

DEVELOPMENT STANDARDS



Key Changes in Article 151.5:

- This article includes new multi-family, commercial, and mixed-use design standards intended to increase development quality while still giving developers choices for how to comply with the provisions.
- The article includes a set of single-family residential design guidelines that are available for application to single-family detached, attached, and duplex development, subject to consent by the landowner at the time of development
- The property numbering standards in Article 150 of the County Code have been relocated to this article
- This article includes new farmland compatibility standards intended to protect pre-existing farming operations from complaints from encroaching new land uses like residential subdivisions
- There are new off-street parking and loading standards that correspond to the list of principal uses in Article 151.4: Use Regulations, include comprehensive new configuration requirements, and new flexibility provisions that are based on clear standards and criteria
- The article includes a consolidated section on access and circulation that addresses driveways and pedestrian movement around non-residential, mixed-use, and multi-family sites
- There is a comprehensive new section on landscaping that includes parking lot landscaping, perimeter buffer, and streetyard planting requirements. The section includes new configuration, maintenance, and responsibility provisions
- There are new screening requirements for refuse collection, recycling, and ground-based mechanical equipment associated with non-residential, mixed-use, and multi-family development
- The article includes new fence and wall standards that address location, maximum height, materials, and configuration requirements
- There are comprehensive new exterior lighting standards that establish new configuration requirements, maximum heights, and controls to limit light trespass and glare on adjacent lands
- Article 151.5 includes an overhaul of the County's signage standards for compliance with the Reed decision from the US Supreme Court regarding the removal of content-based sign standards that require County staff to read the sign to determine how it should be regulated

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ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 DESIGN STANDARDS¹¹³

5.1.1 MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS

A. Purpose and Intent

These purpose for these multi-family residential design standards is to:

1. Establish a minimum level of quality for multi-family development;
2. Ensure multi-family development is aesthetically pleasing and desirable; and
3. Promote greater compatibility between multi-family development and other allowable uses in the County.

B. Applicability

1. The standards in this section shall apply to all new triplex, quadraplex, and multi-family development, regardless of the zoning district where located.
2. Redevelopment of a triplex, quadraplex, or multi-family development existing on **[insert the effective date of this Ordinance]** that exceeds 25 percent of the building's pre-redevelopment assessed value shall require the newly redeveloped portions to comply with the standards of this section, to the maximum extent practicable.

C. Exemptions

1. Single-family attached development shall be exempted from these standards, though a landowner may sign the following statement of consent agreeing to comply with these standards of their own accord or in accordance with **Section <>, Sustainable Development Incentives:**

The single-family attached development depicted on the attached site plan is subject to Camden County's Multi-family Residential Design Standards in place at the time the application for this development was determined to be complete. I hereby voluntarily consent to the application of these design standards, this acceptance of which shall run with the land regardless of changes in ownership, and recognize that failure to comply with the applicable standards following approval is a violation of the Camden County Unified Development Ordinance.

Landowner Signature

Date

2. The signed statement of consent and an associated site plan depicting the development's compliance with these standards shall be recorded in the office of the Camden County Register of Deeds prior to issuance of a building permit.

D. Design Requirements

Development subject to these standards shall be designed in accordance with the following:

1. Compliance with Other Requirements

New triplex, quadraplex, and multi-family buildings shall comply with all applicable zoning district, use-specific standards, and other applicable development standards in this Ordinance.

2. Maximum Building Length

Individual multi-family buildings shall be configured so that no single building exceeds a maximum length of 100 linear feet in any direction.

3. Maximum Height

Regardless of the maximum building height allowable in the zoning district where located, buildings subject to the standards of this section shall have a maximum height of two stories within 100 feet of a lot with an existing single-family detached residential dwelling. This standard shall apply regardless of any incentives, administrative adjustments, or planned development master plans.

4. Building Orientation and Entryways

- a. All buildings with shared entrances shall be oriented so that a primary entrance(s) faces the street. In case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address (see **Figure <>, Multi-family Building Orientation**).
- b. Buildings that do not have a direct and visible pedestrian entrance from a public street shall, at a minimum, have windows or patios facing the street.

¹¹³ This section is described on Page 80 of the Evaluation Report. It converts the design provisions for these uses from district standards in Section 151.031, Commercial Districts Established, to specific design standards applied to uses regardless of the district where located.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.1 Multi-Family Residential Design Standards

- c. Common open spaces and children’s play areas shall be clearly visible from the dwelling units on the site.

FIGURE <>: MULTI-FAMILY BUILDING ORIENTATION



5. Building Features

- a. Developments abutting public street corners shall provide one or more of the following elements on the building facades closest to the intersection:
 1. Placement of shared pedestrian entry;
 2. A distinctive roof form such as a recess, projection, tower, turret, pediment, or other; or
 3. Other architectural features such as a porch, canopy, or arcade) (see **Figure <>, Multi-family Corner Features**).

FIGURE <>: MULTI-FAMILY CORNER FEATURES



- b. Building details, including roof forms, siding materials, windows, doors, and trim shall reflect a similar level of quality and architectural detailing on all sides facing:
 1. A street;
 2. Abutting existing single-family detached development; and
 3. Vacant land designated as a single-family district on the Official Zoning Map.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards112F

5.1.1 Multi-Family Residential Design Standards

6. Facade Articulation

- a. Street-facing building facades shall be articulated with wall offsets at least two feet deep for every 30 feet of facade frontage (see **Figure <>, Multi-family Façade Articulation**).
- b. In addition to wall offsets, front facades facing streets shall provide a minimum of three of the following articulation elements:
 - 1. A covered porch;
 - 2. One or more dormer windows or cupolas;
 - 3. Pillars, posts or pilasters;
 - 4. One or more bay windows with a minimum twelve-inch projection from the facade plane;
 - 5. Multiple windows with a minimum of four-inch-wide trim;
 - 6. Raised corniced parapets over the door;
 - 7. Eaves with a minimum of four-inch-wide trim; or
 - 8. Integral planters that incorporate landscaped areas and/or places for sitting.
- c. Side facades shall maintain at least ten percent of the facade area as windows.

FIGURE <>: MULTI-FAMILY FAÇADE ARTICULATION

LEGEND

- A** Primary Facade
- B** Minimum 2' Articulation Every 30 linear feet
- C** Covered Porch
- D** Multiple Windows
- E** Eaves



7. Roof Form

- a. Development shall incorporate roof pitches between 3:12 and 12:12, or shall incorporate a three-foot parapet with a dimensional cornice around a flat roof.
- b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features (see **Figure <>: Multi-family Roof Form**).
- c. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or otherwise be configured to the degree practicable, to have a minimal visual impact as seen from the street.

FIGURE <>: MULTI-FAMILY ROOF FORM

LEGEND

- A** Roof Pitches Between 3:12 and 12:12
- B** 3' Parapet With Dimensional Cornice on Flat Roof
- C** Alternative Pitches Permitted Over Doors and Other Features
- D** Roofline Changes Corresponding to Facade Plane Changes



ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards112F

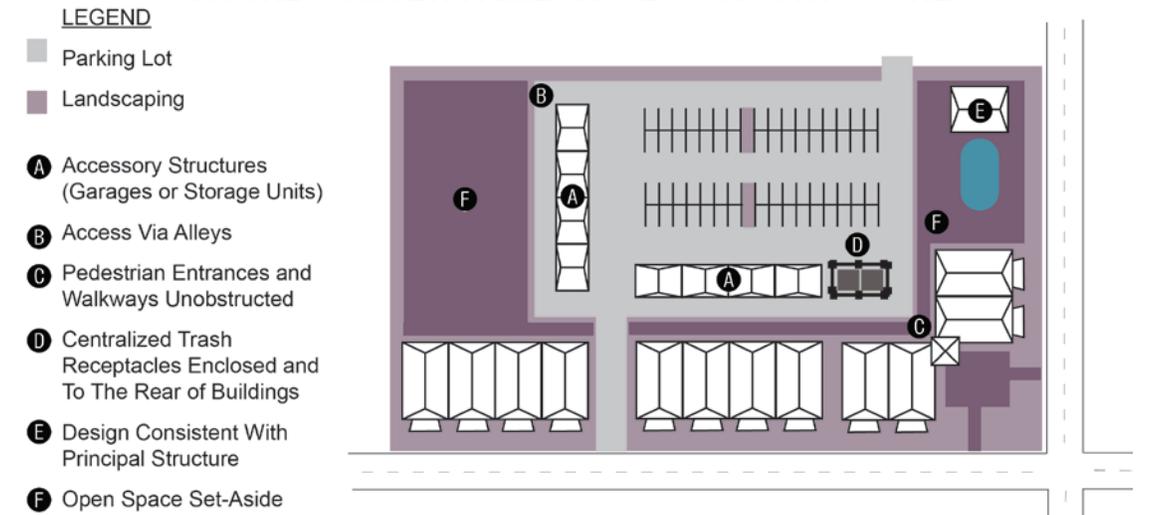
5.1.2 Commercial Design Standards

8. Accessory Structures

In addition to the standards in [Section <>, Accessory Uses](#), accessory uses and structures associated with a multi-family development shall comply with the following standards (see [Figure <>](#), Multi-family Accessory Structures):

- 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(s).
- d. Accessory structures shall not physically obstruct pedestrian entrances.
- e. Centralized trash receptacles, if provided, shall be located in an enclosed area located to the rear of principal buildings.

FIGURE <>: MULTI-FAMILY ACCESSORY STRUCTURES



5.1.2 COMMERCIAL DESIGN STANDARDS

A. Purpose and Intent

These design standards are proposed to promote architectural compatibility and the preservation of architectural character throughout the County. More specifically, the purposes of this section are to:

1. Encourage establishment of a strong sense of place with vibrant commercial, office, and mixed-use development in village centers and commercial crossroad areas;
2. Encourage a more pedestrian-friendly environment through attention to human-scale design and site features in village centers and commercial crossroad areas;
3. Foster greater compatibility between adjacent residential and nonresidential development;
4. Limit the impacts of automobile-oriented development in mixed-use areas; and
5. Enhance the appearance of development along major commercial corridors.

B. Applicability

1. These commercial design standards shall apply to all new commercial development in the VR, VC, CC, MC, and HC zoning districts.
2. These commercial design standards apply only to the building facades facing public or private streets.
3. Redevelopment of commercial development existing on [\[insert the effective date of this Ordinance\]](#) that exceeds 25 percent of the building's pre-redevelopment assessed value shall require the newly redeveloped portions to comply with the standards of this section, to the maximum extent practicable.

C. Exemptions

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

1. Development listed in the institutional, industrial, or agricultural use classifications in [Table <>, Table of Principal Uses](#); and
2. Commercial development located at least 1,000 feet from an adjacent street and fully screened from view of the street by vegetative material meeting or exceeding the requirements of a Type A buffer (see [Section <>, Perimeter Buffer](#)).

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards

5.1.2 Commercial Design Standards

D. Design Requirements

Development subject to these standards shall be designed in accordance with the following:

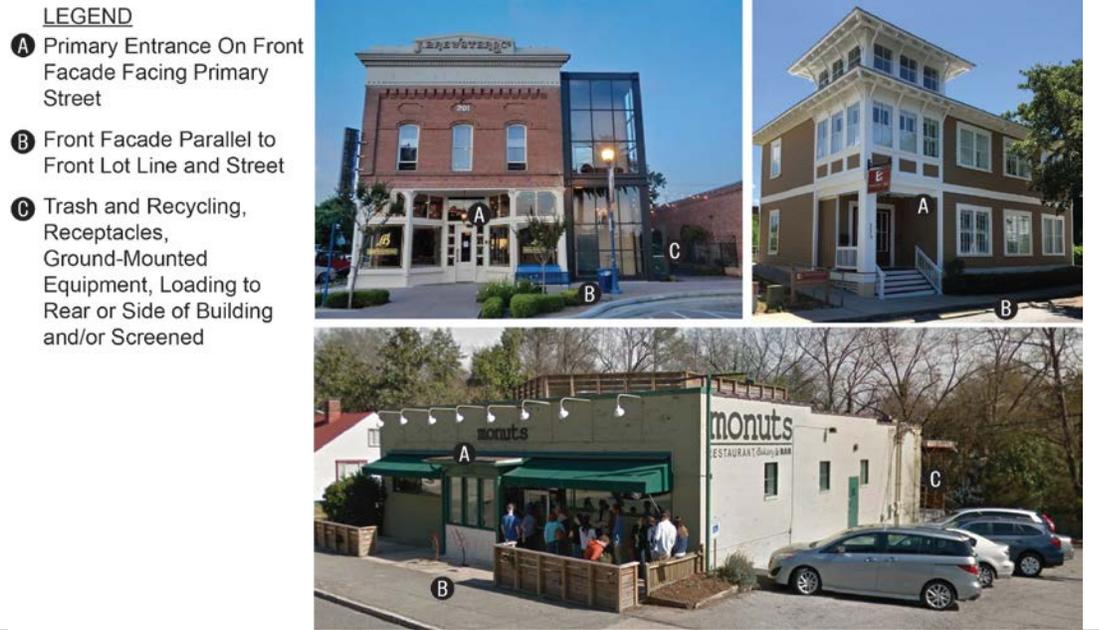
1. Compliance with Other Requirements

New commercial buildings shall comply with all applicable zoning district, use-specific standards, and other applicable development standards in this Ordinance.

2. Building Orientation

- a. The primary entrance shall be architecturally and functionally designed on the front facade facing the primary public street (see **Figure <>, Commercial 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. Ground mounted mechanical equipment, solid waste storage, recycling storage, and loading facilities shall be located to the rear or interior side yard and screened from view of the street.

FIGURE <>: COMMERCIAL BUILDING ORIENTATION



3. Building Material Standards

a. Allowable Materials

- 1. The predominant exterior building materials for nonresidential development shall be of high quality, and may include:
 - A. Brick;
 - B. Rock, stone, or tinted and textured concrete masonry units;
 - C. Natural, decay-resistant, high quality exterior wood siding, shingles, or clapboards;
 - D. Cementitious siding (sheet or plank);
 - E. High-quality, architectural metal (stainless steel, copper, brushed nickel, brass, but excluding corrugated metal siding); and
 - F. Transparent glass windows and doors.
- 2. Suggested pitched roof materials include asphalt shingles, standing seam metal, slate, or similar materials.
- 3. Artificial materials which closely resemble these materials shall also be allowed, but are subject to approval by the UDO Administrator.

b. Color

1. Primary Colors

Overly bright, neon, or “day-glow” colors shall not be used as primary exterior building colors. Nothing shall limit pastel or traditional community material colors.

2. Accent Colors

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards112F

5.1.2 Commercial Design Standards

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.

c. Configuration

1. 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) (see **Figure <>, Commercial Materials Configuration**).
2. Heavier details may be permitted as details on corners or around doors and windows.
3. Material changes shall take place at logical locations, such as the intersection of building wings or interior corners.
4. Material changes may take place at outside corners.

FIGURE <>: COMMERCIAL MATERIALS CONFIGURATION

LEGEND

- A** Heavier Materials Below Lighter Materials
- B** Heavier Materials around Doors and Windows
- C** Material Changes at Logical Locations



d. Prohibited Materials

No portion of building constructed of unadorned (unfaced) concrete masonry units, corrugated and/or sheet metal, or smooth vinyl siding may be visible from a public roadway.

4. Massing and Articulation

a. Purpose and Intent

These massing and articulation standards are proposed to help ensure greater pedestrian orientation and architectural compatibility. This is achieved by limiting long monotonous or unbroken building walls in favor of building projections, recesses, offsets, or other architectural features that provide visual interest. These standards are intended to:

1. Reduce the apparent mass and bulk of building, as seen from the public realm;
2. Ensure that all building walls receive some form of architectural treatment;
3. Ensure an equal level of treatment to all buildings (including buildings on outparcels) in a multi-building development.
4. Encourage buildings to present a continuity of style on all facades visible from the public realm.

b. Building Mass

1. Buildings or developments with 15,000 or more gross square feet of floor area shall configure buildings to appear as individual volumes containing 15,000 or fewer square feet through the use of offsets, building wings, and lateral connections like breezeways (see **Figure <>, Commercial Building Mass**).
2. These standards are not intended to limit the maximum size of a building, rather, they are intended to minimize the mass or bulk size of a building as seen from the public realm.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.2 Commercial Design Standards

FIGURE <>: COMMERCIAL BUILDING MASS



c. **Building Articulation**

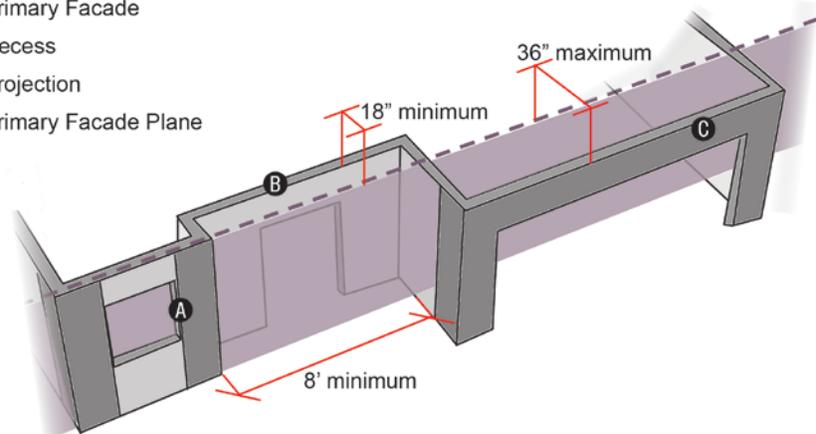
Buildings subject to these standards shall be configured so that no single facade fronting a public street shall extend for longer than 35 linear feet without inclusion of one or more of the following features (see **Figure <>: Commercial Building Articulation**):

1. 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;
2. 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;
3. Distinct changes in building materials or colors from grade to the roof; or
4. A single vertical accent or focal point such as a tower feature located on a prominent building corner.

FIGURE <>: COMMERCIAL BUILDING ARTICULATION

LEGEND

- A Primary Facade
- B Recess
- C Projection
- Primary Facade Plane



5. **Fenestration**

- a. Buildings subject to these standards shall be configured so that building facades facing public streets shall include a window or functional general access doorway at least every 20 feet along the façade (see **Figure <>, Commercial Fenestration**). False or display casements are an allowable alternative, as approved by the UDO Administrator.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.3 Mixed-Use Design Standards

- b. At least 25 percent of the first ten feet in height of a facade facing a street shall be transparent.
- c. First floor windows facing streets shall remain visually permeable and shall not be obstructed by window signs in accordance with the standards in [Table <>, Sign Standards in the Commercial Districts](#).
- d. Ventilation grates or emergency exit doors located at the first floor level oriented toward a street shall be decorative.

FIGURE <>: COMMERCIAL FENESTRATION

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%)



- 6. **Awnings and Canopies**
 - a. When used, awnings and canopies shall be placed at the top of window or doorway openings.
 - b. No awning shall extend outwards from the building wall more than the width of the sidewalk or ten feet, whichever is less.
 - c. Awnings must be self-supporting from the building wall.
 - d. No supports shall rest on or interfere with the use of pedestrian walkways or streets.
 - e. In no case shall any awning extend beyond the street curb or interfere with street trees or public utilities.
- 7. **Roof Form**
 - a. Roof pitches less than 3:12 and flat roofs shall require a parapet wall on all sides visible from the street. Parapet walls shall fully screen all roof-top mechanical equipment from the street.
 - b. Parapet walls shall have decorative cornices or caps.
 - c. A pitched roof shall have eaves that extend a minimum of 12 inches from the building face.
 - d. Roof-mounted mechanical equipment shall be screened or otherwise camouflaged from view from the street (see [Figure <>, Rooftop Equipment Screening](#)).

