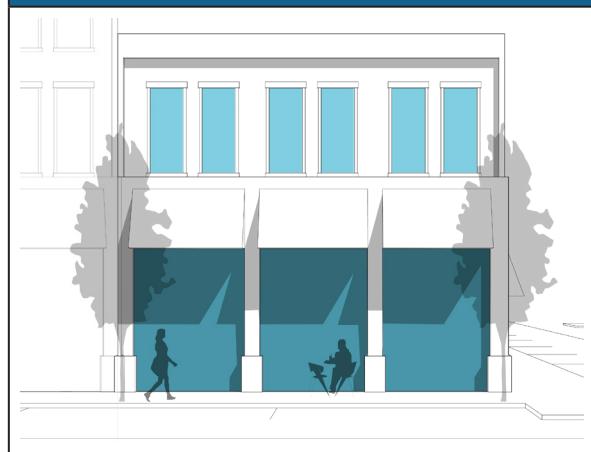
**iii. Commercial/Mixed-Use Building Standards.**

- (a) **Ground Floor Transparency.** Windows and glass doors shall be provided on a minimum of 2 Building façades on the ground level (first 10 feet measured vertically at Street level) based on highest levels of pedestrian traffic and vehicular visibility as follows:

**TABLE 8.2-D - BUILDING SCALE AND GROUND FLOOR TRANSPARENCY TABLE**

Building Scale	Ground Floor Transparency (minimum surface area)
Small	40%
Medium, Large	20%
Extra Large	10%

**FIGURE 8.2-J - AREAS OF TRANSPARENCY**



Ground floor windows should be traditional storefront style and generally vertical in orientation.

**(b) Upper-Level Transparency.**

Upper levels shall be based on highest levels of pedestrian traffic and vehicular visibility and fifteen 15% minimum of the surface area of the upper-story façade (as measured from the floor of the story to either the floor of the story above or the roof, whichever is smaller).

**(c) Alternate Compliance.**

Alternate compliance may be provided by the following options if provided in surface area equal to the required surface area for transparency:

- (i) Use of Spandrel Glass (single color, mirrored glass prohibited).
- (ii) An inset area to mimic the appearance of a window that

differs in color and pattern from the adjacent façade.

- (iii) Vertical landscape elements such as a wall-mounted trellis, green wall, or similar.

**iv. Industrial and Warehouse Buildings Standards.**

**(a) Ground Floor Transparency.**

Small, Medium, Large and Extra-Large Buildings: 10%

**(b) Upper-Level Transparency.** 0%

**(c) Alternate Compliance.**

Alternate compliance may be provided by the following options if provided in surface area equal to the required surface area for transparency:

- (i) Use of Spandrel Glass (single color, mirrored glass prohibited).
- (ii) An inset area to mimic the appearance of a window that differs in color and pattern from the adjacent façade.
- (iii) Vertical landscape elements such as a wall-mounted trellis, green wall, or similar.

**e. Human Scale Design Elements.**

All Commercial/Mixed-Use and Industrial and Warehouse Buildings shall be subject to the following standards.

- i. Façades shall incorporate a minimum of 2 continuous or repeating details within the first 15 feet of the Building façade, measured vertically from grade:

- (a) Quoins,
- (b) Change in brick pattern/belt course,
- (c) Decorative light fixtures,
- (d) Trim or molding,
- (e) Medallions,
- (f) Sign frieze,
- (g) Vertical recesses,

- (h) Horizontal extensions,
- (i) Architectural fins,
- (j) Louvers,
- (k) Shading devices,
- (l) Cornices,
- (m) Punched opening,
- (n) Window reveals,
- (o) Screening devices,
- (p) Balconies,
- (q) Or similar.

**3. All Other Façades Standards.** Any Building façade not designated as a primary façade shall be designed pursuant to the following standards:

**a. Building Materials.**

- i. Building Materials shall comply with Section 8.2.G.2.a.i: Building Material Types and Colors. Building Materials and Colors shall be consistent with the primary façade(s) of the Building.
- ii. Building Materials (excluding: windows, display windows, doors, roofing, fascia or soffit materials) shall be provided as follows:

**TABLE 8.2-E – ALL OTHER FAÇADES BUILDING MATERIALS TABLE**

Building Type	Type 1 Materials	Type 2 Materials	Type 3 Materials	Type 4 Materials
Residential	Permitted	Permitted	Prohibited	Prohibited
Commercial/Mixed-Use	Permitted	Permitted	Prohibited	Prohibited
Industrial and Warehouse	Permitted	Permitted	Prohibited	Prohibited

- b. Bulk and Massing, Roof Expression, Façade Activation, and Human Scale Elements.** All façades shall be designed with a consistent and compatible appearance to the primary façade(s) of the Building.

### G. Screening.

1. Rooftop mechanical equipment shall not be visible from any Street or adjacent Residential Use District. Equipment that is no longer in use must be removed. When the roof line is below such grade, rooftop mechanical equipment shall be painted to match the color of the roof material to reduce the visual impact.
2. The following Project elements shall be concealed and contained or screened from public view with materials similar to the Structure, or they shall be located so as not to be visible from any public view or from potential Buildings nearby:
  - a. Utility meters (must also be painted to match Building material color);
  - b. Storage areas;
  - c. Solid waste containers;
  - d. Transformers, to the extent practical;
  - e. Generators; and,
  - f. Similar features or other utility hardware on the Building, roof, or ground.
3. Building mounted equipment or pipes shall be painted to match the Building regardless of visibility.

## 8.3 PUBLIC REALM STANDARDS

The Public Realm is a shared area that encompass Streets and outdoor spaces including Parks, greens, Plazas, public art, Street furniture, lighting and Building design. All of the elements described above contribute to the Town's character and sense of place. This section includes standards for the Public Realm and identifies character elements necessary to enhance and maintain community character.