FIGURE <>: ROOFTOP EQUIPMENT SCREENING



ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.3 Mixed-Use Design Standards

5.1.3 MIXED-USE DESIGN STANDARDS

A. Purpose and Intent

The purpose for these standards is to create vibrant, pedestrian-oriented areas of residential and non-residential use that are located on the same site or in close proximity to one another. More specifically, these standards are intended to:

1. Create well-designed, desirable places for County residents and visitors to shop, dine, recreate, and live;
2. Ensure development within designated village centers is compact and walkable;
3. Shorten travel times and support alternative modes of transportation by reducing the need for automobile travel within urban portions of the County;
4. Encourage human-scaled development that is pedestrian-oriented;
5. Reduce suburban sprawl and unnecessary development costs by facilitating the most dense forms of development in areas easily served by public infrastructure; and
6. Accommodate both vertically mixed-use development within an individual building as well as horizontally mixed-use development on a single site.

B. Applicability

The standards in this section shall apply to all development within the MX district, as well as to new live/work dwellings, nonresidential development that includes upper story residential units, and any development that includes principal use types from two of the five different use classifications in [Table <>, Table of Principal Uses](#).

C. Exemptions

These standards shall not be applied to the following forms of development:

1. Agriculture-related uses;
2. Principal uses that include an accessory use but not a principal use from a different use classification; and
3. Mixed-use development established prior to [\[insert the effective date of this Ordinance\]](#).

D. Design Requirements

Development subject to these standards shall be designed in accordance with the following:

1. Compliance with Other Requirements

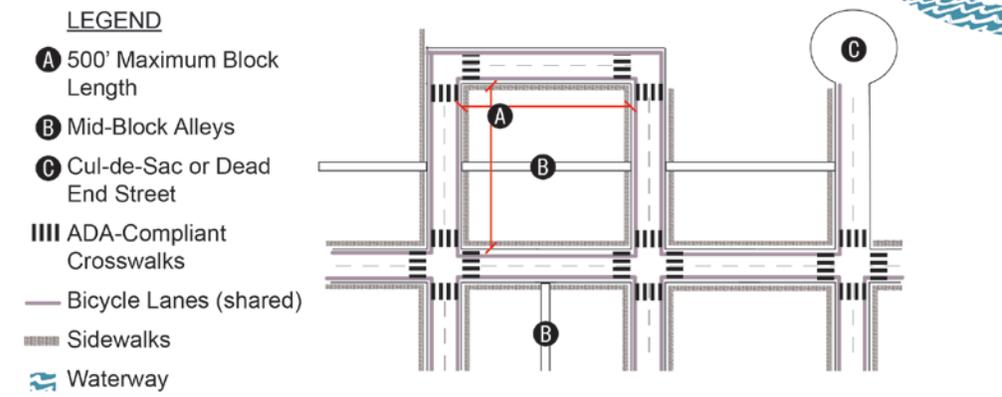
Mixed-use development shall comply with all applicable zoning district, use-specific standards, and other applicable development standards in this Ordinance.

2. Street Network

In cases where mixed-use development involves the construction of new streets or alleys, the new streets shall be configured in accordance with the following standards:

- a. Streets shall be organized into a general or modified grid pattern with block lengths that do not exceed 500 feet (see [Figure <>, Street Configuration in MX District](#)).
- b. Streets shall be configured to a maximum design speed of 25 miles per hour.
- c. Streets shall include well-defined ADA-compliant crosswalks and small turning radii at intersections.
- d. Streets shall include bicycle lanes configured in accordance with NCDOT standards.
- e. Streets shall include sidewalks configured in accordance with [Section <>, Sidewalks](#).
- f. Mid-block alleys or accessways shall be included to facilitate off-street parking and to accommodate service functions.
- g. Cul-de-sacs and dead-end streets are prohibited, except where topography or natural features make them necessary.

FIGURE <>: STREET CONFIGURATION IN MX DISTRICT



ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.3 Mixed-Use Design Standards

3. Building Orientation

a. Single Building Development

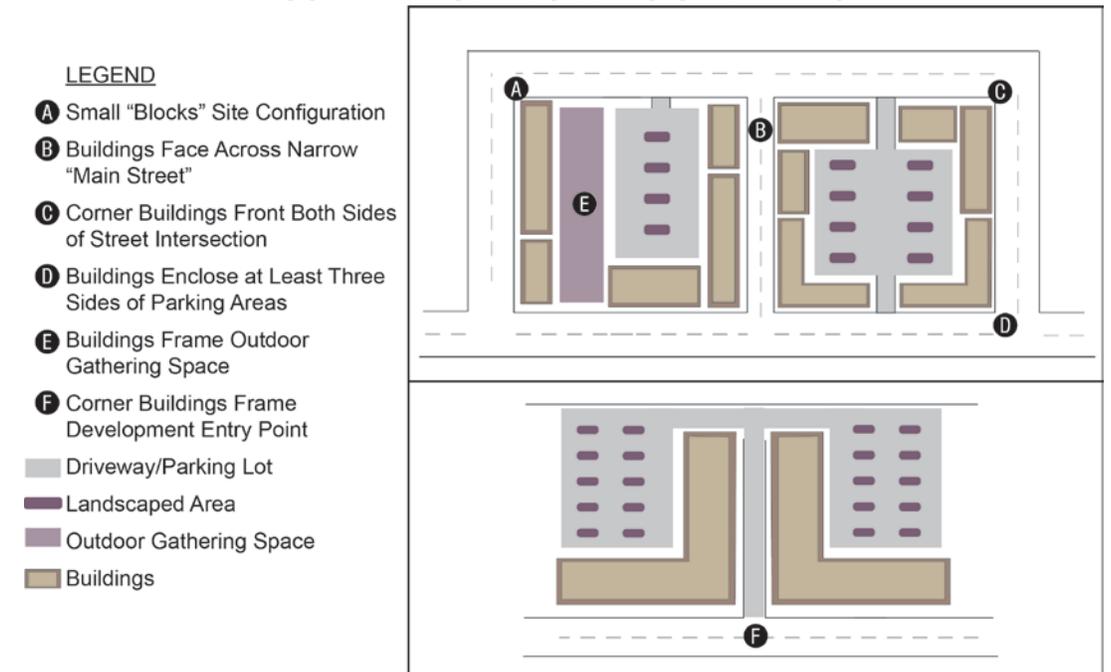
New development consisting of a single building shall be oriented parallel or perpendicular to the street right-of-way they face.

b. Multiple Building Development

Development comprised of multiple buildings shall be configured with two or more of the following design elements (see [Figure <>, Multi-Building Orientation](#)):

1. Site configuration as a series of smaller "blocks" defined by buildings fronting on-site streets and internal vehicle access ways, utilizing pedestrian oriented design such as walkways, or other circulation routes and multi-modal transportation access/waiting areas when appropriate;
2. Corner buildings designed to front both sides of an adjacent street intersection or entry point to the development in an "L" configuration;
3. Buildings facing each other across a relatively narrow vehicular access area with pedestrian amenities in a "main street" character;
4. Buildings framing and enclosing at least three sides of parking areas, public spaces, or other site amenities; or
5. Buildings framing and enclosing outdoor dining or gathering spaces for pedestrians between buildings.

FIGURE <>: MULTI-BUILDING ORIENTATION



4. Building Location

- a. Buildings on lots bounding streets shall be built to the edge of the sidewalk. In the case of double or reverse frontage lots, the building shall be located adjacent to the street that can provide ingress/egress to the lot.
- b. When development is proposed on a corner lot, the building shall be configured to occupy the lot corner nearest the street intersection.
- c. Nothing shall prevent a mixed-use building from exceeding a maximum front or corner side setback being setback provided the area between the building and the street is occupied by a public gathering space, open space set-aside, or an area used for outdoor dining.

5. Lot Frontage to be Occupied by Building Wall

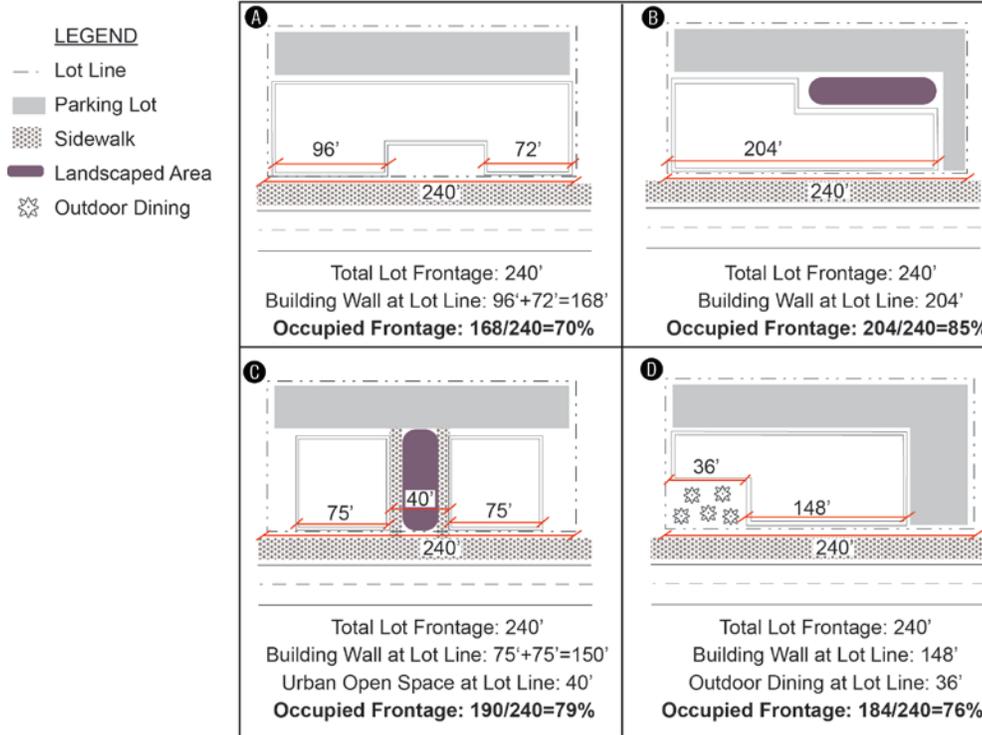
In order to ensure an inviting and desirable streetscape for pedestrians, mixed use development shall be configured so that at least 70 percent of the lot frontage where it is located is occupied by building wall. Areas occupied by gathering areas (like plazas), urban open space set-aside, or outdoor dining areas shall be credited towards areas these lot frontage requirements (see [Figure <>, Occupied Lot Frontage](#)).

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.3 Mixed-Use Design Standards

FIGURE <>: OCCUPIED LOT FRONTAGE



6. Ground Floor Configuration

The ground floor of vertically-integrated mixed-use buildings and buildings located in the MX district shall be configured to meet the State Building Code requirements for commercial development. Nothing shall require the ground floor to be occupied by a nonresidential use.

7. Off-Street Parking Location

- a. Off-street parking areas shall be located to the side or rear of buildings subject to these standards.
- b. Mixed-use buildings located outside the MX district and with two or more habitable stories may be configured to allow up to one row of off-street parking spaces between the building and the street it fronts.

8. Building Articulation

Buildings subject to these standards shall be configured so that no single facade fronting a public or private street shall extend for longer than 35 linear feet without inclusion of one or more of the following features (see **Figure <>, Mixed-use Building Articulation**):

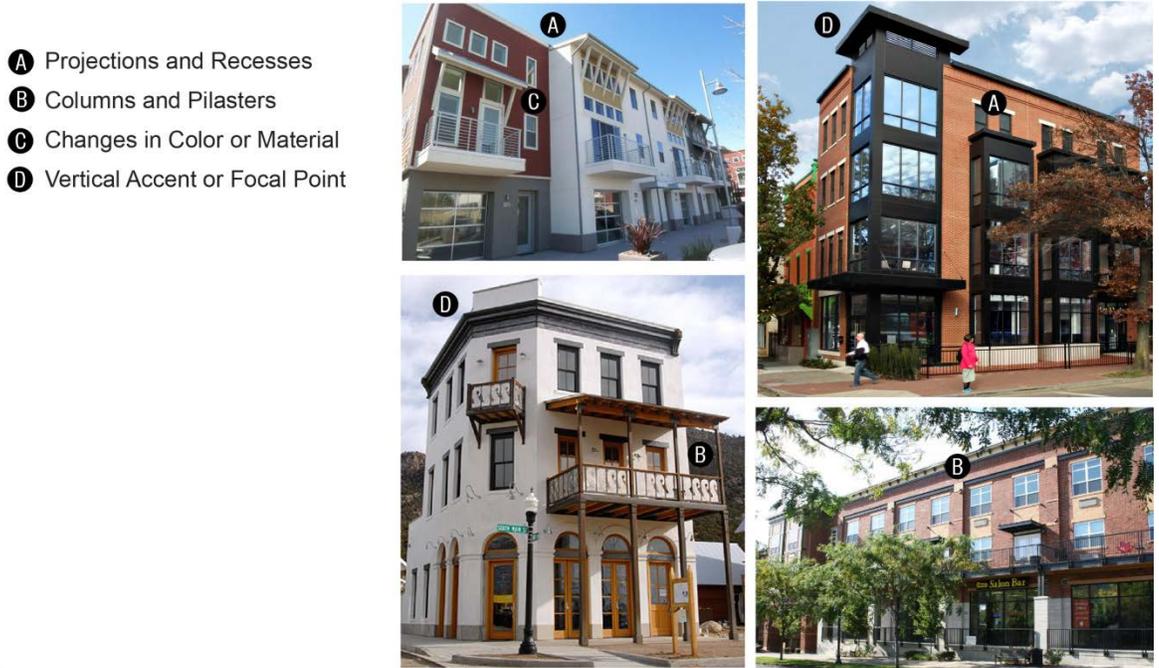
- a. The use of projections or recesses in the building façade wall with a depth of between 18 inches and 36 inches from the primary facade plane and a minimum span of eight feet;
- b. The use of columns, pilasters, or other architectural detail harmonious with the general design of the structure with 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 such as a tower feature located on a prominent building corner.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.3 Mixed-Use Design Standards

FIGURE <>: MIXED-USE BUILDING ARTICULATION



9. Fenestration

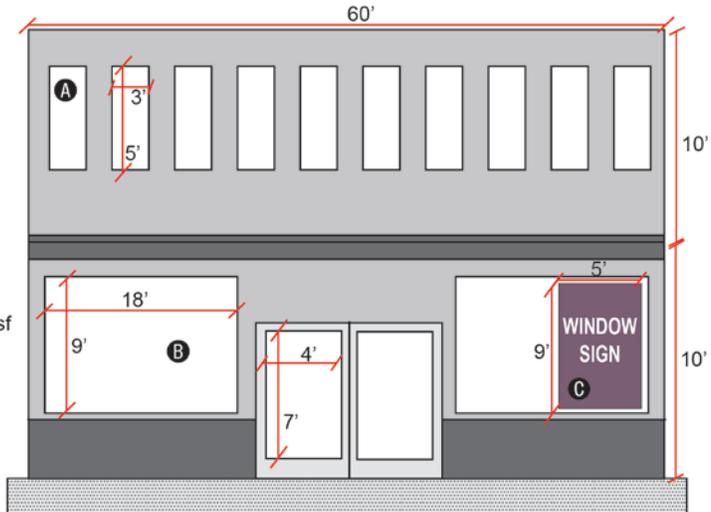
- a. Blank, windowless walls facing sidewalks, streets, and other public places shall be prohibited.
- b. At least 40 percent of the first ten feet in height of a facade facing a street shall be transparent (whether through the use of glass windows, doors, or both) (see Figure <>, Mixed-use Fenestration).
- c. At least 25 percent of each upper story façade facing a street shall be transparent.
- d. First floor windows facing streets shall remain visually permeable and shall not be obstructed by window signs in accordance with the standards in [Table <>, Sign Standards in Mixed-use District](#).
- e. Ventilation grates or emergency exit doors located at the first floor level oriented toward a street shall be decorative.

FIGURE <>: MIXED-USE FENESTRATION

- A** Upper Story Facade =
 $10' \times 60' = 600 \text{ sf}$
 Fenestration =
 $10 \text{ Windows} \times 15 \text{ sf} = 150 \text{ sf}$
Percent Transparent =
 $150 \div 600 = 25\%$
 (Minimum Transparency Requirement: 25%)

- B** First Floor Facade =
 $10' \times 60' = 600 \text{ sf}$
 Fenestration =
 $2 \text{ Windows} \times 162 \text{ sf} = 324 \text{ sf}$
 Glass Portion of Doors = 56 sf
Percent Transparent =
 $380 \div 600 = 63.3\%$
 (Minimum Transparency Requirement: 40%)

- C** Window Obstruction =
 1 Sign = 45 sf
Percent Still Transparent =
 $45 \div 380 = 11.8\%$
 $100\% - 11.8\% = 88.2\%$
 (Minimum Transparency Requirement: 50%)



ARTICLE 151.5 DEVELOPMENT STANDARDS

5.1 Design Standards 112F

5.1.3 Mixed-Use Design Standards

10. Building Entrances

- a. Primary structures must be oriented with their main entrance facing the street upon which the project fronts.
- b. If the site is on a corner, it may have its main entrance oriented to either street or at the corner.
- c. Entrances serving mixed-use buildings shall include at least two of the following features (see **Figure <>, Mixed-use Building Entrances**):
 1. Canopies or porticos;
 2. Overhangs;
 3. Recesses/projections;
 4. Galleries or arcades;
 5. Raised corniced parapets over the door;
 6. Peaked roof forms;
 7. Arches; or
 8. Integral planters that incorporate landscaped areas and places for sitting.

FIGURE <>: MIXED-USE BUILDING ENTRANCES



11. Roof Form

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

12. Weather Protection

Weather protection for pedestrians, such as awnings, canopies, galleries, and arcades, shall be provided along building frontages abutting a public sidewalk or a hard-surfaced expansion of a sidewalk, and along building frontages between a building entrance and a public street or accessway.

13. Drive-up/Drive Through Prohibited

No building within a mixed-use development shall include drive-up or drive through facilities.

14. Signage

Pole or pylon signs shall be prohibited on lots with mixed-use development.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.2 Residential Design Guidelines^{113F}

5.2.1 Purpose and Intent

5.2 RESIDENTIAL DESIGN GUIDELINES¹¹⁴

5.2.1 PURPOSE AND INTENT

These residential design guidelines are proposed as suggestions for ways to ensure that new single-family and duplex housing in the County is high quality, aesthetically pleasing, and provides a wide variety of living options for County residents. More specifically, these guidelines are intended to:

- A. Ensure single-family homes maintain consistent exterior materials and architectural treatments on the front and sides of buildings;
- B. Establish guidance regarding changes of exterior finishes and materials on individual facades;
- C. Avoid garage-dominated street fronts in residential neighborhoods;
- D. Encourage duplex structures to appear as single-family homes; and
- E. Ensure an adequate level of variability in single-family home design so as to avoid monotonous streetscapes where every detached dwelling appears identical or very similar to its neighboring dwellings.