### A. Required Standards.

1. **Designated Gateway or Focal Point.** If a Major Subdivision or Development Plan is located at an intersection designated as primary or secondary in the Comprehensive Plan, that portion of the gateway feature which is on or adjacent to the Project shall be developed in connection with the Project.

### 2. Implementation of the Village District Area Plan.

All Major Subdivisions and Development Plans shall be required to provide specific public realm improvements as outlined in the approved Village District Area Plan, including but not limited to, benches, trash cans, and Sidewalk styles.

### 3. Commercial & Mixed-Use or Employment/Campus Use Districts.

All Development Plans in Commercial & Mixed-Use or Employment/Campus Use Districts shall provide 1 Public Realm Option from the list below. Additional Options may be selected to provided alternate compliance with Building Design Standards as allowed in Section 8.2.

### B. Public Realm Standard Options.

1. Provide a minimum of 1 private courtyard and/or atrium that faces onto a Public Right-of-Way or mid-block break. Courtyards and atria shall be of a minimum dimension of 40 feet x 40 feet.
2. Provide visual and physical access through an open-air portal entry into an interior courtyard or direct access into an atrium from a Public Right-of-Way, Open Space, or mid-block break.
3. Provide ground floor Open Space with no fencing or barriers that is permanently open and accessible to the public. Ground floor publicly accessible Open Space shall have a minimum dimension of 40 feet by 40 feet.
4. Provide a 30% reduction of floor plate at the upper levels.
5. Provide an expressive entrance to enhance identity and visual access into the Building. For residential Buildings, the expressive entrance shall be at minimum 20 feet wide along the façade and a minimum 2 stories in height. For Commercial/Mixed-use Buildings and Industrial and Warehouse Buildings, the expressive entrance shall be at minimum 35 feet wide along the façade and a minimum 2 stories in height.
6. For Commercial/Mixed-Use Buildings, provide a minimum 60% transparency for

the entire Street fronting elevation. For residential Buildings, provide a minimum 35% transparency for the entire Street fronting elevation. Areas counted in meeting this requirement must be comprised of transparent glazing.

7. Provide a distinct architectural feature of special character and design that accentuates a change or interruption in the architectural language at the corner of the Building. The corner element shall be at least 25 feet in width and change in height by a minimum of 5 feet above or below the adjacent roof line and/or be integrated with a roof expression.
8. Include public art that is publicly accessible or viewed from a Public Street.
9. Increase in urban civic space by 50%.
10. Provide an upgraded transit shelter, park and ride lot, rideshare pickup/drop-off location, protected bicycle storage lockers or other facility to encourage alternative means of travel. The Administrator may limit the use of the option in areas that are inconsistent with adopted plans or anticipated facility needs.
11. Increase Type 1 Materials to constitute a minimum of 75% on each primary façade.
12. Green Building Elements. Any Building achieving the elements necessary for any level of LEED, Energy Star, Green Globes, North Carolina High Performance Building Guidelines, BRE Environmental Assessment Method, or similar approved certifying program.
13. Orient Building entrances to face the perimeter Public Streets with no Parking Areas between a front Building line and Front Lot Line.
14. Install pedestrian scale light fixtures (pole or bollard) along Sidewalks and pedestrian areas no taller than 16 feet and spaced a max of 60 feet.

## 8.4 SITE DESIGN

**A. Crime Prevention Through Environmental Design.** Site plans shall employ best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces. Site plans shall include the following crime prevention design standards:

- 1. Natural Surveillance and Visibility.** Design the site, landscaping, and Buildings to promote natural observation where people will be walking outside and maximize the opportunities for people to observe adjacent spaces and public Sidewalks.
- 2. Lighting Levels.** Provide lighting on site, at all Building entrances, and along Walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- 3. Territorial Reinforcement and Space Delineation.** Locate landscaping, Sidewalks, lighting, fencing, and Building features to clearly guide pedestrian movements on or through the site and to control and restrict people to appropriate locations.
- 4. Natural Access Control.** Locate entrances, exits, signs, fencing, landscaping, and lighting to distinguish between public and private areas, control access, and to guide people coming to and going from the site.

### B. Access and Circulation.

- 1. Building Access.** The primary pedestrian access to all Buildings shall be from a fronting Street or common space. Secondary access may be provided from Parking Areas located to the rear or side of a Building.
- 2. Vehicular Access.** Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and with surrounding residential Uses. Curb cuts for vehicles shall be consolidated wherever possible, including consolidation of two or more private drives.
- 3. Pedestrian Access.** In addition to the design criteria set forth in Chapter 7, Street,

Sidewalk, sidepath, and greenway systems shall be designed as follows:

**a. All Use Categories:**

- i. Maximize the internal connection of local Streets within the site;
- ii. Minimize the use of Cul-de-Sac Streets;
- iii. Maximize the connectivity of Streets within the site with surrounding Streets or development;
- iv. Include a Sidewalk, sidepath or greenway system which functionally connects the various required Open Space elements of the site and all Buildings;
- v. Provide a direct linkage to any planned or existing Town sidepath or greenway which abuts or is adjacent to the site; and,
- vi. Provide a vista termination for all internal Streets so that no uninterrupted Street segment extends for more than 1,350 feet.

**b. Non-residential Uses Categories shall be designed with the following additional requirements:**

- i. Functionally connect front doors, storefronts, or primary Building entries with planned or existing public Sidewalks, sidepath, or greenway on each Public Street Frontage of the Project;
- ii. Provide a direct and functional connection from the front doors, storefronts, or primary Building entries to any on-site, Off-Street Vehicle Parking Area; and,
- iii. Provide for decorative identifiable pedestrian crossing treatments along functional pedestrian routes wherever a Sidewalk, sidepath, or greenway system crosses an interior Access Drive or interior Access Driveway.