5.2.2 APPLICABILITY

These residential design guidelines shall apply to single-family detached residential dwellings, single-family attached dwellings, and duplex dwellings, when subject to a signed statement of consent in accordance with **Section <>, Statement of Consent**.

5.2.3 STATEMENT OF CONSENT

- A. Compliance with the design guidelines in this section is voluntary and at the discretion of the applicant. In cases where an applicant chooses to comply with the guidelines in this section, the applicant shall sign the following statement of consent and include it with the application for a preliminary plat, special use permit, site plan, or zoning compliance permit, as appropriate.

The single-family development depicted on the attached site plan is subject to Camden County's Residential Design Guidelines in place at the time the application for this development was determined to be complete. I hereby voluntarily consent to the application of these design guidelines, this acceptance of which shall run with the land regardless of changes in ownership, and recognize that failure to comply with the applicable guidelines following approval is a violation of the Camden County Unified Development Ordinance.

Landowner Signature

Date

- B. The signed statement of consent and the development approval shall be recorded in the office of the Camden County Register of Deeds prior to issuance of a building permit.

5.2.4 DESIGN FEATURES

- A. **Exterior Materials**
Exterior materials on the front façade shall not change at outside corners, but shall continue along side facades for a minimum distance of at least five feet, to a different location such as a change in roof line or where a separate wing meets the main body of the dwelling, or another logical location.
- B. **Side and Rear Facades**
 - 1. Although the front facade of a principal building is expected to be the primary focal point in terms of architectural character and features, all sides of a building shall incorporate architectural detailing and windows that complement the front facade and provides visual interest.
 - 2. Blank walls void of windows or architectural detailing are prohibited when adjacent to a street.
- C. **Foundation Materials**
 - 1. Poured concrete foundations, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material accurately imitating these materials. In no instance shall poured concrete, concrete block, or smooth-faced concrete masonry unit foundations be visible on a front or street-facing facade.

¹¹⁴ These are new guidelines for the design of single-family detached homes proposed as part of a subdivision, single-family attached development, and duplex dwellings. The General Assembly has limited local governments from applying these kinds of requirements except when a landowner consents to follow them. The General Assembly has not limited the ability to apply design standards to manufactured and mobile homes, and these provisions are included as use-specific standards in Article 151.4: Use Standards.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.2 Residential Design Guidelines 113F

5.2.4 Design Features

2. In cases where a dwelling includes a finished or unfinished basement, the exterior basement walls on the rear or on sides not visible from streets are exempted from these standards.

D. Material Changes

1. Exterior material changes shall take place along a horizontal line where two forms meet, such as the wall and the foundation, the first and second stories, or the wall and roof. It is acceptable for material changes to be configured as architectural accents in areas around windows, doors, cornices, at corners, or in a repeating pattern across a façade.
2. Where two or more exterior material meet or are combined, the heavier or more massive material shall be located below the lighter element(s). For example, brick below wood siding, stone below brick, wood siding below stucco, etc.
3. It is acceptable for heavier materials to be used as accents around doors, windows, and corners.

E. Prohibited Materials

1. The use of corrugated metal siding, unpainted plywood, or smooth-face concrete block is prohibited.
2. Synthetic stucco or EIFS shall be prohibited within two feet of the finished grade.

F. Street-Facing Garages

1. Maximum Door Width

A street-facing garage door configured in accordance with these guidelines shall not exceed a maximum width of 16 feet.

2. Location

The placement of the primary entrance closer to the front lot line than a street-facing garage door is strongly encouraged, but in no instance shall a primary entrance be more than nine feet farther from the front lot line than a street-facing garage door.

3. Design Features

Street-facing garages configured in accordance with these guidelines shall incorporate at least three of the following design features on the building wall containing the garage doors:

- a. Each garage door shall include transparent or opaque windows;
- b. Garage doors shall incorporate decorative hinges or hardware that may be functional or aesthetic;
- c. Garage doors shall include an overhang, eave, trellis, arbor, awning, or other similar architectural feature that projects at least 16 inches beyond the facade directly above the garage door(s);
- d. Garage doors shall be flanked on either side by vertical design elements like columns, pilasters, posts, or similar vertical feature; or
- e. The garage door(s) are located at least two or more feet behind a front porch or the primary entrance to the dwelling.

G. Side-loaded Garages

Side-loaded garages configured in accordance with these guidelines may be closer to the front lot line than the primary entrance to the dwelling, provided the garage facade facing the street includes compatible design features found on other building facades, including but not limited to: windows, eaves, overhangs, decorative trim, material changes, or other architectural features.

H. Duplex Entrances

A duplex structure shall be organized so as to give the appearance of being a large single-family detached home. In no instance shall two entry doors be located on the same side of the house. A single shared main entry door is strongly encouraged.

I. Architectural Variability

1. Single-Family Detached and Duplex Structures

- a. A continuous row of identical buildings along a block shall be prohibited. Each building shall include "distinctly different" front facade elevations within any single phase of the development such that:
 1. No three structures that are side-by-side may have the same front facade elevation; and
 2. No structures directly across the street from one another shall have the same front facade elevation.
- b. For the purposes of this section, "distinctly different" shall mean that a dwelling must differ from other adjacent and opposing dwellings in at least six of the following ways:
 1. Color variation (not a slight variation of a similar hue, such as beige or pastel);
 2. Variation in materials;
 3. Use of distinct variations in roof forms (e.g. gable, hip, shed, mansard, gambrel, flat, or other);
 4. Variations in the number of building stories by at least one story;

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.2 Residential Design Guidelines113F

5.2.4 Design Features

5. Variation in the amount of habitable space (a minimum distinction of 400 square feet or more);
 6. A change in the depth of the front setback by 15 feet or more;
 7. The type and color of roofing material on structures with pitched roofs;
 8. The orientation of the longest building axis (either parallel, perpendicular; or canted to the street the dwelling faces); or
 9. The primary roof ridgeline orientation (either parallel, perpendicular, canted to the street the dwelling faces).
2. **Single-family Attached Structures**
- a. Single-family attached development shall maintain architectural variability on the front façade from building to building within a development and from unit to unit within a single building. A continuous row of identical or nearly identical buildings or a continuous row of identical or nearly identical units within a building shall be prohibited. Each building shall include “distinctly different” front facade elevations within any single phase of the development such that:
 1. Each in-line unit in a row of attached single-family dwellings located within a single building includes a front facade comprised of different exterior materials, colors, or architectural features;
 2. Each individual building (comprised of two or more in-line units in a row) shall be configured such that the overall front facade of one building differs from the overall front facade of each adjacent building; and
 3. No individual building directly across the street from another building shall have the same overall front facade.
 - b. For the purposes of this section, “distinctly different” shall mean that a building comprised of multiple in-line units must differ from other adjacent and opposing buildings containing multiple in-line units in at least five of the following ways:
 1. Variation in structure height of at least one story or more (finished attics may be credited towards this requirement);
 2. Variation in the number of units-per-building of 50 percent or more;
 3. Variation in the distance from the front façade wall to the right-of-way of 15 feet or more;
 4. Variation in primary roof form, whether through type of roof framing (e.g., gabled, hip, flat, or a combination of multiple distinct roof slopes or planes), or in the orientation of the primary roof ridge line relative to the roadway fronting the building (e.g., either parallel, perpendicular, or canted to the roadway);
 5. Variation in building footprint by at least 1,000 square feet or more;
 6. The presence or absence of driveways or garages in front of the building;
 7. Inclusion of functional first or second-story front porches;
 8. Inclusion of ground-floor workspace configured for use by the public on the front façade;
 9. Variation in presence or size of a garage (e.g., none, one-car, two-car, etc.);
 10. Variation in garage entrance orientation (e.g., street-facing versus alley-facing); or
 11. Variation in the size and placement of windows.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.3 Property Numbering^{114F}

5.3.1 Purpose and Intent

5.3 PROPERTY NUMBERING¹¹⁵

5.3.1 PURPOSE AND INTENT

These standards are proposed to protect public health and safety by ensuring that emergency service providers can quickly locate the origin of a call for assistance and to ensure that visitors and deliveries can easily locate their intended locations without creating potentially dangerous conditions on the roadway.

5.3.2 APPLICABILITY

- A. All principal structures located on lots within Camden County shall display property address numbers in accordance with the standards in this section.
- B. Accessory structures and structures owned or operated by the County shall be exempted from these requirements.

5.3.3 REQUIREMENTS

A. Numbering Map Established

1. The property numbering map entitled "A Property Numbering Map dated September 1, 1990, Camden County, North Carolina" is hereby adopted as the Official Property Numbering Map of the County and all property numbers assigned shall be assigned in accordance with this numbering map.
2. Only property numbers assigned in accordance with the Official Property Numbering Map shall be displayed in locations visible from a street or accessway.
3. The Official Property Numbering Map is maintained in the office of the Building Inspector, and is available for public inspection during normal working hours.

B. Numbering System

1. On the Official Property Numbering Map, NC 343 is hereby designated as the north-south axis and US 158 is hereby designated as the east-west axis, and all avenues, streets and alleys running generally north and south shall be numbered from the east-west axis consecutively to the corporate limits of the extremity of the avenue, alley or street.
2. Avenues, streets, or alleys running generally east and west shall be numbered from the north-south axis in the same manner.
3. Wherever possible, 100 numbers shall be allowed to each block so that the number of each consecutive block shall commence with consecutive hundreds and one.
4. One whole number shall be assigned for every 125 feet of ground whether improved property or vacant lot on every street within the County limits.
5. Odd numbers shall be assigned to the west side of the street on all north-south streets, and even numbers to the east side.
6. On east-west streets, odd numbers shall be assigned to the south side of the street and even numbers to the north side.

C. Owners to Purchase Numbers

Every property owner of improved property shall purchase and display, in a conspicuous place on the property, the property number assigned in accordance with these provisions.

D. Defacing Numbers Prohibited

It shall be unlawful for any person to alter, deface or take down any number placed on any property in accordance with this subchapter, except for repair or replacement of the number.

5.4 RESERVED

¹¹⁵ This section relocates the property numbering provisions in Sections 150.30, Property Map, through Section 150.35, Size and Color of Numbers, in Article 150 of the County Code.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.5 Farmland Compatibility Standards^{115F}

5.5.1 Purpose and Intent

5.5 FARMLAND COMPATIBILITY STANDARDS¹¹⁶

5.5.1 PURPOSE AND INTENT

The purpose and intent of these farmland compatibility standards is to promote development that is compatible with existing farms and agricultural uses in Camden County. More specifically, these standards are intended to:

- A. Ensure new development does not negatively impact existing adjacent agricultural uses;
- B. Maintain and promote rural character in agricultural areas; and
- C. Ensure greater compatibility between existing farms and new non-farm uses developed in close proximity to an existing farm or tract engaged in agricultural activity.

5.5.2 APPLICABILITY

Except where exempted by **Section <>, Exemptions**, the standards in this section shall apply to all major subdivisions, planned developments, special use permits, or site plans on lots or tracts of five acres in area or greater proposed adjacent to a bona fide farm or agricultural use associated with a bona fide farm.

5.5.3 EXEMPTIONS

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

- A. Lots established in accordance with **Section <>, Transfer Plat**; and
- B. Portions of a conservation subdivision adjacent to an agricultural use or activity taking place within the conservation subdivision's open space set-aside.

5.5.4 COMPATIBILITY STANDARDS

Development subject to the standards in this section shall comply with the following compatibility standards:

A. **Vegetated Buffer**

- 1. Development subject to these standards shall provide a 50-foot-wide vegetated buffer between building lots in the development and an existing agricultural use (see Figure<>, Vegetated Buffer). The buffer shall:
 - a. Remain undisturbed for a minimum distance of 25 feet from the edge of the agricultural use or boundary of the agricultural activity;
 - b. Include at least 16 aggregate caliper inches of canopy trees for every 100 linear feet of buffer length;
 - c. Include at least 16 aggregate caliper inches of understory trees for every 100 linear feet of buffer length;
 - d. Include at least 30 evergreen shrubs planted three feet on-center for every 100 linear feet of buffer length;
 - e. Incorporate existing or planted vegetation, configured in a staggered fashion, so as to create two or more rows of trees within the buffer; and
 - f. Incorporate a berm, drainage ditch, or any combination of these features to physically separate the agricultural use from the new development.
- 2. Nothing shall limit the placement of a required stormwater facility or best management practice within a required buffer provided the minimum buffer width is maintained.
- 3. In cases where a required buffer includes a water feature or stormwater management facility, the required vegetation may be shifted to another portion of the buffer or located in an alternate location that provides screening or separation between the proposed development and the agricultural use.

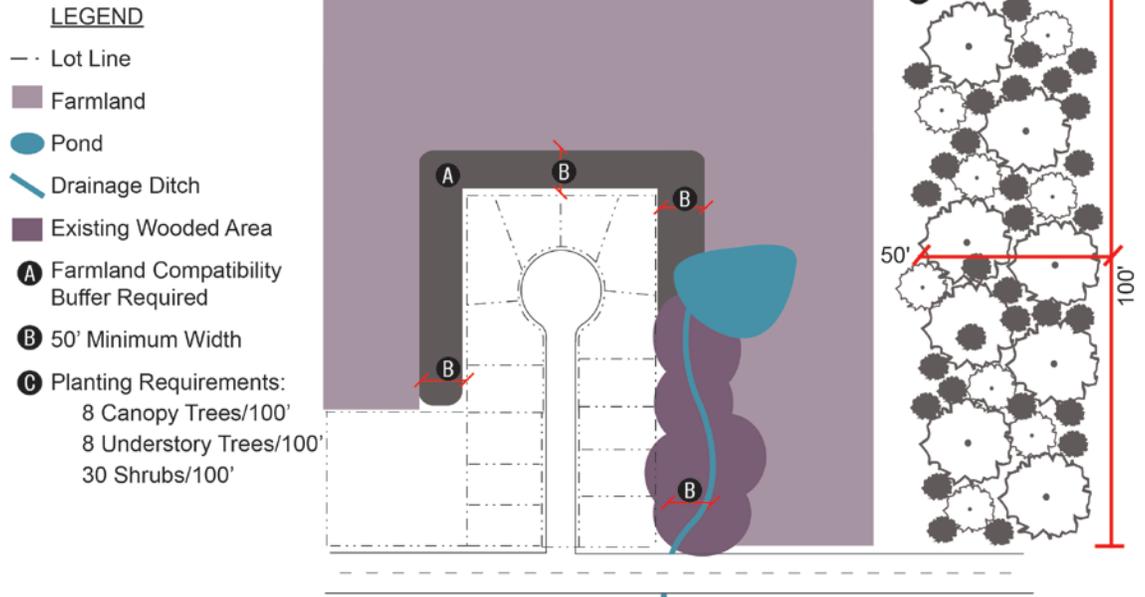
¹¹⁶ These are new standards intended to limit complaints from new development that encroaches on existing agricultural uses. The standards are applied to the new uses locating adjacent to the existing farm. These standards are proposed to take the place of the vegetated buffer requirements in Section 151.232(N), Buffer Strips, in the portion of the current code that deals with major subdivisions.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.5 Farmland Compatibility Standards 115F

5.5.5 Notification on Plat

FIGURE <>: VEGETATED BUFFER



B. Location of Open Space Set-Aside

In cases where new development includes an open space set-aside, it shall be located between the agricultural use and the buildings in the new development, to the maximum extent practicable. Land area occupied by the vegetated buffer may be credited towards the open space set-aside requirements. Nothing shall limit the requirement for the vegetated buffer even in cases when it will result in more open space than is required by Section <>, Open Space Set-Aside.

5.5.5 NOTIFICATION ON PLAT

Preliminary and final plats subject to these standards shall bear a notation in 14 point type indicating the development is adjacent to an existing agricultural or farm use that is anticipated to generate noise, light, dust, odor, or vibration as part of its normal operations.

5.6 OFF-STREET PARKING AND LOADING¹¹⁷

5.6.1 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:

- A. Provide for adequate off-street parking;
- B. Allow for flexibility to accommodate alternative solutions to off-street parking and loading needs;
- C. Encourage pedestrian-oriented development in village centers;
- D. Avoid excessive paved surface areas and the resulting problems associated with stormwater runoff; and
- E. Promote low impact development.

5.6.2 APPLICABILITY

A. General

The standards in this section shall apply to all development in the County.

B. Additions and Expansions

Whenever a building or open air use of land is constructed, enlarged, or increased in capacity, the development shall meet the requirements of this section unless the total number of off-street parking spaces required after the addition or expansion is less than four.

C. Changes in Use

- 1. 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 four additional parking spaces, no additional parking spaces are required.
- 2. Changes in use may also employ the standards in **Section <>, Nonconforming Sites**, as a means of complying with these standards.

5.6.3 EXEMPTIONS

The following activities are exempt from the requirements of this section:

- A. Re-striping an existing parking lot which does not create a deficient number of parking spaces or nonconforming situation;
- B. Expansion of a single-family or duplex dwelling that does not increase the number of bedrooms;
- C. Bona fide farm uses; and
- D. Rehabilitation or re-use of an historic structure.

5.6.4 PARKING REQUIREMENTS

A. Parking Plan Required

Every application for a site plan, building permit, or zoning compliance permit, shall ensure that adequate off-street parking is provided for the uses or buildings contained in the application. Off-street parking must be provided to meet the parking demand without use of public streets, except as specifically allowed by this section.

B. Minimum Off-Street Parking Spaces Required¹¹⁸

The minimum number of off-street parking spaces required for development shall be in accordance with **Table <>, Minimum Off-Street Parking Spaces Required**. Nothing shall prohibit the provision of off-street parking spaces in amounts exceeding the minimum requirements.

C. Uses Not Listed

¹¹⁷ These standards are proposed to replace the standards pertaining to off-street parking in Sections 151.110, Definitions, through 151.123, Driveways, in the current ordinance. The changes proposed in this section are described on Page 81 in the Evaluation Report, and include relocation of definitions and driveway provisions, a new more comprehensive list of parking requirements by use type (to match the uses in the Principal Use Table), greater clarity on parking lot configuration provisions, and revising the approach to off-street loading by switching the current minimum requirements to an approach that allows an applicant to determine their loading needs (provided the approach to loading does not limit the ability to comply with all other UDO requirements). The standards also include more evidenced-based provisions for granting reductions of requests for alternative configuration.

¹¹⁸ This table is proposed to replace the table in Section 151.111, Number of Parking Spaces Required, in the current ordinance. The uses correspond to the principal uses listed in Article 151.4 and the minimum requirements have been reviewed for consistency with national trends in parking provisions.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.6 Off-street Parking and Loading^{116F}

5.6.4 Parking Requirements

1. For uses that do not correspond to the use types listed in **Table <>, Minimum Off-Street Parking Spaces Required**, any one of the following actions may be taken:
 - 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 this UDO in accordance with **Section <>, UDO Text Amendment**;
 - c. The applicant may request a formal interpretation of these off-street parking standards in accordance with **Section <>, Interpretation**; or
 - d. The UDO Administrator shall determine the minimum parking space requirement in accordance with the standards of this Ordinance and other professionally accepted sources, including but not limited to: the National Parking Association, the Institute of Transportation Engineers, the American Planning Association, or the Urban Land Institute.
2. In cases where the applicant desires the UDO Administrator to make a determination, the application shall provide adequate information for review, which includes, but is not limited to the type of use(s), number of employees, the occupancy of the building, square feet of sales, service and office area, parking spaces proposed, and hours of operation.