4. The owner shall be responsible for the perpetual maintenance of any private

Walkways or pedestrian/ bikeway systems. Such maintenance responsibility may be assigned through lease or other appropriate documentary assurances to a tenant, however, in the case of non-performance by such responsible tenant, the owner shall be responsible.

**C. Vehicle parking, loading, and mobility.**

**1. Off-Street Parking.**

- a. Unless no other practical alternative is available, Vehicle Parking Areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit without backing onto a Public Street. This requirement does not apply to Vehicle Parking Areas that serve a detached or Attached Dwelling Unit with a front Access Driveway.
- b. Vehicle Parking Areas shall be designed so that sanitation, emergency, and other public service vehicles can serve the development without having to back up unreasonable distances or make other dangerous or hazardous turning movements.
- c. Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of that area onto adjacent properties or Streets. Those areas shall also be designed so that vehicles do not extend over the required width of Sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.
- d. Large Parking Lots (51 spaces or more) shall be designed with a clear hierarchy of circulation that includes major Access Drives with no vehicle parking, secondary circulation drives with little or no vehicle parking, and parking aisles for direct access to vehicle Parking Spaces.
- e. Vehicle Parking Areas shall be located at least 5 feet from Buildings to allow sufficient separation for Sidewalks, landscaping, and other site features

except along the backs of Buildings in areas designed for loading and unloading.

f. Vehicle parking shall not be located in required landscaped areas or Open Space.

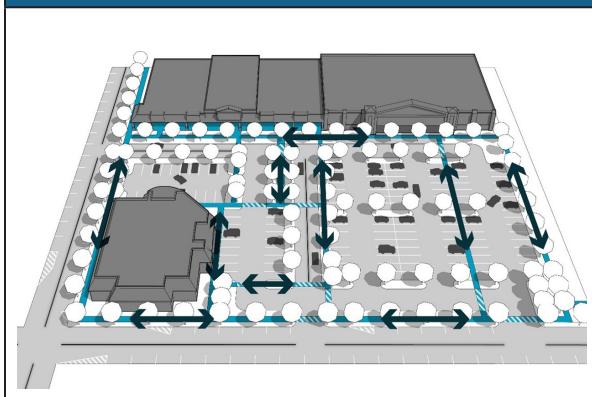
2. **Loading.** Off-Street Loading Spaces shall be designed and constructed so that all maneuvering to park vehicles for loading and unloading can take place entirely within the property lines of the premises.

- Off-Street loading shall be located on the rear or interior side of the Building.
- All loading facilities, loading docks, service doors, and other service areas, shall be located and/or screened so as not to be visible from a Public Street or park. Screening examples could include walls, evergreens, opaque fencing, and similar treatments.

3. **Pedestrian Access.** Parking Lots shall be designed to allow pedestrians to safely move through the site.

- Small Parking Lots (100 spaces or less) shall provide a Sidewalk on the perimeter of the Lot.
- Large Parking Lots (101 spaces or more) shall be oriented with parking rows perpendicular to the main Building entrance(s) and corridors within the Parking Area to channel pedestrians from the car to the perimeter of the Parking Lot or to the Building.

**FIGURE 8.4-A - PEDESTRIAN ACCESS CORRIDORS THROUGH A LARGE PARKING LOT**



- Pedestrian corridors in large Parking Lots shall be connected to perimeter public Sidewalks (where present) and delineated by a paving material or raised paths that differs from that of the vehicular areas and shall be planted to provide shade. The use of small posts or bollards, painted black or to match the color scheme of the Building, to provide additional delineation and separation of pedestrian and vehicular corridors is encouraged.
- Additional standards for landscape strips crossing Walkways are provided in Section 5.3.3.C of this UDO.

#### D. General Design Standards.

- Layout Criteria.** The site design for each Project shall, to the maximum extent practical, include a Vehicle Parking Area design which:
  - Maximizes the internal connection of interior Access Drives or Streets within the Project;
  - Minimizes the use of dead end interior Access Drives or Cul-de-Sac Streets;
  - Maximizes the connectivity of interior Access Drives or Streets within the Project with surrounding Streets, Projects or Subdivisions;
  - Minimizes Parking Spaces along major drive aisles within Parking Lots;
  - Includes a Sidewalk, sidepath, or greenway system which functionally connects the various required Open Space elements of the Project with residential areas within, abutting or adjacent to the Project;
  - Provides a direct linkage to any town greenway which abuts or is adjacent to the Project;
  - Provides safe pedestrian access from the Parking Spaces to each front door, storefront, or Building entry;
  - Provides a vista termination for all internal Driveways so that no

- uninterrupted Driveway segment extends for more than 1,350 feet;
- i. Provides a widened area as a visitor drop-off zone near the Building entrance or a Walkway, sidepath, or greenway which provides a direct connection to the Building entrances; and,
- j. Includes, on both sides of an Access Drive or Driveway, a landscaped area which distinguishes the entry point of the site from other portions of the front yard and create a positive entrance for the development.

**2. Pedestrian Pathways for Lots with more than 100 spaces.** Any Parking Area containing over 100 Parking Spaces shall include a lengthwise pedestrian island including a Walkway and landscape strip. Additional lengthwise pedestrian island(s) shall be included for every additional 200 Parking Spaces as follows:

- a. **Minimum Dimensions.** The pedestrian island shall be at least 5 feet in width.
- b. **Landscape Strip.** Each landscape strip shall be designed as follows:
  - (1). The strip shall include overstory trees or ornamental trees (provided, however, loblolly pines or other trees which drop branches as they grow shall be prohibited in such landscape strips) planted with a maximum spacing of not more than 40 feet on-center, supplemented with groupings of at least 5 shrubs/Hedge Plants planted between the trees. Interior landscape islands shall not be required for those Parking Spaces adjacent to the pedestrian island.
  - (2). Each landscape strip shall include ground cover consisting of grass, mulch, chipped bark, pine straw or other natural forms of ground cover.
  - (3). When pedestrian island(s) extend for more than 10 Parking Spaces, such pedestrian island(s) shall

be provided with a crosswise Walkway to facilitate pedestrian and shopping cart movement.

**3. Internal Cross Access Accommodations.**

New Parking Lots shall provide for an internal vehicle connection between abutting Parking Lots on adjacent properties. The Administrator may allow exceptions to this standard to protect natural resources, where onerous topographic features exist, in the case of incompatible land Uses, and/or to comply with design restrictions from other governing agencies.

**E. Lighting.** This section does not address Street lighting on Public or Private Streets – refer to the Town Engineering Design & Construction Standards.

**1. Intent.** The lighting standards contained in this Section are intended to provide for the design and placement of outdoor light fixtures which:

- a. Provide for illumination levels which are adequate for the safe and efficient movement of individuals or vehicles to and from a Lot and within a Lot (i.e., areas that are dangerous if unlit, such as stairs, intersections, or changes in grade);
- b. Provide for uniform and consistent site lighting in terms of style of outdoor light fixtures, type of light, and light levels throughout a Lot;
- c. Are designed to protect against the spillover of light onto abutting properties; and,
- d. Are designed to protect against objectionable glare onto Public Rights-of-Way which may impair the vision of motorists.

**2. General Requirements.** All outdoor light fixtures shall comply with the following regulations.

- a. Minimum Setback.** An outdoor light fixture may be located within a required Front, Side Yard, or Rear Setback, or required Perimeter Buffer, provided that the outdoor light fixture

is located adjacent to the interior edge of such Setback or buffer.

- b. Lighting Standards.** Outdoor light fixtures shall comply with the standards set forth in Table 8.4-A - Lighting Standards.
- c. Total Site Lumen Limit.** The total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit. The total site lumen limit shall be determined using 1 of the following two calculations:
  - i. Less than 490 lumens per vehicle Parking Space up to 10 vehicle Parking Spaces (including handicapped accessible spaces) for the entire site, or
  - ii. Less than 1.25 lumens per square foot of hardscape area per site. When lighting intersections of site abuts drives and Public Streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.
- 3. Light Source.** Outdoor light fixtures shall utilize a white light source. However, low intensity architectural accent lighting (e.g., wall sconces, goose neck lights, etc.) located on or focused on a Building may utilize other light sources if specifically requested of and approved as an integral architectural element of a Development Plan.
- 4. Maximum Light Levels.** The maximum light level permitted anywhere on a Lot shall not exceed 15 horizontal maintained foot candles, unless specifically authorized by a sub-section of this Section 8.4.D. The maximum light level shall not exceed 0.2 horizontal maintained foot candles at property lines adjacent to Residential Use Districts, or on a Lot occupied by a Dwelling Unit, and 2 horizontal maintained foot candles at property lines adjacent to non-residential Uses and Rights-of-Way. The maintenance factor used in the design

**TABLE 8.4-A - LIGHTING STANDARDS TABLE**

District	Type of Fixture	Maximum Heights of Pole and Base
RR, SR, NR	Full Cutoff	32'
	Non-Cutoff (1)	20'
NCR, MXR, NMX, DMX, PUD	Full Cutoff	32'
	Non-Cutoff (1)	20'
SP, CB	Full Cutoff	32'
	Non-Cutoff (1)	16'
BRT, HI	Full Cutoff	32'

(1) NON-CUTOFF OUTDOOR LIGHT FIXTURES SHALL BE LIMITED TO WALKWAYS, OUTDOOR SEATING AREAS OR OTHER AREAS APPROVED FOR SUCH FIXTURES AS PART OF DEVELOPMENT PLAN APPROVAL.

process to calculate horizontal maintained foot candles shall not be lower than 0.64.

- 5. Mounting of Fixtures.** Full cutoff, cutoff and semi-cutoff fixtures shall be mounted parallel to the ground and shall utilize a rigid mounting arm with no built-in uptilt and no adjustment feature.
- 6. Pole-Mounted Equipment.** All equipment mounted to light poles (such as security cameras, other equipment, and all attachments) shall be the same color as the pole.
- 7. Height of Fixtures.** Vehicle Parking Area outdoor light fixtures and Loading Area outdoor light fixtures shall be of uniform size, design, and height.
- 8. Power Supply.** Outdoor light fixtures located on light poles shall be provided power by underground wiring.
- 9. Design of Fixtures.** All outdoor light fixtures on a Lot, Outlot, Single Use Site, Integrated Center, Business Park, or Industrial Park, including those on free standing light poles and those attached to Buildings, security lights, and architectural lights, shall be of consistent or compatible style, pole height, mounting height, color, intensity, design, and materials.
- 10. Maintenance of Outdoor Fixtures.** All light fixtures and light poles shall be maintained and repaired if inoperable.

**11. Wall Lights.** Wall outdoor light fixtures shall be subject to the following standards:

- a. When located on a front or side façade of a Building or Structure shall be full cutoff.
- b. When oriented toward an abutting Residential Use District shall be full cutoff.
- c. Low intensity, architectural style wall outdoor light fixtures may be used if specifically requested of and approved as an integral architectural element of a Development Plan and are used to accent architectural elements of the Building or Structure or to illuminate entrance areas.
- d. Wall-pack-type lights are permitted only for security or service areas.

**12. Vehicular Canopy Light Fixtures.** Outdoor light fixtures located under a vehicular Canopy of Drive Through Structures (e.g., gasoline service station Canopies, bank Drive Through Canopies, etc.) shall be:

- a. Full cutoff fixtures with a maximum intensity of three-hundred and twenty (320) watts or 4800 lumens; and
- b. The maximum light level under the vehicular Canopy shall not exceed 20 horizontal maintained foot candles.