D. Other Vehicles Located Off-Street

Off-street parking areas used for any of the following vehicles are not credited towards the minimum number of required off-street parking spaces in **Table <>, Minimum Off-Street Parking Spaces Required**, and shall be parked or located outside required parking spaces and any public street right-of-way in accordance with this Ordinance:

1. Vehicles for sale or lease;
2. Vehicles being stored, serviced, or repaired; or
3. Vehicles belonging to the use, such as company vehicles.

E. Multiple Use Development

Development containing more than one principal use shall provide parking spaces in an amount equal to the total of all individual principal uses, except as allowed by **Section <>, Parking Alternatives**.

F. Driveways Used to Meet Requirements

Except for multi-family dwellings, driveways may be used to meet the minimum off-street parking space requirements for all use types in the Household Living use category of **Table <>, Table of Principal Uses**, provided that sufficient space is available to meet the standards of this section.

TABLE <>: MINIMUM OFF-STREET PARKING SPACES REQUIRED				
USE CLASSIFICATION	USE CATEGORY	USE TYPE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES [1]	
AGRICULTURAL	Agriculture/ Horticulture Uses [2]	All	1 per every 1,500 sf	
	Animal Husbandry	All	1 per every 2,000 sf	
	Agricultural Support [2]	Agricultural Research Facility		1 per every 800 sf
		Agri-Education/ Agri-Entertainment		1 per every 1,000 sf
		Distribution Hub for Agriculture Products		1 per every 6,000 sf
		Equestrian Facility		1 per stall + 2
		Farm Machinery Sales, Rental, or Service		1 per every 300 sf
Farmers Market		1 per every 300 sf		
RESIDENTIAL	Household Living	Bungalow Court	1 per dwelling + 0.25 for guest parking [3]	
		Duplex	2 per dwelling unit	
		Live/Work Dwelling	2 per dwelling + 1 per every 1,000 sf of non-residential floor area	
		Manufactured Home	2 per dwelling unit	

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.6 Off-street Parking and Loading 116F

5.6.4 Parking Requirements

TABLE <>: MINIMUM OFF-STREET PARKING SPACES REQUIRED			
USE CLASSIFICATION	USE CATEGORY	USE TYPE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES [1]
		Mobile Home	2 per dwelling unit
		Multi-Family	1.8 per dwelling unit; 1 per unit for age-restricted
		Pocket Neighborhood	1 per dwelling + 0.25 for guest parking [3]
		Quadraplex	1.8 per dwelling unit + 2 guest spaces per quadraplex
		Single-Family Attached	2 per dwelling + 0.25 for guest parking [3]
		Single-Family Detached	2 per dwelling unit
		Triplex	2 per dwelling unit
		Upper Story Residential	0.5 per dwelling unit
	Group Living	Dormitory	1 per every 2 resident beds
		Family Care Home	2 + 2 guest spaces
		Group Home	1 per every bedroom + 1 guest space
		Rooming House	2 + 1 per every guest bedroom
	INSTITUTIONAL	Community Services	Community Center
Cultural Facility			1 per every 350 sf
Library			1 per every 400 sf
Museum			1 per every 350 sf
Senior Center			1 per every 400 sf
Youth Club Facility			1 per every 300 sf
Day Care		Adult Day Care Center	1 per employee on largest shift + 1
		Child Care Center	1 per 325 sf
Educational Facilities		Major	1 per every 300 sf
		Moderate	1 per every 500 sf
		Minor	1 per classroom + 1 per employee on largest shift
Government Facilities		Government Office	1 per every 300 sf
		Government Maintenance, Storage, or Distribution Facility	1 per every 600 sf
Health Care Facilities		Drug or Alcohol Treatment Facility	Greater of: 1 per every 400 sf, or 1 per bed
		Hospital	2 per every inpatient bed
		Medical Treatment Facility	1 per every 200 sf
Institutions		Assisted Living Facility	1 per employee on largest shift + 0.25 per bed
		Club or Lodge	1 per every 325 sf
		Halfway House	2 per dwelling + 0.25 per bed

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.6 Off-street Parking and Loading^{116F}

5.6.4 Parking Requirements

TABLE <>: MINIMUM OFF-STREET PARKING SPACES REQUIRED			
USE CLASSIFICATION	USE CATEGORY	USE TYPE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES [1]
		Nursing Home	1 per employee on largest shift + 0.25 per bed
		Psychiatric Treatment Facility	1 per every 3 patient beds
		Religious Institution	Greater of: 1 per every 6 seats, or 1 per every 50 square feet of seating area in main assembly room
	Parks and Open Areas	Cemetery	1 per employee + 1 per every 1,000 sf of interment area [4]
		Community Garden	1 + 1 per every 5,000 sf of garden area
		Park, Public or Private	1 per employee + 1 per acre
	Public Safety	Police, Fire, or EMS Facility	1 + 1 per employee on the largest shift
		Correctional Facility	3 + 1 per employee on the largest shift
	Transportation	Airport	1 per employee on largest shift [5]
		Helicopter Landing Facility	2 per every landing pad
		Passenger Terminal, Surface Transportation	1 per employee on largest shift [5]
	Utilities	Utility, Major	1 per every 1,500 sf
		Utility, Minor	None
	COMMERCIAL	Adult and Sexually-Oriented Businesses	All
Animal Care		Major	1 per every 250 sf
		Minor	1 per every 300 sf
Eating Establishment		Restaurant, Major	1 per every 200 sf [6]
		Restaurant, Minor	1 per every 250 sf [6]
		Bar, Nightclub, or Dance Hall	1 per every 100 sf [6]
Offices		Major	1 per every 200 sf
		Minor	1 per every 300 sf
Personal Services		Major	1 per every 200 sf
		Minor	1 per every 300 sf
Recreation/Entertainment, Indoor		Major	Greater of: 1 per every 300 sf, or 1 per every 4 seats
		Minor	1 per every 300 sf
Recreation/Entertainment, Outdoor		Major	1 per every 1,000 sf of activity area, including buildings
		Minor	1 per every 1,500 sf of activity area, including buildings
	Firing Range	1 per every employee on largest shift + 1 per firing position	

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.6 Off-street Parking and Loading^{116F}

5.6.4 Parking Requirements

TABLE <>: MINIMUM OFF-STREET PARKING SPACES REQUIRED			
USE CLASSIFICATION	USE CATEGORY	USE TYPE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES [1]
		Water-Related Uses	1 per every 200 sf [6]
	Retail Sales	Grocery Store	1 per every 300 sf
		Flea Market	1 per every 200 sf of use area
		Major	1 per every 200 sf
		Minor	1 per every 350 sf
	Storage, Commercial	Major	2 + 1 per every employee on largest shift
		Minor	1 per every 5,000 sf
	Telecommunications	Antenna Collocation (on a Building)	None
		Antenna Collocation (on a Tower)	None
		Small Wireless Facility	None
		Telecommunications Tower, Freestanding	2
		Telecommunications Tower, Stealth	1
	Vehicle Establishment	Major	1 per every 200 sf
		Minor	1 per every 300 sf
	Visitor Accommodations	Bed and Breakfast	2 + 1 per guest room
		Campground	.25 per every camping space
Hotel or Motel		1 per every employee on night shift + 1 per every guest room	
INDUSTRIAL	Extractive Industry	All	1 + 1 per every employee on largest shift
	Industrial Services	Contractor Service	Greater of: 1 per every 300 sf, 1 per every 1,00 sf of outdoor storage area
		Crabshedding	1 per every 500 sf
		Fuel Oil or Bottled Gas Distributor	1 per every 400 sf
		General Industrial Service and Repair	1 per every 400 sf
		Heavy Equipment Sales, Rental, or Service	1 per every 400 sf
		Research and Development	1 per every 300 sf
	Manufacturing and Production	Manufacturing, Heavy	1 per every 800 sf
		Manufacturing, Light	1 per every 1,000 sf
	Power Generation	Solar Array	None
		Wind Energy Conversion Facility	1 per every employee on the largest shift
	Warehouse and Freight Movement	All	1 per every employee on largest shift
	Waste-Related Services	Incinerator	1 per employee on the largest shift
Land Application of Sludge/Septage		None	

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.6 Off-street Parking and Loading^{116F}

5.6.5 Parking Lot Configuration^{118F}

TABLE <>: MINIMUM OFF-STREET PARKING SPACES REQUIRED			
USE CLASSIFICATION	USE CATEGORY	USE TYPE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES [1]
		Landfill	1 per every 300 sf of building area
		Public Convenience Center or Transfer Station	4 per container intended for public use
		Recycling Center	3 per container intended for public use
		Salvage or Junkyard	1 per every 8,000 sf of outdoor area
		Waste Composting Facility	1 per every employee on largest shift
	Wholesale Sales	Major	1 per every 500 sf
		Minor	1 per every 1,000 sf
<p>NOTES:</p> <p>[1] Requirements listed as “sf” (square feet) require 1 parking space for every listed amount of square footage of gross floor area of the principal building.</p> <p>[2] Excludes bona fide farms, raw land in agricultural production, and other non-habitable agricultural buildings.</p> <p>[3] Guest parking takes place on a separate lot.</p> <p>[4] Visitor parking may be accommodated on internal accessways instead of dedicated parking areas.</p> <p>[5] Does not include long and short term parking for travelers.</p> <p>[6] Including areas devoted to outdoor seating.</p>			

5.6.5 PARKING LOT CONFIGURATION¹¹⁹

All parking lots comprised of four or more parking spaces shall comply with the following standards:

A. General

1. All required off-street parking and loading spaces shall be located on the same lot as the principal use they serve, except as allowed in **Section <>, Parking Alternatives**.
2. All required off-street parking and loading spaces shall not be used for any other purpose, including, but not limited to the storage or display of goods or the sale, lease, storage, or repair of vehicles.
3. 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.
4. Except where allowed by this Ordinance, off-street loading spaces shall be not be located in any required parking space or protrude into any public street.

B. Easements

A parking lot shall not be located within an easement without approval of the easement holder.

C. Parking Space Access

All off-street parking spaces shall be accessed directly from drive aisles or private driveways and not directly from arterial or collector streets.

D. Vehicle Backing

1. Vehicular use areas shall be designed so that a vehicle is not required to back onto a public street to enter or exit the parking lot, a parking space, or a stacking space.
2. Off-street loading shall be designed so that no backing into or from a public street is necessary.

E. Dimensional Standards for Parking Spaces and Aisles¹²⁰

¹¹⁹ This section consolidates Section 151.115, General Design Requirements and Section 151.116, Vehicle Accommodation Area Surfaces, in the current ordinance.

¹²⁰ This section consolidates the standards in Section 151.113, Parking Space Dimensions, and Section 151.114, Required Widths of Parking Aisles and Driveways. Information on driveways is relocated to Section 151.5.7, Access and Circulation, in this draft ordinance. The motorcycle space standards are new.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.6 Off-street Parking and Loading 116F

5.6.5 Parking Lot Configuration 118F

Standards parking spaces and parking aisles shall comply with the minimum dimensional standards established in Table <>, Dimensional Standards for Off-Street Parking Spaces. Figure <>, Parking Space Configuration, illustrates the standards in Table <>, Dimensional Standards for Off-Street Parking Spaces.

TABLE<>: DIMENSIONAL STANDARDS FOR OFF-STREET PARKING SPACES				
TYPE OF PARKING SPACE	MINIMUM WIDTH (FEET)	MINIMUM DEPTH (FEET)	MINIMUM AISLE WIDTH (FEET)	
			ONE WAY	TWO WAY
Parallel (0°)	9	22	13	19
Angled (30°)	10	20	14	20
Angled (45°)			15	21
Angled (60°)			18	23
Perpendicular (90°)	10	20	24	24
Compact	7½	15	[1]	[1]
Motorcycle	3	8		

NOTES:
 [1] Minimum aisle width shall be in accordance with the spaces in the same parking row or parking lot.

F. Accessible Parking Spaces

Accessible parking spaces for the disabled are required for all forms of development except single-family detached dwellings, and shall meet the following criteria:

1. Configuration

- a. Accessible parking spaces shall be in accordance with the regulations set forth by the Americans with Disabilities Act.
- b. All accessible spaces shall be identified by pavement markings and by appropriate signage approved by the NC Department of Transportation.
- c. Accessible parking spaces shall be located in the closest proximity to major building entrances, but in no event shall handicapped parking spaces be located more than 100 feet from a major building entrance.
- d. Accessible parking spaces shall be a minimum of eight feet wide by 20 feet in depth and shall have an adjacent access aisle that has a minimum width of five feet.
- e. Two accessible parking spaces may share a common access aisle.
- f. The first one out of every eight accessible parking spaces shall be a van accessible space with an adjacent access aisle at least eight feet wide and a vertical clearance of at least eight feet along the vehicular route to the parking space.
- g. All accessible parking spaces shall have access to a curb-ramp or curb-cut when necessary to allow access to the building served, and shall be located so that users will not be compelled to wheel behind parked vehicles.
- h. Parallel parking spaces for the disabled shall be located either at the beginning or end of a block or adjacent to alley entrances. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.

2. Number Provided

Accessible parking spaces shall be provided in accordance with the State Building Code requirements.

G. Motorcycle Parking Spaces

- 1. Motorcycle parking spaces are not required under these standards, but if provided, shall comply with the standards in Table <>, Dimensional Standards for Off-Street Parking Spaces.
- 2. In no instance shall a motorcycle parking space be credited towards a required regular or accessible parking space.

H. Stacking Spaces

1. General

Uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service shall provide adequate stacking spaces on-site for the uses or buildings in accordance with this section.

2. Where Required

The following use types shall provide stacking spaces in accordance with this section:

- a. Eating establishments with drive-up or drive through service;

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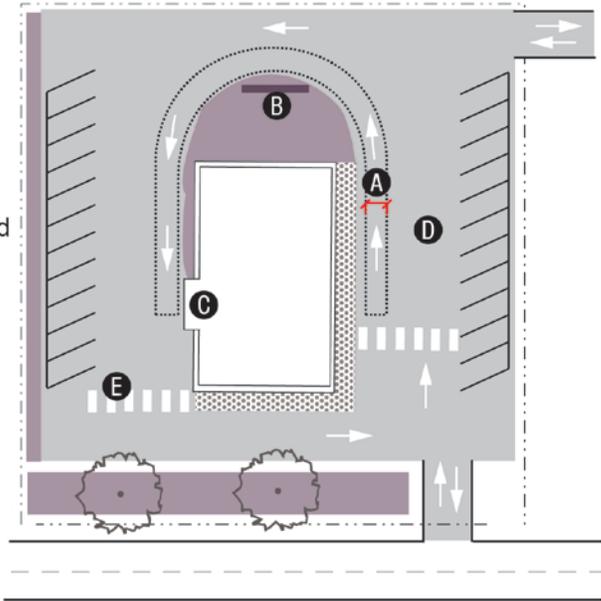
5.6 Off-street Parking and Loading 116F

5.6.5 Parking Lot Configuration 118F

- b. Personal services with a drive through;
 - c. Retail establishments with a drive through, vehicular service bay, or fuel sales;
 - d. Day care, educational facilities, health care facilities, transportation uses, visitor accommodations, or institutions that have a pick-up or drop-off area;
 - e. Vehicle establishments with fuel sales or vehicular service bays; and
 - f. Any use type not listed but that includes some form of service or transaction where the customer remains in their vehicle.
3. **Design**
Stacking spaces are subject to the following design and layout standards (see **Figure <>, Stacking Space Configuration**):
- a. **Size**
Stacking spaces shall be a minimum of nine feet wide and 16 feet long.
 - b. **Number Provided**
 - 1. Uses subject to these standards shall provide at least two stacking spaces for each drive-up window, ordering box, drive through, and gasoline pump.
 - 2. Uses with passenger pick-up or drop-off areas shall maintain at least two stacking spaces, as measured from the building entrance.
 - c. **Traffic Movements**
Stacking spaces shall not impede vehicular traffic movements or movements into or out of parking spaces, whether on-site or off-site.
 - d. **Bicycle and Pedestrian Movement**
Stacking spaces shall not impede on-site or off-site bicycle or pedestrian traffic movements, whether on-site or off-site.
 - e. **Separation**
Stacking spaces shall be clearly delineated through such means as striping, landscaping, pavement design, or curbing.

FIGURE <>: STACKING SPACE CONFIGURATION

- LEGEND**
- A** Stacking Spaces - 9' Minimum Width
 - B** Menu Board
 - C** Pickup Window
 - D** Drive Aisle and Backing Space - Excluded From Stacking Space Minimum Width
 - E** Pedestrian Crossing
 -  Parking Lot
 -  Landscaping
 -  Sidewalk



I. Surface Materials

- 1. All required parking spaces, drives, and loading spaces in a parking lot shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights, except as provided in this section.
- 2. The use of pervious or semi-pervious materials may be approved as an alternate means of paving provided it is demonstrated that the materials will function in a similar fashion as required materials.
- 3. Except for required accessible parking spaces, required parking may be constructed with gravel or other approved comparable all-weather surface for:

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5.6 Off-street Parking and Loading^{116F}

5.6.6 Parking Lot Cross-Access^{120F}

- a. Parking used on an irregular basis for religious institutions, private clubs or lodges, and other similar nonprofit organizations;
 - b. Parking for residential uses or a bed and breakfast establishment where six or fewer spaces are required; and
 - c. Parking for an office use converted from a single-family detached dwelling where four or fewer spaces are required.
4. Overflow parking or parking spaces provided beyond the minimum requirements in **Table <>, Minimum Off-Street Parking Spaces Required**, may be gravel, grass, or some other form of pervious material.

J. Grading and Drainage

1. The parking lot shall be graded, properly drained, stabilized, and maintained to minimize dust and erosion.
2. 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 parking spaces than required by **Table <>, Minimum Off-Street Parking Spaces Required**.
3. Parking lots shall not drain onto or across public sidewalks, or into adjacent property except into a natural watercourse or a drainage easement unless alternative provisions for drainage are proposed and accepted by the UDO Administrator.

K. Curb and Gutter

Where vehicular use areas are paved, curb and gutter or an equivalent drainage system shall be provided along the periphery of the area.

L. Pedestrian Connections

Pedestrian connections between the principal buildings in a development site and a sidewalk or other pedestrian way (like a greenway trail) shall be provided in accordance with **Section <>, Access and Circulation**. Parking spaces shall be designed to ensure vehicles do not encroach into the walkways.

M. Markings

All spaces and lanes in vehicular use areas shall be clearly delineated with paint lines, curbs, or other treatment, whether the vehicular use area is paved or unpaved.

N. Curbs and Wheel Stops

All parking spaces provided shall have curbs or wheel stops located so that no part of the parked vehicle will extend onto a sidewalk, walkway, adjacent property, or landscape area, whether the vehicular use area is paved or unpaved.

O. Separation from Fire Protection Facilities

1. No required parking space shall be located within 15 feet of a fire hydrant or other fire protection device.
2. Parking shall not take place within designated fire lanes or other areas demarcated for fire protection.

P. Exterior Lighting

Exterior lighting in parking lots shall be designed to prevent glare or illumination exceeding maximum allowable levels on adjacent land and shall comply with the standards of **Section <>, Exterior Lighting**, as appropriate.

Q. Landscaping

Parking lot landscaping shall be provided in accordance with **Section <>, Landscaping**.