**13. Awning and Canopy Lighting.** Awnings and Canopies used for Building accents over doors, windows, Walkways, and the like, shall not be internally illuminated (i.e., not lit from underneath or behind).

**14. Flag and Statue Lights.** Outdoor light fixtures used to illuminate flags, statues or other objects mounted on a pole, pedestal or platform shall use a very narrow cone of light (e.g., a maximum NEMA Beam 3X3, or comparable) for the purpose of confining the light to the object of interest and minimizing spill-light and glare.

**15. Glare on Public Right-of-Way.**

Architectural or Sign lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent Public Right-of-Way. (See Section

9.5.3.B – Illuminated Signs, for related regulations for Signs.)

**16. Floodlights.** Outdoor light fixtures equipped with floodlights are regulated as follows:

- a. Floodlights shall not be permitted:
  - i. Within the NCR or MXR Districts;
  - ii. On any Lot in a Commercial & Mixed-Use District or any Employment/Campus Use District; or,
  - iii. Within any Attached Dwelling Unit or non-residential portion of a PUD District, provided, however, that floodlights may be used in the above situations when specifically requested of and approved as an integral architectural element of a Development Plan and are used to accent architectural elements of the Building or Structure.
- b. Floodlights, when permitted, shall be:
  - i. Located and directed away from the Lot Line at an angle of plus or minus 15 degrees from perpendicular to the Lot Line;
  - ii. Focused on the primary Building or the area of the Lot located between the floodlight and the primary Building; and,
  - iii. Shielded to the extent that the main beam from the luminaire is not visible from or causes any glare onto adjacent properties or Rights-of-Way.

**17. Lighting Plans.** The following information, at a minimum, shall be provided for all lighting plans:

- a. A site plan which includes the outline of Buildings, Structures, and other improvements (e.g., Parking Areas, Loading Areas, interior Access Drives, etc.) on the Lot.
- b. A photometric plan superimposed on the site plan, indicating the location, and aiming of outdoor light fixtures and illumination levels in compliance with the regulations of this Section.

- c. A description of the outdoor light fixtures, including but not limited to manufacturers or electric utility catalog specifications sheets, drawings, or photometric report, which indicate the outdoor light fixture classification (e.g., cutoff, semi-cutoff, full cutoff, or non-cutoff), type of light and lumens proposed for each outdoor light fixture.

**18. Special Regulations.** The following special regulations shall apply to sport and athletic field lights, Areas of Outdoor Display, and Loading Areas. Where a special regulation does not exist in this sub-section, the regulations contained elsewhere in this Section shall apply.

- a. **Sport and Athletic Field Lights.** Outdoor light fixtures for sport and athletic fields:
  - i. Shall not exceed 110 feet in height above grade, provided, however, that for any outdoor light fixture located at a height of 8 feet above grade or higher, the applicant shall demonstrate that the additional height is necessary to reduce spill and glare;
  - ii. Shall be of a type and manufacturer that offers a spill and glare control package and shall be fitted with the manufacturer's spill and glare control package;
  - iii. Shall not exceed 0.3 horizontal maintained foot candles at the Lot Line;
  - iv. Shall be extinguished no later than 1 hour after the end of the event; and,
  - v. May exceed the maximum lighting level set forth in this Section, subject to the approval of the Town Council, when needed to accommodate tournament level play.
- b. **Areas of Outdoor Display or Sales of Merchandise.** The maximum point light level permitted for areas of outdoor display or sales of merchandise (i.e.,

automobile dealerships and the like) shall not exceed 20 horizontal maintained foot candles, provided, however, that outdoor light fixtures used to illuminate areas of outdoor display or sales of merchandise shall be reduced in light levels to an average level of 1.0 maintained horizontal foot candle within 30 minutes after the closing of business for the day.

- c. **Loading Areas.** The maximum point light level permitted for those portions of a Lot devoted to Loading Areas where materials or merchandise are loaded and unloaded shall not exceed 20 horizontal maintained foot candles.

**19. Exempt Lights.**

- a. **Holiday Decorations.** Temporary outdoor light fixtures used for the observance of religious, national, or state holidays provided that such temporary lights shall not be installed more than 30 days prior to the holiday and shall be removed not more than 15 days after the holiday and in accordance with the following requirements:
  - i. All temporary outdoor light fixtures shall utilize strings of single-strand, horizontal bulb lights, that may include decorative globes, shades, lanterns, and so forth.
- b. **Trellis Lighting.**
  - i. Shall utilize strings of single-strand, horizontal mini-bulb lights, that may include decorative globes, shades, lanterns, and so forth.
  - ii. Shall not be placed on a fence.
- c. **Public Lighting.** All outdoor light fixtures originating from public areas and ways, including but not limited to Parks, Rights-of-Way, public art, or other public facilities, that are installed for the benefit of the public health, safety, and welfare.
- d. **Fossil Fuel Lights.** All outdoor light fixtures producing light directly from the combustion of fossil fuels (i.e., kerosene lanterns or gas lamps).

- e. **Construction / Emergency Lighting.** All outdoor light fixtures provided in connection with construction work or the abatement of an emergency situation necessitating said lighting, provided that the use of such fixtures is discontinued during hours when construction activity or emergency abatement is not in progress and that the fixtures are removed upon completion of the construction activity or the abatement of the emergency.
- f. **Internal Illumination of Signs.** All outdoor light fixtures which are completely enclosed within a Sign Cabinet, and which provide illumination only for a Sign Face. (See also Section 9.5.3.B – Illuminated Signs.)
- g. **Detached Dwelling Units.** All outdoor light fixtures used for the illumination of personal property and that are not part of a Development Plan, Subdivision plan or Project review, provided, however, that such outdoor light fixtures shall be subject to regulations regarding glare in section 8.4.D.13.

## 20. Temporary Lights.

- a. **Temporary Lights Permitted.** The following types of outdoor light fixtures may be approved on a temporary basis by the Administrator prior to placement or use.
  - i. Civic Events – Temporary outdoor light fixtures used for civic events.
  - ii. Special Events – Temporary outdoor lighting fixtures for such activities as circuses, fairs, carnivals, sporting events, and the like.
- b. Such temporary lights shall not be installed more than 30 days prior to the civic event or special event and shall be removed not more than 15 days after the civic event or special event. Temporary outdoor light

fixtures authorized by this Section shall not be permitted for more than 3 occurrences during a calendar year.

## 21. Prohibited Lights.

- a. **Flashing lights.** Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.
- b. **Floodlights.** Floodlights not in compliance with the regulations set forth in this Section, or other form of outdoor light fixtures (including but not limited to stringer lights) not specifically authorized by this Section, that are ground mounted or attached to light poles, and used to illuminate the site, Buildings, or Structures.
- c. Outdoor strings of lights, including but not limited to those outlining Lot Lines, Outdoor Display Areas, rooflines, doors, windows, landscaping, or edges of walls, provided, however, outdoor strings of lights may be allowed when:
  - i. Complying with Section 8.4.D.17.a – Holiday Decorations;
  - ii. Located in the Rear Yards of Detached and Attached Dwelling Units;
  - iii. Located within or outlining an urban civic Open Space or outdoor seating area in a Commercial & Mixed-Use District or any Employment/Campus Use District.
- d. Luminous tube lighting, provided, however, that luminous tube lighting may be used when specifically requested of and approved as an integral architectural element of a Development Plan.
- e. Searchlights.

## 8.5 SUBDIVISION LOT DESIGN STANDARDS

### 8.5.1 APPLICABILITY

A. The design standards of this section shall apply to all Subdivisions of property into 1 or more Lots or parcels of land.

### 8.5.2 EXCEPTIONS

A. Subdivisions which qualify for Statutory Exemption in Section 11.11.3 of this UDO.

### 8.5.3 SUBDIVISION TYPES

A. **Minor Residential Subdivision.** A Minor Residential Subdivision is a Subdivision that contains 4 or less Lots and does not involve new Public Streets, extensions of Public Streets or the extension of public utilities in Residential Districts.

1. **Limitations.** Once a Subdivider has obtained Final Plat approval of a Minor Residential Subdivision, that Subdivider may not seek Final Plat approval of any additional Subdivision or other Development Plan from the same parcel for a period of 3 years from the date of approval of the original Final Plat of the Minor Residential Subdivision unless the Subdivider constructs all road improvements required for a Major Subdivision – Residential on the entire original tract.

B. **Major Residential Subdivision.** A Major Subdivision - Residential is a Subdivision that contains 5 or more Lots or involves new Public Streets, extensions of Public Streets or the extension of public utilities in a Residential Use District.

#### 1. Conservation Subdivision Option.

##### a. Applicability and Intent

i. **Applicable Districts.** RR, SR and NR.  
ii. **Intent.** To preserve Open Space contributing to the character of an area and eliminate suburban sprawl while permitting some

development to occur, a Conservation Subdivision is permitted to permit very low density development. This development technique clusters house sites to preserve natural features and environmentally sensitive areas.

##### b. Development Requirements.

i. **Maximum Number of Lots.** A Lot yield plan shall be prepared to determine the maximum number of Lots reasonably achievable by a standard Subdivision using the Development Standards and Subdivision Lot design standards of the Base District.

(a) The Lot yield plan shall show how the Lot could be subdivided to yield the maximum number of buildable Lots.

(b) The Lot yield plan does not have to meet the submittal requirements for a Major Subdivision but must be realistic and economically capable of being constructed. Potential Lots and Streets shall not be designed in a manner that would not ordinarily be permitted by a standard Subdivision plan.

(c) The Lot yield plan is not intended to permit the actual development of the Lot and is only prepared to determine the maximum number of Lots for the conservation subdivision.

ii. **Lot Access.** Every Lot shall be accessed via a Public Street or shared private Driveway. If by a shared private Driveway, the minimum standards are as follows: minimum pavement width: 12 ft; minimum easement width: 20 ft.

**iii. Conservation Area Requirement.** Constrained land areas (slopes more than 35 percent of at least 5,000 sf contiguous area; the 100-year floodplain; bodies of open water; and wetlands) and the minimum required Private On-Site Open Space shall be identified as a Conservation Area and placed in a Conservation Area easement where no development activity, with the exception of Active Recreation Areas and passive recreation elements, may occur. Routine maintenance and other measures to ensure public safety are permitted within the Conservation Area.

**C. Major Subdivision - Non-residential.** A Major Subdivision - Non-residential is a Subdivision that contains 2 or more Lots or involves new Public Streets, extensions of Public Streets or the extension of public utilities in Commercial & Mixed-Use Districts or Employment/Campus Use Districts.

#### 8.5.4 GENERAL DESIGN STANDARDS FOR SUBDIVISIONS

- A. Compliance with the Comprehensive Plan.** The design of all Subdivisions shall further the goals and policies of the Comprehensive Plan.
- B. Compliance with this UDO.** Lot dimensions, including but not limited to Lot Width, Lot depth, and Lot Area, shall comply with the minimum District Standards of Chapter 2, the Open Space and Conservation requirements of Chapter 4, the Streets, Utilities and Other Infrastructure requirements of Chapter 7, and all other requirements of this UDO.
- C. Preservation of Significant Features.** Subdivision design shall be sensitive to the protection and preservation of existing site features, such as Historic Structures, small family Cemeteries, natural features, or other significant features of the site.
- D. Subdivision Naming.** The name of a Subdivision shall not duplicate or closely resemble in sound or spelling the name of an

existing Subdivision within the Town or its Extraterritorial Jurisdiction.