5.6.6 PARKING LOT CROSS-ACCESS¹²¹

- A. All non-residential development along arterial and collector streets shall be designed to allow for cross-access to adjacent non-residential, mixed-use, and multi-family uses to encourage shared parking and shared access points on public or private streets and/or driveways (see **Figure <>, Parking Lot Cross-Access**).
- B. This requirement may be removed when cross-access is deemed impractical by the UDO Administrator on the basis of topography, incompatible adjacent developments, the presence of natural features, or vehicular safety factors.
- C. A cross-access easement shall be prepared, signed, and recorded in the office of the Camden County Register of Deeds prior to issuance of a certificate of occupancy for the development.

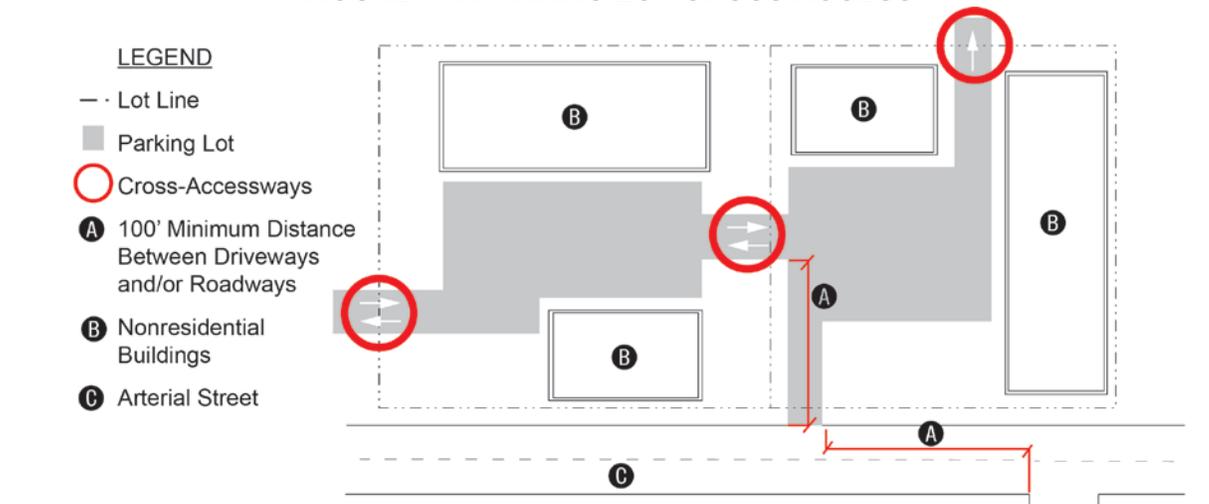
¹²¹ This is a new section that requires adjacent parking lots serving non-residential uses to connect to one another so that vehicular movement from use to use can take place without need of getting back on streets.

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5.6 Off-street Parking and Loading^{116F}

5.6.7 Bicycle Parking^{121F}

FIGURE <>: PARKING LOT CROSS ACCESS



5.6.7 BICYCLE PARKING¹²²

Bicycle parking shall be provided for all commercial, mixed-use, and multi-family developments with 20 or more off-street vehicular parking spaces, in the VR, VC, MX, and CC districts, in accordance with the following standards:

A. General Standards

1. A bicycle rack or other device shall be provided to enable bicycles to be secured.
2. Bicycle racks shall be provided at a rate of one rack with at least one bicycle parking space for every 10 off-street parking spaces for automobiles.
3. Bicycle parking shall be located where it does not interfere with pedestrian traffic and is protected from conflicts with vehicular traffic.
4. Bicycle parking should be accessible to the primary entrances of the development and located in a visible, well-lit area.
5. Bicycle parking may be accommodated within street setback areas.

B. Shared Bicycle Parking Spaces

Nothing shall limit uses on the same or opposing block faces 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.

5.6.8 PARKING ALTERNATIVES¹²³

Development may deviate from the parking requirements in this section through the requirements and procedures in [Section <>, Administrative Adjustment](#), [Section <>, Variance](#), and the following:

A. Deviation from Required Minimum

An applicant may propose a reduced rate of provision for off-street parking less than that specified in [Table <>, Minimum Off-street Spaces Required](#), in accordance with a parking study prepared by a professional engineer or other qualified professional and accepted by the UDO Administrator.

B. On-Street Parking

If on-street parking is available for use immediately adjacent to a proposed project site, the parking requirement may be reduced by a percentage equivalent to the number of adjacent spaces available.

C. Off-Site Parking¹²⁴

The required off-street parking for a use may be met off-site in accordance with the following standards:

¹²² These are new standards to encourage increase use of bicycles in village centers and in areas of commerce around the County.

¹²³ This section is proposed to replace the current open-ended flexibility provisions in Section 151.111(B) & (D), Number of Parking Spaces Required, and Section 151.112, Flexibility in Administration Required, in the current ordinance.

¹²⁴ This section is proposed to replace Section 151.118, Satellite Parking, in the current ordinance, but the maximum distance between off-site parking and the use served has been increased to 1,000 feet (up from 300).

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.6 Off-street Parking and Loading^{116F}

5.6.9 Off-street Loading Requirements^{125F}

1. The off-site parking is located within 1,000 feet as measured from the entrance of the use to the farthest shared parking space.
2. A sidewalk or pedestrian accessway is provided to the shared parking area from the use.
3. A off-site parking plan is a written agreement allowing the off-site location of parking, and shall be executed by the owners involved and filed with the UDO Administrator prior to the use of off-site parking facilities.
 - a. The agreement must guarantee the long-term availability of parking.
 - b. Should the agreement cease, then the use shall be considered to contain nonconforming site conditions and future expansions of the use shall be prohibited unless the use is brought into compliance with the minimum parking requirements of this section.

D. Shared Parking¹²⁵

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

1. The shared parking is located within 1,000 feet, as measured from the entrance of the use to the farthest shared parking space.
2. A sidewalk or pedestrian accessway is provided to the shared parking area from the use.
3. 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 have access to the required minimum parking spaces when in operation.
4. The UDO Administrator may approve up to 100 percent of the minimum parking requirement of a use through a shared parking plan.
5. A shared parking plan is a written agreement allowing the shared use of parking, and shall be executed by the owners involved and filed with the UDO Administrator prior to the use of shared parking facilities.
 - a. The agreement must guarantee the long-term availability of parking.
 - b. Should the agreement cease, then the use shall be considered to contain nonconforming site conditions and future expansions of the use shall be prohibited unless the use is brought into compliance with the minimum parking requirements of this section.

5.6.9 OFF-STREET LOADING REQUIREMENTS¹²⁶

A. Loading Spaces Required

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

B. Minimum Off-Street Loading Space Requirements

A minimum number of off-street loading spaces is not established; however, off-street loading spaces shall be provided and maintained in sufficient numbers to adequately handle the needs of a non-residential use. Failure to provide or maintain off-street loading spaces when they are necessary to serve the development is a violation of this Ordinance.

C. Location

The placement of off-street loading facilities shall be in accordance with the applicable standards in [Section <>](#), [Commercial Design Standards](#), [Section <>](#), [Mixed-use Design Standards](#), and [Section <>](#), [Screening](#).

D. Dimensional Standards for Loading Spaces

When off-street loading spaces are provided, they shall comply with the following minimum requirements (see [Figure <>](#), [Loading Space Configuration](#)):

1. Except for loading spaces used by semi-tractor trailers, off-street loading spaces shall be at least 12 feet wide and at least 25 feet long.
2. Off-street loading spaces used by semi-tractor trailers shall be at least 60 feet long.
3. Overhead clearance for an off-street loading space shall be at least 14 feet.

¹²⁵ This section is proposed to replace Section 151.117, Joint Use of Required Parking Spaces, in the current ordinance

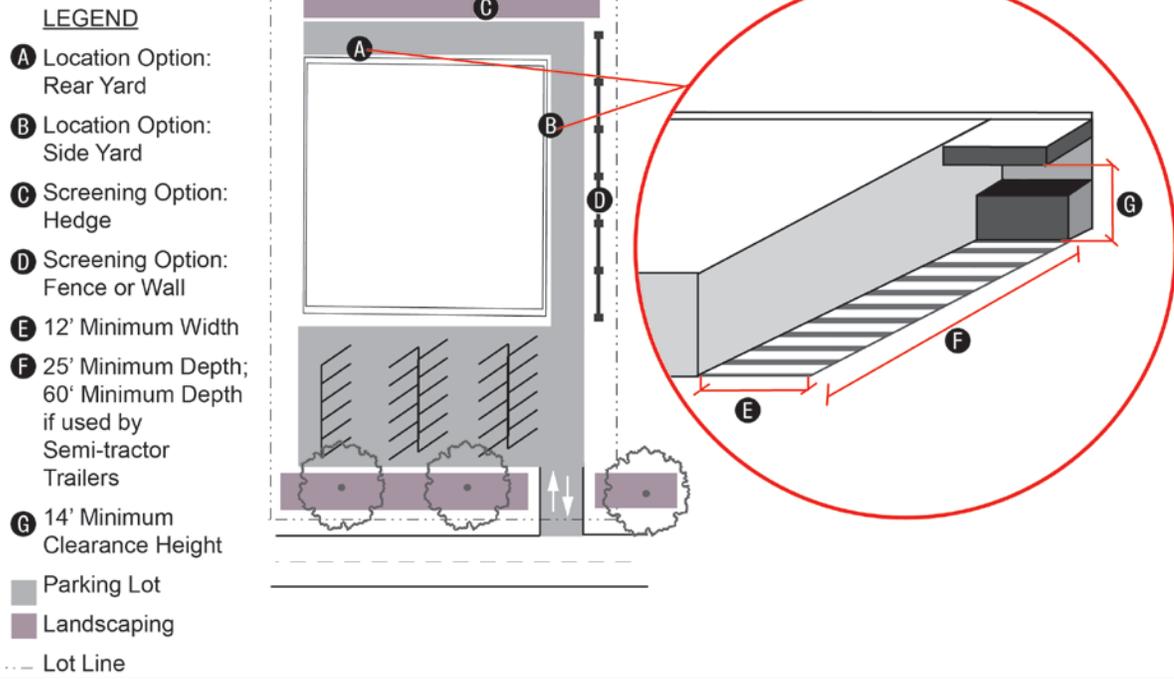
¹²⁶ This section is proposed to replace the standards in Section 151.120, Loading and Unloading Areas, in the current ordinance. These proposed standards establish configuration requirements for loading areas, but do not specify minimum numbers of loading spaces in favor of letting the applicant make this determination.

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5.6 Off-street Parking and Loading 116F

5.6.9 Off-street Loading Requirements 125F

FIGURE <>: LOADING SPACE CONFIGURATION



5.7 ACCESS AND CIRCULATION¹²⁷

5.7.1 PURPOSE AND INTENT

The purpose of this section is to ensure the safe and efficient movement of vehicles, bicyclists, pedestrian, and deliveries on development sites in the County. More specifically, these standards are intended to:

- A. Protect the health and safety of County residents and visitors;
- B. Ensure pedestrian accessibility is included in site planning;
- C. Protect the safety of motorists from traffic entering or exiting the street system; and
- D. Encourage alternative forms of transportation in the County.

5.7.2 APPLICABILITY

A. General

Unless exempted in accordance with **Section <>, Exemptions**, or except where otherwise expressly stated, the standards in this section apply to all new development in the County.

B. Existing Development

Compliance with these standards, to the maximum extent practicable, 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.

C. Conflict

In the event of conflict or overlap with the standards in this section and the standards in Chapter 6: Subdivisions and Infrastructure, the standards in Chapter 6 shall control.

5.7.3 EXEMPTIONS

The following forms of development are exempted from the standards in this section:

- A. Lots in the CP district;
- B. Development of one single-family detached home on its own lot;
- C. Development of a duplex; and
- D. Development configured as a conservation subdivision shall be exempted from the following standards:
 1. **Section <>, Development Entry Points**; and
 2. **Section <>, On-Site Pedestrian Circulation**.

5.7.4 STREET CONFIGURATION

Development subject to the standards of this section that includes construction of, extension of, or connection to a public or private street shall also comply with the standards in **Section <>, Streets**.

5.7.5 SIDEWALK CONFIGURATION

Development subject to the standards of this section that includes construction of, extension of, or connection to a public sidewalk shall also comply with the standards in **Section <>, Sidewalks**.

5.7.6 VISIBILITY AT INTERSECTIONS

A. Visibility at Intersections¹²⁸

Corner lots and lots with driveways, alleys, or other methods of ingress/egress to a public or private 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 following standards (see **Figure <>, Sight Distance Triangles**):

1. Roadway Intersections

a. Intersections with State-maintained Roadways

1. In cases where a roadway intersects a state-maintained roadway, the required sight distance triangle shall be an area between a point at the edge of the state-maintained

¹²⁷ This is a new section described on Page 88 of the Evaluation Report. This section deals with access and circulation issues occurring on individual development sites or tracts. The standards in Article 151.6: Subdivision Requirements, pertaining to streets and sidewalks deal with public infrastructure elements that take place outside the boundaries of lots.

¹²⁸ These are new standards proposed for the County's consideration.

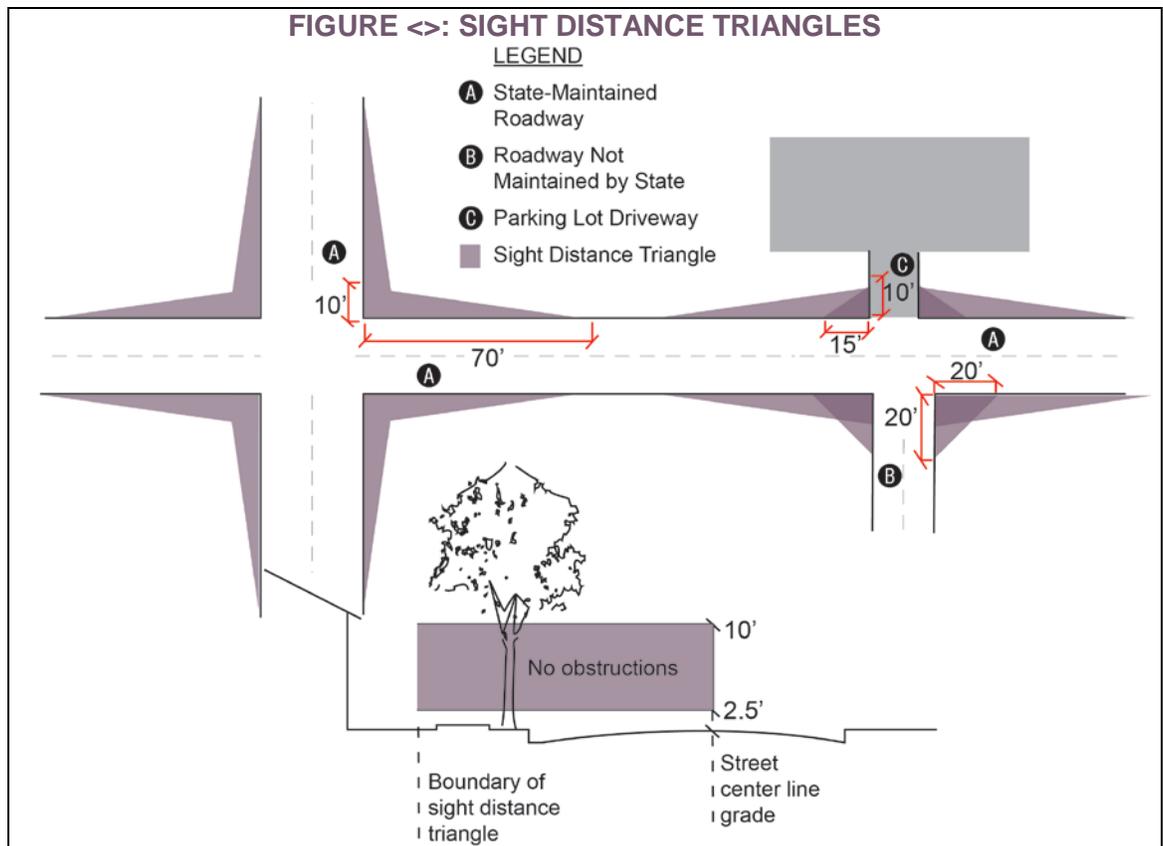
ARTICLE 151.5 DEVELOPMENT STANDARDS

5.7 Access and Circulation^{126F}

5.7.7 Driveways

- road right-of-way located 70 linear feet from the intersection and a second point at the edge of the opposing road right-of-way located ten feet from the intersection.
2. Nothing shall prohibit the NCDOT from requiring an alternative sight distance triangle configuration.
 - b. **Intersections with All Other Roadways**
 1. In cases where a roadway intersects another roadway not maintained by the State, the required sight distance triangle shall be an area between a point at the edge of one road right-of-way and a second point at the edge of the opposing road right-of-way, each point being a distance of 20 linear feet from the intersection.
 2. Alternative sight distance triangles may be approved by the UDO Administrator, if designed and sealed by a professional engineer licensed by the State.
 2. **Points of Ingress or Egress on a Roadway**

Lots with a driveway serving a parking lot of four or more off-street parking spaces shall incorporate a sight distance triangle that includes an area between one point at the edge of the road right-of-way located 15 feet from the edge of the driveway and a second point at the edge of the driveway located ten feet from the edge of the road right-of-way.
 3. **Limitations on Obstructions within Required Sight Distance Triangles**
 - a. 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.
 - b. No structure or object, regardless of its size, which obstructs visibility within a required sight distance triangle to the detriment of vehicular or pedestrian traffic shall be permitted.



5.7.7 DRIVEWAYS

A. General Standards¹²⁹

¹²⁹ This section is proposed to replace the standards in Section 151.123, Driveways, except that there are new standards for sight distance triangles in new Section 151.5.7.6, Visibility at Intersections.