**E. Lot and Outlot Numbering.** All Lots shall be consecutively numbered. Outlots in Integrated Centers, or Lots in a Business Park or Industrial Park, shall be identified by consecutive alphabetical or numerical order. The numbering or lettering of individual Lots shall be consecutive and shall continue such consecutive progression through all phases or sections of a Subdivision.

**F. Lot Addressing.** Numbers assigned to the west side of north/south Streets and the north side of east/west Streets shall be even numbers. Numbers assigned to east side of north/south Streets and the south side of east/west Streets shall be odd numbers.

1. Corner Lots shall be assigned two address, 1 for each Street Frontage of the Lot. Any Building located on a Corner Lot shall utilize only the address assigned to the Street Frontage that corresponds to the main entrance into the Building.
2. Whenever a Dwelling Unit is served by an individual mailbox, the mailbox shall be located on the Street Frontage which corresponds to the main entrance to the Dwelling Unit and the Street address used for the Lot.

**G. Lot Shape.** Lots shall be created so that:

1. Side Lot Lines are at right angles to Street lines (or radial to curving Street lines) unless a deviation from this rule will give a better Street or Lot plan.
2. Dimensions of Corner Lots, through Lots or triple Frontage Lots shall be large enough to allow for the erection of Buildings while observing the minimum required front or side-corner Setback applicable on each Street Frontage.

**H. Double Frontage Lots.** Double Frontage Lots shall be avoided whenever practical. Double Frontage Lots may be acceptable when necessary to provide for the separation of a Subdivision and its related access points from the traffic on a bordering Thoroughfare Street or to

overcome specific disadvantages of topography and orientation affecting the Subdivision. A private Open Space area may be used to prevent a double Frontage Lot, provided that the private Open Space area is a minimum 10 feet in width.

**I. Triple Frontage Lots.** Triple Frontage Lots (those Lots which have Frontage on 3 Streets) are prohibited in the RR, SR, and NR Districts. A private Open Space area may be used to prevent a triple Frontage Lot, provided that the private Open Space area is a minimum 10 feet in width.

### 8.5.5 ADDITIONAL DESIGN STANDARDS FOR MAJOR SUBDIVISIONS – RESIDENTIAL

**A. Lot Orientation.** The Lot Line common to the Street Right-of-Way line shall be the Front Lot Line. Whenever feasible, Lots shall be arranged so that the Rear Lot Lines do not abut the Side Lot Line of an adjacent Lot.

- 1. Lot Orientation for Infill Lots.** In the NCR and MXR Districts, infill Lots for Attached Dwellings and Apartment Dwellings located along a Thoroughfare Street should be accessed from a rear alley and oriented so that the Front Lot Line faces the Thoroughfare Street.

**B. Lot Arrangement.** When Lots have varying Lot Areas, larger Lots should be located near the perimeter of the Subdivision and smaller Lots should be located near the center of the Subdivision. When Subdivisions have Frontage along a Thoroughfare Street, smaller Lots may be located near the Thoroughfare Frontage.

**C. Arrangement of Building Types.** When a Subdivision contains Lots for multiple residential Building types, such as Detached Dwellings, Attached Dwellings, and Apartment Dwellings, Lots for Detached Dwellings should be located near the perimeter of the Subdivision and Lots for Attached Dwellings and Apartment Dwellings should be located near the center of the Subdivision. When Subdivisions have Frontage along a Thoroughfare Street, Lots for Attached Dwellings and Apartment Dwellings may be located near the Thoroughfare Frontage.

### 8.5.6 ADDITIONAL DESIGN STANDARDS FOR MAJOR SUBDIVISIONS - NON-RESIDENTIAL

**A. Lot Orientation.** The Lot Line common to the Street Right-of-Way line shall be the Front Lot Line. Whenever feasible, Lots shall be arranged so that the Rear Lot Lines do not abut the Side Lot Line of an adjacent Lot.

**B. Lot Arrangement.** Lots shall be of adequate size and configuration to provide for Vehicle Parking Areas, Off-Street Loading Areas, and other applicable requirements of this UDO.

**C. Arrangement of Building Types.** When a Subdivision contains Lots for residential Building types, such as Detached Dwellings, Attached Dwellings, and Apartment Dwellings, and Lots for non-residential Building types, such as commercial/mixed-use Buildings or industrial and warehouse Buildings, Lots for residential Building types should be interspersed within the Subdivision. Lots for Attached Dwellings and Apartment Dwellings should not extend more than two consecutive blocks in any direction.

**D. Incremental Subdivision.** Any Major Subdivision - Non-residential may be divided into 2 or more increments or phases for the purpose of Final Plat approval. The Major Subdivision - Non-residential shall designate:

- The area in which incremental Lots shall be established.
- The maximum number of incremental Lots which may exist in such area.
- The minimum and maximum size of such incremental Lots.
- All Lots created by an incremental Final Plat shall have either:
  - Direct access to and from a Public Street; or
  - Gain access to and from a Public Street across a perpetual recorded access easement through portions of the real estate included in the Subdivision plan.
- All Lots created by an incremental Final Plat shall either contain within the limits of the incremental Final Plat or have legal access to adequate infrastructure to accommodate

the fully developed needs of the incremental plat (i.e., stormwater management, sanitary sewer, water, electric, gas, telephone, etc.).

**E. Design Standards Required.** Design Standards shall be established for Building and site design for development within the Subdivision.

1. The Design Standards shall coincide with or exceed the Town's design standards pursuant to Chapter 8 of this UDO.
2. As appropriate, the Design Standards shall include color and material samples, and utilize and repeat architectural styles within the Projects for design compatibility and consistency.

**F. Streetscape and Mobility Standards Required.**

Streetscape and mobility standards shall be established to provide the typical cross section design for all internal Streets, greenways, and pedestrian facilities. The Standards shall coincide with the Public Realm descriptions in the Comprehensive Plan and this Chapter. The Standards shall depict Rights-of-Way widths, pavement/ Sidewalk widths/locations, curb type, landscaping material/placement, Street and site lighting, and Street furniture, as applicable.

### 8.5.7 SCHOOL SITES [GS §160D-804(F)]

In any case where the Comprehensive Plan indicates the specific location and size of a school site, as jointly determined by the Town Council and the Wake County Board of Commissioners, the Administrator shall immediately notify the Board of Education whenever an application for Development Plan or Subdivision Plan approval is filed with the Town which includes all or part of a designed school site to be reserved. The Board of Education shall promptly decide whether the reserved site is still required. If the Board of Education determines that the reserved site is no longer required, the Board of Education shall so notify the Administrator. If the Board of Education determines that the reserved site is required for future school purposes, the proposed plan shall not be approved without the reservation of the school site. The Board of Education shall then have a period of 18 months from the date of approval of the Development Plan or Subdivision Plan which to acquire the school site by purchase or by initiating condemnation proceedings. If the Board of Education has not purchased or begun

proceedings to condemn the site within 18 months of the date of approval of the Final Plat for that portion of the Development Plan or Subdivision Plan which includes any part of or all of the reserved site, the Subdivider may treat the land as freed from reservation.

A Subdivider may, but shall not be required to, file a Development Plan or Subdivision Plan that indicates an alternate Use and development of the reservation area in the event that such land is freed from reservation. If the Subdivider has submitted a proposed Development Plan or Subdivision Plan which includes an alternate Use and development of the land subject to the reservation, and such alternative Use and development has been conditionally approved, the Subdivider may submit a revised Final Plat for review and approval upon expiration of the 18 month period specified above. The proposed revised Final Plat shall be labeled as a "Revised Final Plat for \_\_\_\_\_". The Administrator shall review the revised Final Plat and, upon determining that the revised Final Plat conforms to all requirements of this UDO, shall notify the Review Officer of such conformity and authorize the Review Officer to approve the Final Plat under the same terms and conditions applicable to any other Final Plat that was included as a section or phase of the proposed Development Plan or Subdivision Plan.

- A. If the Subdivider has not submitted a proposed Development Plan or Subdivision Plan which includes an alternate Use and development of the land subject to the reservation and such land is freed from reservation, such land shall be the subject of a new application for Development Plan or Subdivision Plan as set forth in this UDO.

## 8.6 HISTORIC PRESERVATION

### 8.6.1 HISTORIC PRESERVATION INCENTIVES

**Purpose and Intent.** The purpose of this Section is to provide incentives for Projects that incorporate preservation, rehabilitation, or adaptive reuse of Historic Structures. The historical heritage of the Town is a valued and important asset and the Town seeks to safeguard its heritage by preserving Historic Structures that contribute important elements of the culture, history, architecture, or pre-history of the Town; and to promote the Use and conservation of such

Historic Structures for the education, pleasure, enrichment, and general welfare of the residents of Holly Springs.

**B. Incentive Eligibility.** In order to be eligible for incentives, the Historic Structure must remain on the original property or be relocated to another property within the Town corporate limits or Extraterritorial Jurisdiction that is compatible in character with its original setting. The Structure's existing and proposed Building Setback orientation shall be considered when determining the compatibility of the proposed site.

**C. Incentive Application.**

1. **Review Procedures:** Review for compliance and granting of requests for incentives in accordance with this section shall occur in conjunction with an associated UDO permit process.
2. **Historic Preservation Goals:** A Project seeking to use incentives shall demonstrate how preservation, rehabilitation, or adaptive reuse of Historic Structures will achieve the following Town preservation goals:
  - a. The requested incentives will significantly preserve the historic materials, features, and/or spatial relationships that characterize the Historic Structure; and,
  - b. The requested incentives are the appropriate methods to ensure the long-term preservation of the Historic Structure; and,
  - c. The preservation, rehabilitation, or adaptive reuse of the Historic Structure is consistent with the intent of the Comprehensive Plan; and,
  - d. The preservation, rehabilitation, or adaptive reuse of the Historic Structure is consistent with the intent and purpose of this UDO.

All findings of the Preservation Goals (specified above) shall be documented in writing and signed by the Administrator and retained as a part of the permanent record of the determination.

**D. Town Council Action.** The Town Council shall have the authority to review and take action on applications for historic preservation incentives and subject to the following.

1. The Town Council may choose to deny a request for incentives if the Historic Structure has been modified or altered in a manner that has destroyed historic materials, features, and/or spatial relationships that characterize the Historic Structure within the immediately preceding 48 months, measured from the date of the Town's final inspection of such activities pursuant to the Building Code.
2. Prior to the issuance of a Building permit for the Project, a historic preservation easement and a rehabilitation agreement shall be granted to a qualified holder of historic preservation agreements as defined by NCGS Chapter 121, Article 4. Said easements shall be drafted, regulated, and enforced consistent with NCGS Chapter 121, Article 4 and shall be submitted to the Administrator for review prior to being recorded by the applicant.

**E. Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures.**

The Town Council may grant any of the incentives from the list below to support historic preservation and property/Structure reuse.

1. A gross density bonus of up to 1/2 (.50) additional Dwelling Units per acre beyond the maximum allowed gross density in the Base Zoning District.
2. A reduction in the minimum active Open Space requirement by an area equal to the Lot area on which the Historic Structure is preserved.
3. Off-Street Vehicle Parking Areas directly serving the Historic Structure exempted from the hard surface Off-Street parking requirement.
4. An overall reduction from the minimum Off-Street vehicle Parking Space requirements by 50%, or an increase to the maximum allowable number of Off-Street vehicle Parking Spaces provided by 15%.

5. An exemption to the Town's UDO requirements pertaining to Building Design requirements where the proposed historic Building modifications retain the original architectural character.
6. An increase in the maximum allowable Building Height by up to 1 story or 14 feet beyond the maximum allowed Building Height in the Base Zoning District.