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5.7 Access and Circulation 126F

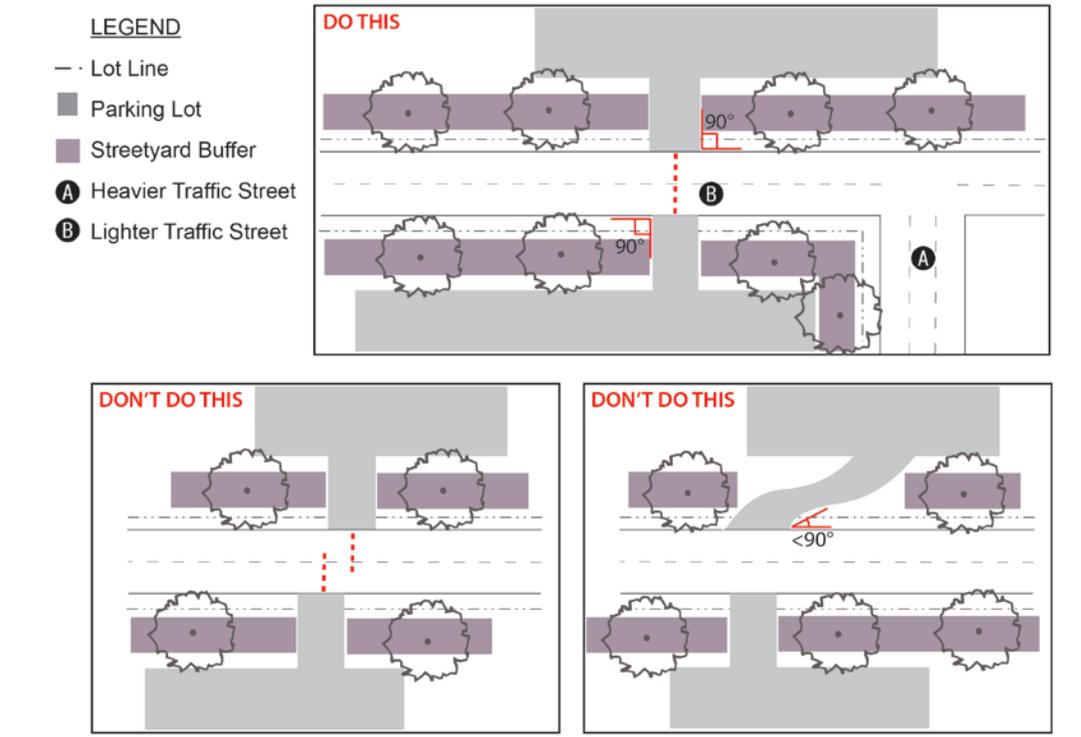
5.7.7 Driveways

1. Driveways accessing public streets 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.
2. All driveways connecting to NCDOT-maintained roads shall obtain driveway permit approval from NCDOT.
3. Except for single-family detached development, all driveways that abut a paved street shall be surfaced with asphalt or six inches of concrete for a distance of 15 feet from the edge of pavement.
4. Single-family detached development obtaining ingress or egress from a major arterial street shall incorporate a driveway surfaced with asphalt or six inches of concrete for a distance of 15 feet from the edge of pavement.
5. In cases where a driveway is installed with a culvert, the applicant shall file a driveway culvert certification prepared by a land surveyor or professional engineer that certifies the driveway culvert maintains positive drainage flow prior to application for a building permit. Failure to file a required driveway culvert certification shall be a violation of this Ordinance processed in accordance with **Article 151:9: Enforcement.**

B. Design Standards

1. All driveways shall be constructed so that:
 - a. Vehicles can enter and exit from a lot without posing any substantial danger to themselves, pedestrians, or vehicles traveling on abutting streets;
 - b. Stormwater run-off is not impeded; and
 - c. Interference with the free and convenient flow of traffic on abutting or surrounding streets is minimized.
2. Driveway radii shall be designed in accordance with the type of intended vehicle to be served, and shall not extend beyond side lot lines.
3. No surface parking or circulation driveway is permitted within any required landscaping area, but driveways may be installed across these areas.
4. Driveways shall be as nearly perpendicular to the street right-of-way as possible (see **Figure <>, Driveway Placement**).
5. Driveways should line up with other driveways across the street and be shared between adjacent uses, wherever possible.
6. Driveways on corner lots shall provide access from the street with less traffic, to the maximum extent practicable.

FIGURE <>: DRIVEWAY PLACEMENT



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5.7 Access and Circulation^{126F}

5.7.8 On-Site Pedestrian Walkways^{130F}

C. Driveway Widths¹³⁰

1. Single-family, Duplex, Triplex, and Quadraplex Development

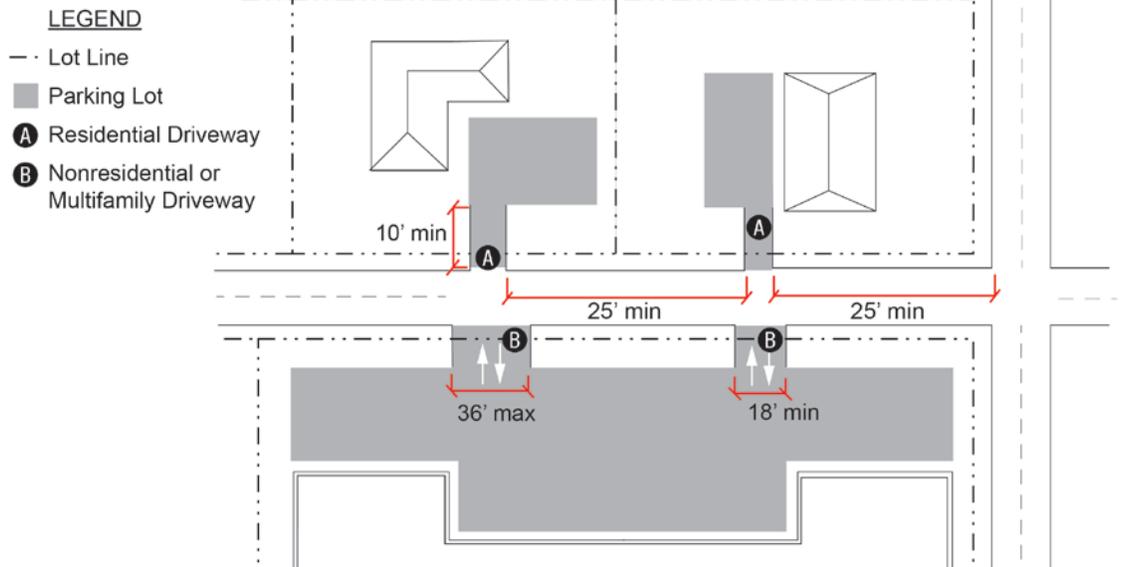
Driveways for single-family, duplex, triplex, and quadraplex dwellings shall extend ten feet into the lot before establishing drive aisles or parking spaces.

2. Multi-family, Non-residential, and Mixed-Use Development

The following width provisions shall apply to multi-family, non-residential, and mixed-use development (see Figure <>, Driveway Widths).

- a. Driveways shall be not less than ten feet wide for one-way traffic and 18 feet wide for two-way traffic.
- b. Driveways serving nonresidential and multi-family uses shall extend 20 feet into the lot or site before establishing drive aisles or parking spaces.
- c. Driveways of 12 feet in width are permissible for two-way traffic only when all the following conditions are present:
 1. The driveway is not longer than 75 feet; and
 2. The driveway provides access to not more than six parking spaces; and
 3. Sufficient turning space and stacking area is provided so that vehicles need not back into a public street; and
 4. There is no conflict with fire safety requirements.
- d. Driveways of 10 feet in width are permissible for two-way traffic only if the UDO Administrator determines that:
 1. Not more than ten trips per day will be generated to and from the vehicular area; and
 2. The vehicular area is not used by the general public; and
 3. There is no conflict with fires safety requirements.
- e. The width of any driveway accessing a public street shall not exceed 36 feet at its intersection with the right-of-way, except as required by NCDOT.

FIGURE <>: DRIVEWAY WIDTHS



D. Common Driveways

When two or more lots share a common driveway consolidated in order to reduce the number of curb cuts along a street, the adjoining side yard setbacks shall not apply. Development shall maintain compliance with all applicable fire codes, utility easements, and drainage requirements.

5.7.8 ON-SITE PEDESTRIAN WALKWAYS¹³¹

¹³⁰ This section is proposed to replace the standards in Section 151.114(D) Driveways, in the current ordinance.

¹³¹ These are new standards for the County's consideration.

ARTICLE 151.5 DEVELOPMENT STANDARDS

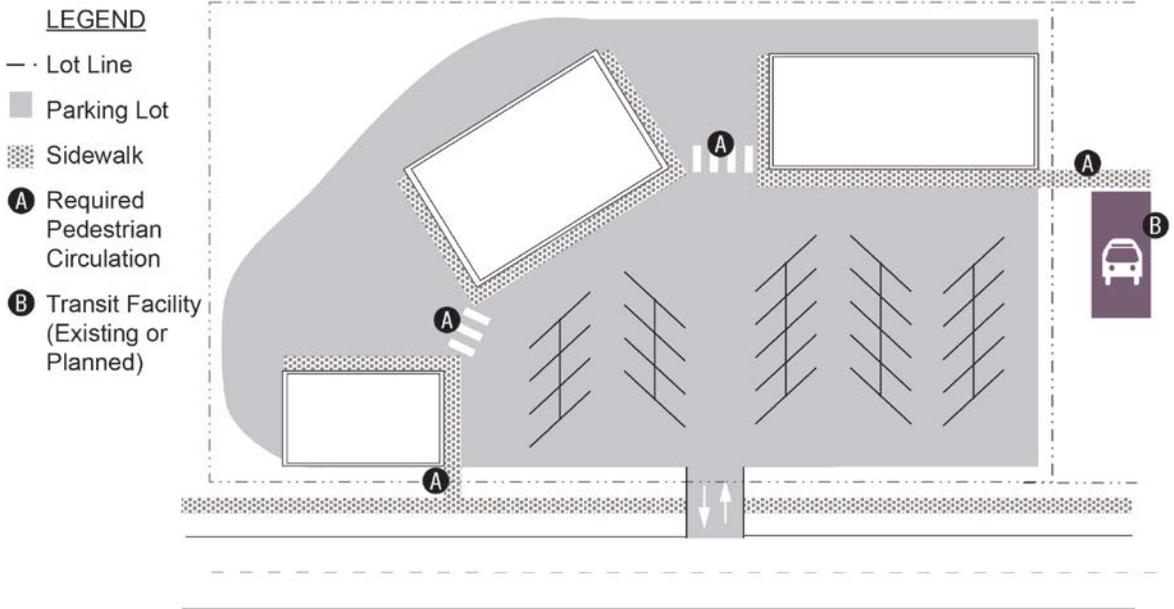
5.8 Reserved

5.7.8 On-Site Pedestrian Walkways130F

On-site pedestrian walkways that minimize conflict between pedestrians and traffic shall be provided on all non-residential, mixed-use, and multi-family development sites, and shall be configured in accordance with the following standards (see Figure <>, Pedestrian Walkways).

- A. On-site pedestrian walkways shall connect building entrances to off-street parking areas and to other building entrances on the same site.
- B. Development subject to these standards shall provide at least one connection to the public sidewalk (where sidewalks exist) via an on-site pedestrian walkway configured in accordance with these standards.
- 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 drive aisles.
- E. On-site pedestrian walkways shall be positively drained and configured to avoid areas of pooling water.
- F. On-site pedestrian connections shall be in compliance with applicable state and federal requirements, including ADA requirements.

FIGURE <>: PEDESTRIAN WALKWAYS



5.8 RESERVED

5.9 LANDSCAPING¹³²

5.9.1 PURPOSE AND INTENT¹³³

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:

- A. Promote and increase design compatibility between different land uses, while ensuring attractive views from streets and adjacent properties;
- B. Assist in delineating separations of spaces, structures, uses, and activities on a site, or between adjacent sites;
- C. Shield adjacent properties from potentially adverse external impacts of development, and development from potential negative impacts of adjacent land uses and activities;
- D. Enhance the streetscape by separating the pedestrian from motor vehicles in urban portions of the County;
- E. Abate glare and moderate temperatures of impervious areas;
- F. Help filter air of fumes and dust;
- G. Provide shade;
- H. Attenuate noise;
- I. Reduce the visual impact of large expanses of pavement;
- J. Promote energy conservation;
- K. Reduce the amount and rate of stormwater runoff and erosion;
- L. Improve stormwater runoff quality;
- M. Increase in the capacity for groundwater recharge; and
- N. Enhance the appearance and value of both residential and non-residential development.

5.9.2 APPLICABILITY

The standards in this section apply to the following forms of development:

- A. **New Principal Buildings or Uses**
New principal buildings or open uses of land constructed, reconstructed, or established after *(insert the effective date of this Ordinance)*.
- B. **Changes in Use**
Changes in an existing principal use on a lot shall require the development to fully comply with these standards.
- C. **Substantial Improvement**
All substantial improvements, including expansions or remodeling of principal buildings, parking areas, or open uses of land shall comply with these standards, subject to the requirements in *Section <>, Nonconforming Site Features*.
- D. **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 UDO Administrator and the developer. An active phase of a development is the one that is subject to permitted and on-going development activity.

5.9.3 EXEMPTIONS

The following forms of development are exempted from these standards.

- A. Changes to an existing or development of a new proposed single-family detached or duplex dwelling on a residentially-zoned lot.
- B. Routine maintenance of existing vegetation, such as pruning, watering, and fertilizing, outside the public right-of-way.

¹³² This section sets out the landscaping provisions in the UDO as described on Pages 82 and 83 of the Evaluation Report. These draft provisions establish three basic types of landscaping: parking lot landscaping, perimeter buffers, and plantings along streets (street yard landscaping). The proposed parking lot landscaping provisions supplement the standards in Section 151.155, Shade Trees in Parking Areas, by adding evergreen shrub plantings around parking lots. The proposed perimeter buffer standards apply perimeter planting requirements to developments in different zoning districts (instead of a land use classification as is done in Section 151.138, Landscaping Land Use Classification, in the current ordinance. The streetyard landscaping standards apply tree and shrub requirements along roadways (building on the standards in Section 151.156, Required Trees Along Dedicated Streets, in the current ordinance). In addition to these changes, these proposed standards add new basic configuration and maintenance requirements to the landscaping provisions.

¹³³ These standards replace Sections 151.135, Board Findings Concerning the Need for Landscaping Requirements, and Section 151.155, Board Findings and Declarations of Policy on Shade Trees, in the current ordinance.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.9 Landscaping^{131F}

5.9.4 Landscaping Plan Required^{133F}

- C. 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.
- D. Repaving or restriping of a parking lot, provided there is no increase in parking lot size or the number of parking spaces.
- E. Lot lines abutting platted street rights-of-way that have remained unopened for at least ten years are exempted from streetscape buffer requirements.

5.9.4 LANDSCAPING PLAN REQUIRED¹³⁴

A. Generally

1. 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, zoning compliance permit, or building permit, as appropriate, to ensure compliance with this section.
2. The landscape plan shall be approved prior to, or concurrent with, the approval of a site plan, preliminary plat, zoning compliance permit, or the issuance of a building permit.
3. A landscape plan shall contain, at a minimum, the following:
 - a. Location of required planting material;
 - b. Identification of trees and plants, including their scientific names;
 - c. Minimum and maximum dimensions of all planting yard areas (see [Section <>, Rules of Measurement](#));
 - d. Calculations determining the number of required canopy trees, understory trees, and shrubs (see [Section <>, Rules of Measurement](#));
 - e. Locations, species, and sizes of existing vegetation to be retained that is to be counted towards minimum landscaping requirements; and
 - f. Existing topography at two-foot contours, or proposed topography where site grading is proposed to occur.

B. Stormwater Detention Pond Landscaping

If landscaping is proposed around or on the embankment of a stormwater detention pond, a landscape plan must be submitted for review to determine that the safety and functionality of the device will not be compromised by the addition of trees and/or shrubs.

C. Landscaping in Bio-retention Cells

Trees and shrubs used in bio-retention cells or rain gardens located in parking lots or within landscape yards may be counted toward tree or shrub requirements provided they meet the minimum specifications in [Section <>, Plant Material Specifications](#).

D. Phased Development

Development that is planned in phases may submit a landscape plan for the entire development, or separate landscape plans for each phase.

5.9.5 PLANT MATERIAL SPECIFICATIONS¹³⁵

A. Canopy Tree Size

1. Canopy trees shall have a minimum height at maturity of 40 feet and a minimum crown width of 30 feet.
2. All canopy trees shall have a minimum caliper size of two inches at planting, as measured at six-and-one-half inches up from the bole of the tree.
3. Evergreen trees shall be a minimum of six feet in height at planting.

B. Understory Tree Size

1. Understory trees shall have a minimum height at maturity of 25 to 40 feet, except that trees to be placed below overhead utility lines may not exceed a mature height of 20 feet.
2. Drought tolerant understory trees (as determined by the N.C. Cooperative Extension) shall have a minimum caliper size of one inch at planting.
3. All other understory trees must have a minimum caliper size of two inches at planting.

C. Shrub Size and Variety

1. 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.
2. Shrubs shall reach a minimum height of 36 inches and a spread of 30 inches within three years of planting.

¹³⁴ This is a new section clarifying that landscaping plans are required.

¹³⁵ These standards are proposed to replace the provisions in Section 151.145, Minimum Planting Heights, in the current ordinance. They use caliper size instead of height, as height can vary widely among species and can be difficult to calculate.

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5.9.6 Landscaping Placement^{135F}

3. Decorative grasses may be proposed as a substitute for shrubs, provided the grasses meet the screening objectives and are approved by the UDO Administrator.

D. Native or Locally-Adapted Species

1. Required landscaping materials shall be cold-hardy for the location where planted.
2. Plant species used in required landscaping areas must be native species or species of a locally-adapted nature. Other species may be approved by the UDO Administrator.

E. Species Diversity

To curtail the spread of disease or insect infestation in a plant species, new plantings shall comply with the County's plant material specifications and the following standards:

1. When fewer than 20 trees are required on a site, at least two different species shall be utilized, in roughly equal proportions.
2. When more than 20 but fewer than 40 trees are required to be planted on site, at least three different species shall be utilized, in roughly equal proportions.
3. When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
4. A larger number of different species than specified may be utilized.

F. Stabilization

1. Required landscaping areas shall be stabilized and maintained with ground cover, mulch, or other approved materials to prevent soil erosion and allow rainwater infiltration.
2. Required landscaping areas with slopes of 15 percent or more shall be stabilized with vegetative cover to minimize erosion and mulch washout. Vegetative cover shall be established and functional prior to issuance of a certificate of occupancy.
3. Use of landscape fabric on slopes of 15 percent or more is discouraged.

5.9.6 LANDSCAPING PLACEMENT¹³⁶

A. Grouping of Plant Material

1. Except within a Type A perimeter buffer, within a parking lot perimeter area, or shrubs in a vegetated buffer provided in accordance with [Section <>, Farmland Compatibility Standards](#), required plant material may generally be grouped or clustered, however, the overall screening intent must be adequately addressed. Groupings or clusters shall be depicted on the landscape plan.
2. 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 [Table <>, Buffer Configuration](#).
3. Shrubs intended to screen parking lots, access drives, loading areas, and outdoor storage may not be grouped.

B. Multiple-Lot Development

1. A multiple-lot development, such as a shopping center, that is configured and developed as a single entity shall be treated as a single lot for the purposes of applying the landscaping standards.
2. Individual lots located within a multiple-lot development are 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 <>, Perimeter Buffers](#) (see [Figure <>, Multiple Lot Landscaping](#)).

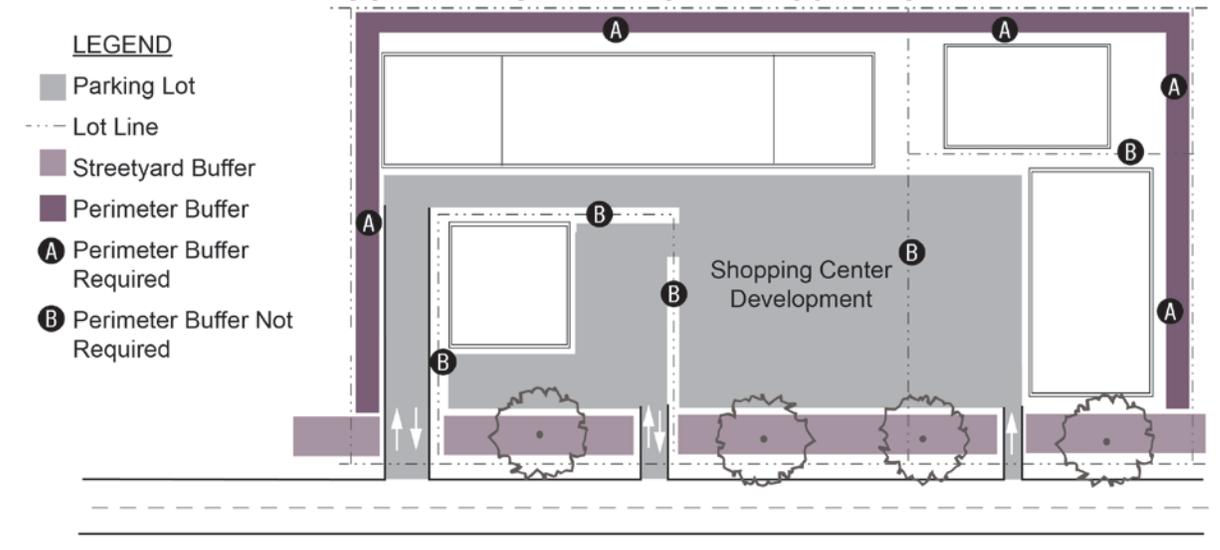
¹³⁶ These are new basic planting configuration requirements.

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5.9.6 Landscaping Placement135F

FIGURE <>: MULTIPLE LOT LANDSCAPING



C. Easements

1. Trees may be located within a required easement on a case-by-case basis with the permission of the easement holder.
2. Shrubs may be planted within the outer three feet of an easement, subject to approval by the easement holder (whether such easement pertains to above or below ground rights).
3. When landscaping is within an easement, the easement holder is responsible for replacement of any required vegetation if maintenance or other utility requirements result in its removal.
4. When shrubs are planted in a drainage easement, they shall not impact the easement design or impede the flow of water through the easement.
5. Where an easement and a required landscape area coincide, there is a prohibition on planting within the easement and the remaining width is not sufficient to properly contain required plant material, then the required landscaping area width shall be expanded, as necessary, outside the easement.

D. Fire Protection System

Minimum clear separation distances required by the current adopted version of the North Carolina Fire Code shall be maintained for landscaping near a fire protection system.

E. Plantings in the Right-of-Way

Required planting materials shall not be located within a public or private street right-of-way.

F. Outside Required Sight Distance Triangles

Required landscaping materials shall not be planted within a required sight distance triangle.

G. Permitted Encroachments

The following are permitted in required landscape areas as indicated, provided the landscaping requirements are met and there is no interference with visibility at intersections.

1. The following features may be located entirely within required landscaping areas, provided the screening function of the landscaping is maintained:
 - a. Landscaping features such as, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths;
 - b. Pet shelters;
 - c. Ornamental entry columns, gates, fences, walls, and retaining walls;
 - d. Flagpoles of 30 feet in height or less;
 - e. Lamp and address posts;
 - f. Utility cabinets of four feet in height or less;
 - g. Mailboxes; and
 - h. Signage.
2. The following features may cross a required landscaping area in a manner that minimizes the impact to the required landscaping:
 - a. Driveways, sidewalks, or pedestrian accessways;
 - b. Utilities; and
 - c. Stormwater management facilities.

ARTICLE 151.5 DEVELOPMENT STANDARDS

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5.9.7 Features within Required Landscaping Areas^{136F}

H. Prohibited Features

The following features shall not be located within a required landscaping area:

1. A principal building or open air use;
2. An accessory structure or open air use other than those permitted in subsection (G) above;
3. Off-street parking or loading areas; or
4. Outdoor storage.

5.9.7 FEATURES WITHIN REQUIRED LANDSCAPING AREAS¹³⁷

A. Berms

1. Berms may be used independently, or in conjunction with a wall or fencing, to meet the screening intent of a perimeter buffer or other required screening.
2. Berms shall have a slope not exceeding 3:1 (horizontal to vertical), have a crown width at least ½ the berm height, and be no taller than six feet above the toe of the berm.
3. Berms shall be stabilized with vegetation and ground cover.
4. A berm may not damage the roots of existing healthy vegetation to be preserved.
5. A berm shall not interfere with required a sight distance triangle.

B. Fences and Walls

1. Opaque fences or walls, a minimum of four feet in height, constructed within required landscaping areas, may reduce the minimum and average perimeter buffer width requirement in accordance with **Table <>, Buffer Configuration**.
2. If utilized, fences or walls shall be located within the required landscaping area and all required shrubs shall be planted between the fence or wall and the lot line. Required trees may be planted behind the fence or wall.

C. Planters

1. Planters, if provided, shall be constructed of masonry, stone, or pressure treated lumber stamped for ground contact. Other materials may be approved, based upon their durability, by the UDO Administrator.
2. Planters shall have a minimum height of 30 inches and have an effective planting area of seven feet (measured in any direction) if trees are to be planted and an effective planting area of four feet (measured in any direction) if no trees are to be included.
3. The minimum height of shrubs in the planter, except for ground cover, shall be six inches at the time of planting.

5.9.8 PARKING LOT LANDSCAPING¹³⁸

All parking lots of four or more spaces serving multi-family, mixed-use, and non-residential developments shall comply with the following parking lot landscaping standards (see **Figure, Parking Lot Landscaping**):

A. Shade Trees

All parking lots shall include shade trees to reduce the heat island effect and soften the appearance of the parking lot, in accordance with the following standards:

1. Parking lot landscaping shall include at least one canopy tree for every 12 parking spaces.
2. Required canopy trees shall be placed such that no parking space is more than 60 feet from the trunk of a canopy tree.
3. Required canopy trees shall be distributed throughout parking areas and may be located in landscape islands, landscape divider medians, between rows of parking, in driveway medians, and within ten feet of the perimeter of the parking lot.

B. Interior Plantings

1. 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.

2. Landscaping Islands and Strips

¹³⁷ This section provides additional guidance on the types of features that are allowed within required landscaping areas, like off-street parking or required site features.

¹³⁸ These standards are proposed to replace the standards in Section 151.158, Shade Trees in Parking Areas, but adds new requirements for shrubs along parking lot perimeters and in landscaping islands. These are very basic ways to dramatically improve the appearance of development in the County.

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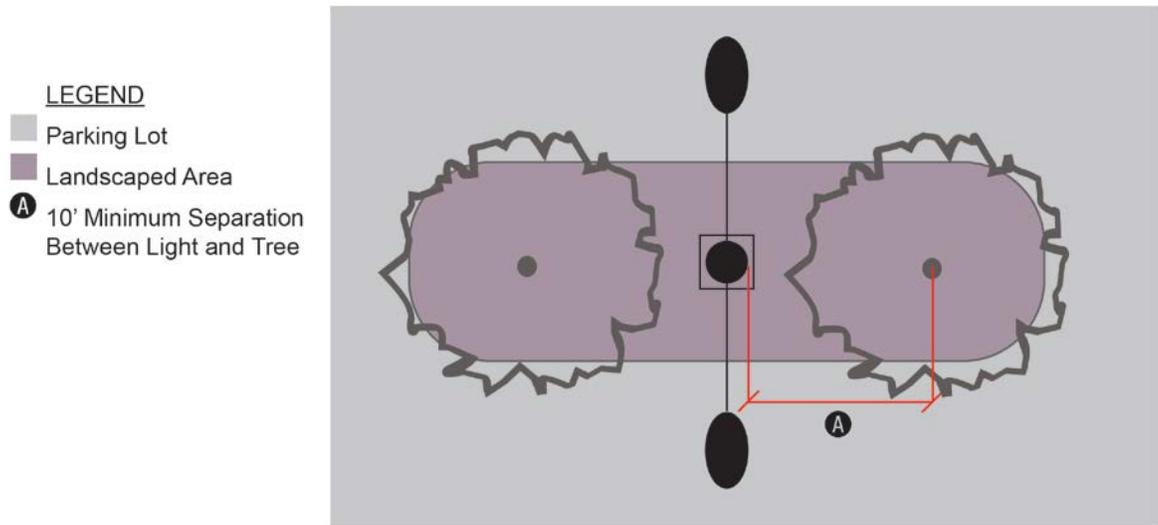
A parking aisle with more than 24 spaces in a double row shall provide and maintain landscaping islands at each end, or provide landscaping strips along the full length of the row, in accordance with the following standards.

- a. Islands shall have a minimum dimension of nine feet and a minimum area of 162 square feet, including the curb (if curbing is provided).
- b. Landscape islands that do not contain canopy trees shall contain three or more shrubs and also may contain understory trees.
- c. Landscaping islands intended for the placement of canopy or understory trees shall maintain a minimum width of nine feet.
- d. 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 10 feet on-center.
- e. Landscaping strips running the full length of a row of parking spaces shall be provided so that no more than four rows of parking spaces are provided without a landscaping strip.

3. **Separation of Light Poles and Trees**

In order to prevent the need to excessively trim trees within landscape areas and to maintain the effectiveness of parking area lighting, light poles shall be spaced at least ten linear feet from a canopy tree trunk, to the maximum extent practicable (see [Figure <>, Landscaping Separation](#)).

FIGURE <>: LANDSCAPING SEPARATION



4. **Protection of Landscape Islands**

- a. Landscape islands shall be protected from vehicle damage by the installation of curbing, wheel stops or other comparable methods.
- b. 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.

5. **Protection of Pedestrian Accessways**

Pedestrian accessways shall be located at least five feet from tree trunks, to the maximum extent practicable. In cases where a pedestrian accessway must be located closer than five feet from a tree trunk, wooden walkways, pervious pavers, or other method shall be used for the accessway.

6. **Stormwater Management**

A landscape island may be designed to function as a stormwater management device provided its landscaping performance function is maintained.

7. **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.

C. **Perimeter Plantings**

1. **Intent**

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5.9 Landscaping131F

5.9.9 Perimeter Buffers138F

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.

2. Location

- a. Required plant material shall be placed adjacent to the perimeter of the parking area.
- b. Depending upon the geometric relationship of the parking lot to the property lines or to topographic conditions, plant material may be placed away from the edge of the parking area, if necessary, to best achieve the intent of this section, as determined by the UDO Administrator.

3. Planting Rate

- a. Parking lot perimeter landscaping shall consist of a single continuous row of evergreen shrubs planted no greater than three feet on-center.
- b. Applicants may propose an alternative plant species (such as native grasses) provided the proposed plant material provides a fully opaque screen to a minimum height of 36 inches above grade throughout the year.

4. Size of Plant Material

Shrubs used for parking lot perimeter landscaping shall be of a minimum size necessary to achieve a height of 36 inches above grade within three years of planting.

5. Alternatives

Perimeter parking lot plantings may be supplemented or replaced through use of a vegetated berm configured in accordance with **Section <>, Berms**, or a fence or wall that meets the screening objective of this section and is configured in accordance with **Section <>, Fences and Walls**.

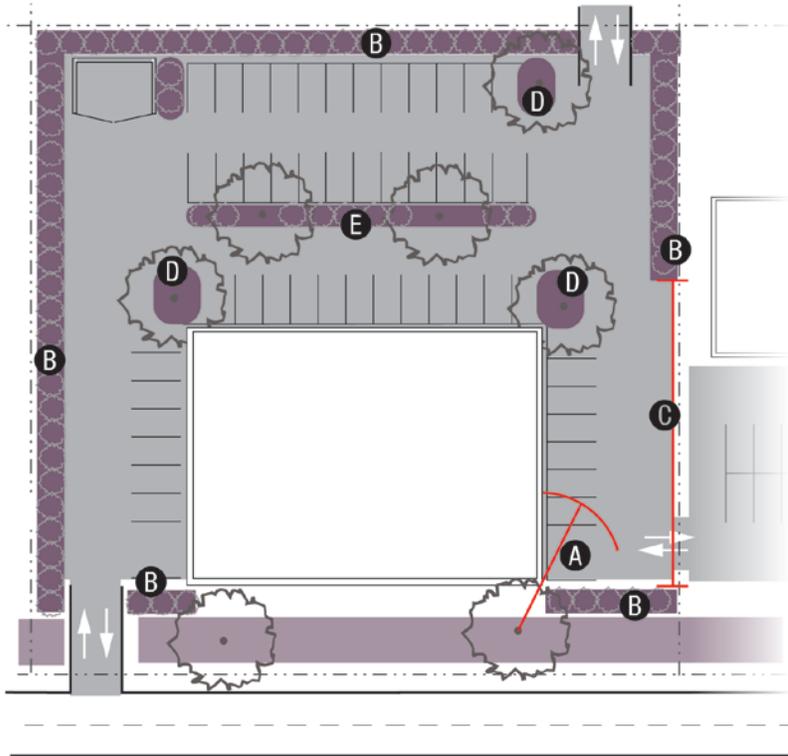
6. Exemption

Where off-street parking lots are adjacent to one another, but on different lots, perimeter plantings are not required along the common boundary between the two parking lots.

FIGURE <>: PARKING LOT LANDSCAPING

LEGEND

- Parking Lot
- Lot Line
- Streetyard Buffer
- Parking Lot Landscaping Areas
- A** No Parking Space More Than 60' From a Tree
- B** Perimeter Plantings Required - Evergreen Shrubs 3' on Center and 36" Minimum Height
- C** Perimeter Plantings Not Required Between Adjacent Parking Lots
- Interior Plantings Options:
 - D** Landscaping Islands at Ends of Rows
 - E** Landscaping Strip



5.9.9 PERIMETER BUFFERS¹³⁹

A. 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 incompatible land uses, or between land uses and adjacent roadways.

B. Applicability

Development shall provide perimeter buffers in accordance with **Table <>, Buffer Application**.

C. Buffers Distinguished

1. **Table <>, Buffer Configuration**, establishes the standards for perimeter buffers, including the minimum requirements for each of the following buffer types:
2. Type A Opaque Buffer;
3. Type B Semi-Opaque Buffer; and
4. Type C Intermittent Buffer.
5. The table includes two different configuration options, a standard width option (Option 1), and a narrow width option (Option 2). The applicant may choose whether to provide option 1 or option 2, but in no instance shall the perimeter buffer along a single lot line vary from one option to another. Nothing shall limit different lot lines from using different options.
6. Determination of the kind of buffer to be provided is in accordance with **Section <>, Buffer Application**.

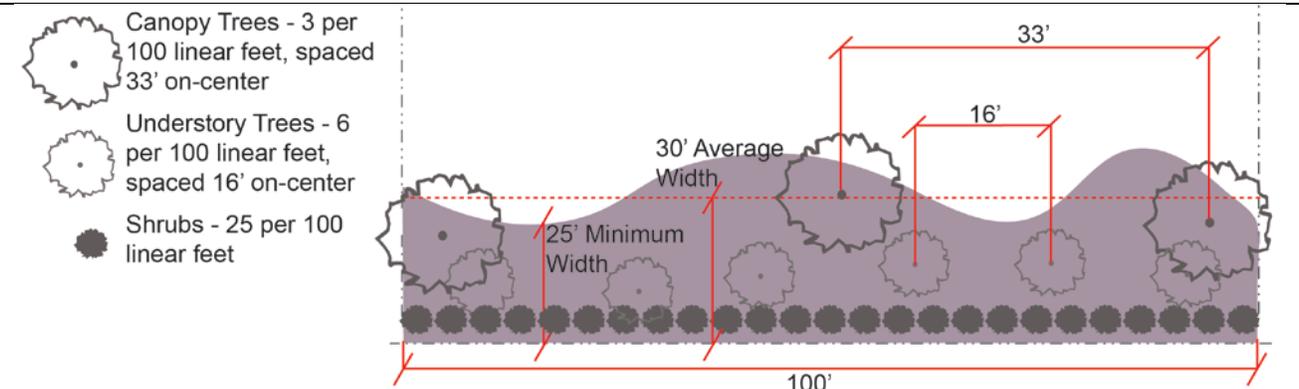
¹³⁹ These standards replace the provisions in Section 151.138, Landscaping Land Use Classification, through Section 151.140, Descriptions of Landscaping, in the current ordinance with several notable changes. The idea of land use classification or land use class has been removed in favor of application of buffer requirements based on the zoning district. This change better accommodates changes in use by removing the need to supplement buffers following use changes. It also simplifies the application system. There are three basic buffer types that differ based on the amount of screening they provide. There are two alternatives for each type of buffer (one regular width, one narrow width) that are available for use at the discretion of the applicant. Narrow buffers are less consumptive and land, and would be desirable in portions of the County where land costs are higher. The fencing standards in the current Type A buffer are relocated to the section on fences and walls in this draft ordinance. These buffer standards are also proposed to replace the perimeter buffer requirements for subdivisions in Section 151.232(N), Buffer Strips, in the major subdivision section. These buffer requirements reduce the perimeter buffer width from 50 to a smaller number, but planting standards are higher, and there are new open space and farmland compatibility standards designed to address compatibility issues.

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TABLE <>: BUFFER CONFIGURATION

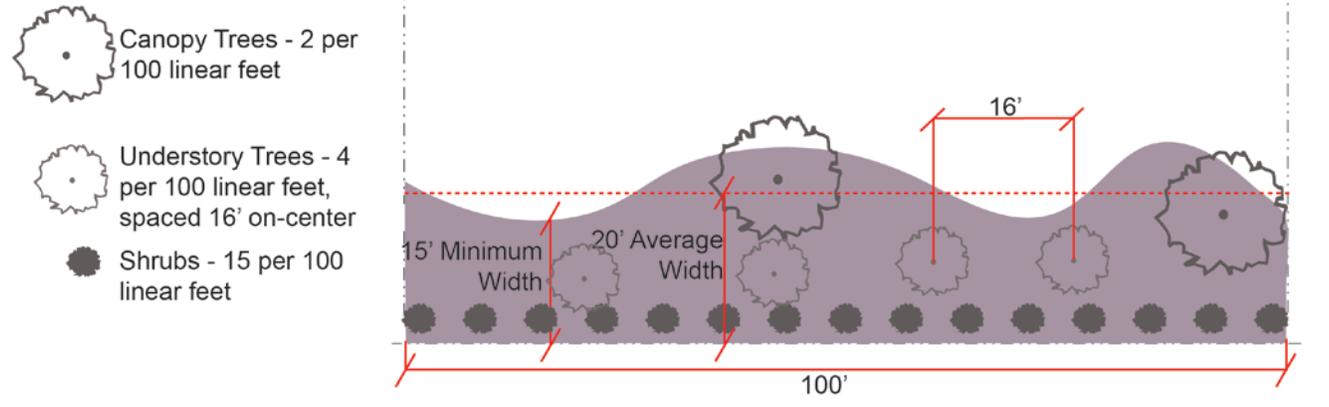
BUFFER TYPE, INTENT, AND REQUIRED FEATURES	MINIMUM REQUIREMENTS	
	OPTION 1	OPTION 2
Type A – Opaque Buffer		
Intent: This landscape yard functions as an opaque screen from the ground to a height of 8 feet. This type of buffer prevents visual and auditory contact between uses and creates a strong impression of total separation. The image shows the buffer at maturity.		
		
 <p> Canopy Trees - 3 per 100 linear feet, spaced 33' on-center Understory Trees - 6 per 100 linear feet, spaced 16' on-center Shrubs - 25 per 100 linear feet </p>		
Average width (feet) [1]	30	20
Minimum width (feet) [1]	25	15
Canopy trees per every 100 linear feet (#) / on-center spacing (feet)	3/33	4/25
Understory trees per every 100 linear feet (#) / on-center spacing (feet)	6/16	2/50
Shrubs per every 100 linear feet (#)	25	[2]
Minimum evergreen shrub percentage (%)	100	20
Additional Standards	N/A	[3]

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5.9.9 Perimeter Buffers138F

TABLE <>: BUFFER CONFIGURATION

BUFFER TYPE, INTENT, AND REQUIRED FEATURES	MINIMUM REQUIREMENTS	
	OPTION 1	OPTION 2
Type B – Semi-Opaque Buffer		
Intent: This landscape yard functions as a partially opaque screen from the ground to a height of six feet. This type of buffer prevents visual contact between uses and creates a sense of spatial separation. The image shows the buffer at maturity.		
		
 <p> Canopy Trees - 2 per 100 linear feet Understory Trees - 4 per 100 linear feet, spaced 16' on-center Shrubs - 15 per 100 linear feet </p>		
Average width (feet) [1]	20	18
Minimum width (feet) [1]	15	13
Canopy trees per every 100 linear feet (#)	2	3
Understory trees per every 100 linear feet (#) / on-center spacing (feet)	4/16	2/50
Shrubs per every 100 linear feet (#)	15	[2]
Minimum evergreen shrub percentage (%)	100	20
Additional Standards	N/A	[4]

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.9 Landscaping131F

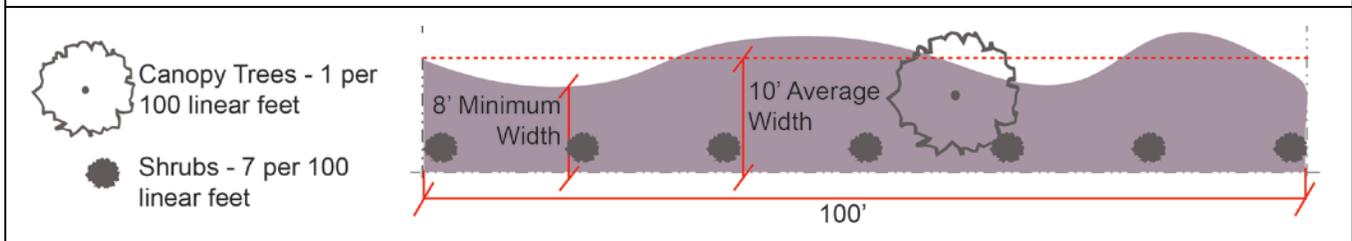
5.9.9 Perimeter Buffers138F

TABLE <>: BUFFER CONFIGURATION

BUFFER TYPE, INTENT, AND REQUIRED FEATURES	MINIMUM REQUIREMENTS	
	OPTION 1	OPTION 2

Type C – Intermittent Buffer

Intent: This landscape yard 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 above shows the buffer at maturity.



Average width (feet) [1]	10	8
Minimum width (feet) [1]	8	6
Canopy trees per every 100 linear feet (#)	1	N/A
Understory trees per every 100 linear feet (#) / on-center spacing (feet)	N/A	3/33
Shrubs per every 100 linear feet (#)	7	4
Minimum evergreen shrub percentage (%)	50	100

NOTES:
 [1] In cases where the required district setback is less than the required perimeter buffer width, the perimeter buffer width shall be reduced, as necessary.
 [2] Shrubs shall be planted every six feet on-center along the full course of the fence or wall between the fence or wall and the lot line.
 [3] A six-foot opaque fence, wall, berm, or combination shall be provided within the required perimeter buffer.
 [4] A four-foot opaque fence, wall, berm, or combination shall be provided within the required perimeter buffer.

ARTICLE 151.5 DEVELOPMENT STANDARDS

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5.9.10 Streetyard Buffers^{139F}

D. Buffer Application

Table <>, Buffer Application, specifies the type of perimeter buffer that new 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 three buffer types described in Table <>, Buffer Configuration.

TABLE <>: BUFFER APPLICATION				
ZONING DISTRICT OF DEVELOPING LAND	ZONING DISTRICT OF ADJACENT LAND [1] [2]			
	WL, RR	SR, VR	CC, VC, MC	CP, HC, LI, HI
WL, RR	N/A	B	B	C
SR, VR	A	N/A	B	C
CC, VC, MC	A	B	N/A	C
CP, HC, LI, HI	A	B	C	N/A

NOTES:
 [1] "N/A" = not applicable; no perimeter buffer required.
 [2] Development abutting a bona fide farm or agricultural use associated with a bona fide farm shall be subject to the standards in Section <>, Farmland Compatibility Standards.

E. Buffer Responsibility

1. Adjacent to Vacant Parcel

Where a developing parcel is adjacent to a vacant parcel and a perimeter buffer is required in accordance with this section, the developing parcel shall provide a minimum of one-half of the perimeter buffer required adjacent to the vacant land.

2. Adjacent to Existing Land Use(s)

- a. Where a developing parcel is adjacent to an existing use and a perimeter buffer is required in accordance with this section, the developing parcel shall provide the full perimeter buffer required adjacent to the existing use in accordance with Table <>, Buffer Configuration, and Table <>, Buffer Application, unless a portion or all of a perimeter buffer that complies with the standards of this section already exists between the lots.
- b. Where part of a perimeter buffer exists, but the buffer does not fully comply with the standards of this section, the developing parcel shall be responsible for providing only the additional planting material on-site necessary to meet the standards of this section.
- c. The landscape plan shall include photographs and a description of existing vegetation on adjacent lands that are to be counted towards meeting the perimeter buffer requirements in this section.

F. Buffer Location

- 1. Perimeter buffers required by this section shall be located along the outer perimeter of the lot and shall extend to the connecting lot lines.
- 2. 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.
- 3. A perimeter buffer may be located along shared access easements between parcels in nonresidential developments.

5.9.10 STREETYARD BUFFERS¹⁴⁰

Development subject to these landscaping standards shall provide a streetyard buffer in accordance with the following standards:

A. Where Required

Streetyard buffers shall be provided along all lot lines bounded by an arterial or collector street right-of-way.

B. Required Plant Material

¹⁴⁰ These standards are proposed to replace the provisions in Section 151.156, Required Trees along Dedicated Streets, in the current ordinance.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.9 Landscaping^{131F}

5.9.11 Planting Flexibility^{140F}

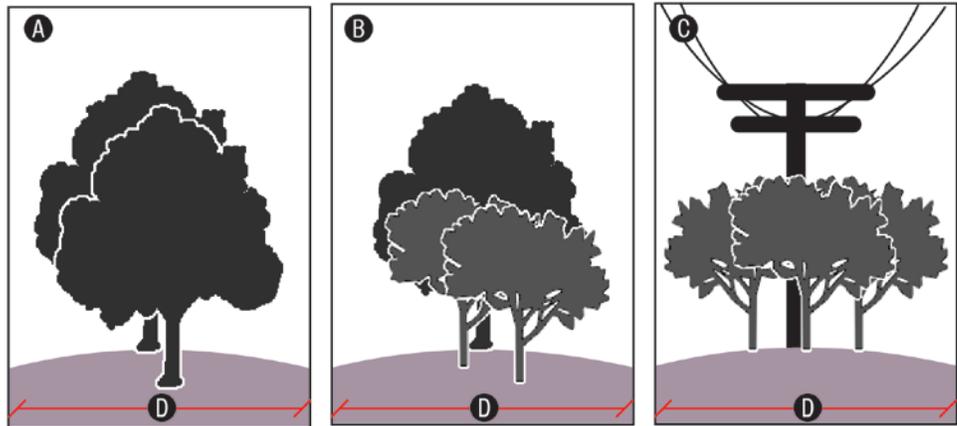
Streetyard buffers shall include vegetation configured in one of the following three ways (see [Figure <>](#), [Streetyard Vegetation Options](#)):

1. Two canopy trees per every 100 linear feet of property frontage of frontage;
2. One canopy tree and two understory trees per every 100 linear feet of frontage; or
3. In cases where overhead utilities are present, three understory trees per every 100 linear feet of frontage.

FIGURE <>: STREETYARD VEGETATION OPTIONS

LEGEND

- A** Two Canopy Trees per 100 Linear Feet
- B** One Canopy Tree and Two Understory Trees per 100 Linear Feet
- C** Three Understory Trees per 100 Linear Feet Where Overhead Utility Lines are Present
- D** 10' Minimum Width



C. Configuration

1. A streetyard buffer shall maintain a minimum width of ten feet.
2. Driveway widths (measured at the inside edge of the buffer) are excluded from the streetyard buffer distance calculation.
3. Required sight distance triangles are excluded from the buffer length determination, and streetyard buffer landscaping material shall not be located within a required sight distance triangle.
4. While the streetyard buffer width is typically located parallel to the lot line, design variations are allowed subject to the approval of the UDO Administrator, as needed to address existing obstructions or topographic conditions.

5.9.11 PLANTING FLEXIBILITY¹⁴¹

A. Credit for Existing Vegetation

1. In order to encourage the preservation of established vegetation, credit shall be given for preservation within the proposed buffer or other required landscaping areas at a rate of 1.25 times the amount of landscaping required for all retained vegetation. In limited cases, the UDO Administrator may allow the applicant to count established vegetation located outside of the required planting area (such as streetyard buffers) towards the landscaping requirement.
2. Vegetation to be credited towards these requirements shall be protected in accordance with these standards before and during development of the site and maintained thereafter in a healthy growing condition.

B. Plantings in Shaded Areas

In cases where required landscaping material would be heavily shaded by buildings on either side of the lot line, required trees and shrubs may be planted outside the shaded area to improve their chances of survival.

C. Revisions to Approved Landscaping 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 UDO Administrator if:

1. There is no reduction in the quantity of plant material.
2. There is no significant change in size or location of plant materials.
3. The new plants are of the same general category (i.e., shade tree, ornamental tree, evergreen, or shrub) and have the same general design characteristics (mature height, crown spread) as the materials being replaced.

D. Alternative Landscaping Plans

¹⁴¹ These standards are proposed to build on the standards in Section 151.141, Flexibility in Administration Required, by adding new criteria and standards for how landscaping flexibility may be provided and administered.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.9 Landscaping^{131F}

5.9.12 Time of Installation

An alternate landscape plan may be approved by the UDO Administrator, that allows modifications to the requirements of this section. Natural physical conditions (such as wetland areas, topography, or non-arable soils), lot configuration, utility easements, desire to retain existing vegetation, and impractical situations that would result from application of this section, may justify approval of an alternate landscape plan.

1. Intent

Any alternate landscape plan approved shall meet the intent of the applicable planting yard(s) and the purpose and intent of the landscaping standards of this section.

2. Allowable Modifications

a. The following landscape standards may be modified by an alternate landscape plan:

1. The location of required plant materials;
2. The configuration of required plant materials; and
3. The number of required plant materials.

b. The alternative landscape plan shall include justification for the modifications requested, based upon but not limited to the following:

1. The presence or planned location of public utilities, infrastructure, or easements;
2. The location of existing healthy vegetation or other beneficial site features to be retained after development;
3. The size, shape, or topographic elevation of the site relative to the street(s) it abuts; and
4. The need to protect solar access or avoid permanently shaded areas on the site.

5.9.12 TIME OF INSTALLATION

A certificate of occupancy shall not be issued, until all seeding, trees, and plant material have been placed in accordance with the approved site plan and requirements of this section or until an applicant has posted a performance guarantee for landscaping in accordance with the standards in [Section <>, Performance Guarantee](#).

5.9.13 REQUIRED MAINTENANCE¹⁴²

A. Responsibility

The responsibility for maintenance of required landscaping areas shall remain with the owner of the property, his or her successors, heirs, assignees or any consenting grantee. 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.

B. Maintenance

1. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to: watering, mulching, fertilizing, and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
2. Necessary pruning and trimming shall be in accordance with the Tree Care Industry Association (TCIA) Standards for the Professional Arborist, and shall not be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures that may cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities. Any such activity shall be a violation of these zoning regulations.
3. 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 required plants which die or are removed for any reason and shall meet all minimum standards and conform to these regulations.
4. Natural water courses within a buffer shall be maintained in a natural condition consistent with any applicable regulations.
5. Landscape structural features such as walls, fences, berms, or water features shall be maintained in a structurally safe and attractive condition.
6. 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.

C. Failure to Maintain

1. Failure to maintain required landscaping areas is a violation of this Ordinance, in accordance with [Article 151.9: Enforcement](#).
2. Through the course of enforcement of these standards, the County may recover the cost of enforcement, including reasonable attorney fees.
3. The County may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter a landscaping area to conduct required maintenance. The cost of maintenance shall be charged to those persons having the primary responsibility for maintenance of the buffer area.

¹⁴² These are new standards that clarify requirements to maintain vegetation in order to maintain its screening function.

5.9.14 SITE INSPECTION

A. Post Construction Inspection

1. A permanent certificate of occupancy for the development shall not be issued unless the landscaping required under this section is installed in accordance with these standards and in accordance with the approved site plan or subdivision plat.
2. No person shall refuse entry or access to any staff or authorized representative of the County who requests entry for the purpose of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper, or interfere with that representative while in the process of carrying out official duties.

B. Follow-up Inspection

The UDO Administrator or a designee shall inspect the site one year after the issuance of a permanent certificate of occupancy in order to ensure compliance with the approved site plan and to ensure that the landscaping is properly maintained.

C. Periodic Inspection

1. The UDO Administrator may periodically inspect sites subject to the provisions of this Ordinance. If, through inspection, it is determined that a site does not comply with the approved site plan or subdivision plat, a notice to comply shall be served upon the landowner by registered mail with return receipt or other means by the County.
2. The notice shall set forth that which will be necessary to comply with the Ordinance.
3. The County shall have the power to conduct investigations as it may reasonably deem necessary to carry out its duties as prescribed in this Ordinance and for this purpose may enter at reasonable times upon the property, public or private, for the purpose of inspecting the site(s) subject to the provisions of this Ordinance.

5.9.15 REVEGETATION¹⁴³

A. Damage or Removal of Vegetation is a Violation

1. The damage, disturbance, or removal of any landscaping area or vegetation required by this section shall constitute a violation of this Ordinance.
2. Damage or removal of existing vegetation required to be preserved during the course of development activity shall be subject to civil penalty of \$2.00 for every square foot area of vegetation damaged or destroyed, not to exceed \$30,000.00.

B. Replacement Required

1. 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.
2. Trees or vegetation that die within one year of construction completion shall be removed and replaced with new vegetation of equal or greater size.
3. A performance guarantee, configured in accordance with **Section <>, Performance Guarantees**, shall be required for replacement trees.

C. 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 UDO Administrator, in accordance with the following standards:

1. 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.
2. Trees damaged or destroyed less than eight inches in diameter shall be replaced to satisfy the performance criteria of this section.
3. Understory trees and shrubs may also be required to restore the landscaping performance criteria for the disturbed area.

D. Location of Replacement Trees and Vegetation

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

5.9.16 EMERGENCIES

¹⁴³ These are new standards that require revegetation when landscaping material is removed in violation of this Ordinance.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.9 Landscaping131F

5.9.16 Emergencies

In the case of emergencies such as windstorms, ice storms, fire, or other disasters, the County may reduce or suspend the requirements of this Ordinance during the emergency period so that the requirements of this Ordinance will in no way hamper private or public work to restore order in the County.

5.10 SCREENING¹⁴⁴

5.10.1 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 County.

5.10.2 APPLICABILITY

- A. Unless exempted in accordance with **Section <>, Exemptions**, the standards in this section apply to the following:
1. Principal buildings constructed or open uses of land established after **[insert the effective date of this Ordinance]**;
 2. Changes in use; and
 3. 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.
- B. For the purposes of this section, the site features subject to these standards include the following:
1. Solid waste collection dumpsters, bins, and compactors;
 2. Recycling facilities (including cardboard recycling);
 3. Ground-based climate control equipment;
 4. Ground-based mechanical equipment (including electrical generators);
 5. Above ground storage tanks; and
 6. Loading equipment.

5.10.3 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.

5.10.4 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.

5.10.5 SCREENING METHODS

- A. Site features subject to these standards may be screened by any of the following methods, in single use or in combination (see **Figure <>, Screening Methods**):
1. Evergreen vegetation configured to provide a fully-opaque screen to a minimum height of six feet within four years of planting;
 2. 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;
 3. An opaque fence constructed of treated wood, rot-resistant wood (such as cypress or redwood), plastic, or vinyl;
 4. A masonry wall constructed of brick, textured concrete masonry units, or stuccoed block; or
 5. 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.

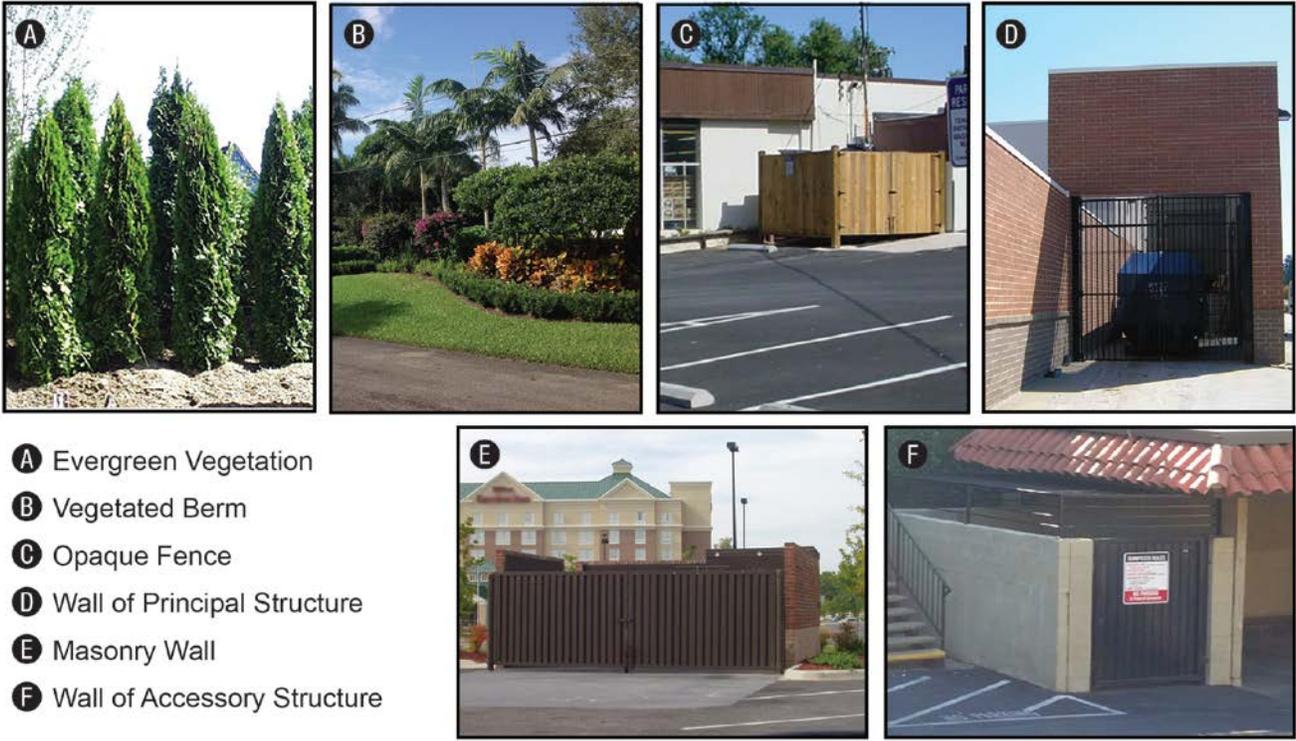
¹⁴⁴ This section is proposed to replace the standards in Section 151.184, Sites for and Screening of Dumpsters, in the current ordinance, but the section is expanded to also address screening of ground-based mechanical equipment, loading, and service areas as described on Page 84 of the Evaluation Report. Screening of roof-mounted equipment is addressed in the design standards portions of Article 151.5.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.10 Screening143F

5.10.6 Specific Standards for Solid Waste Facilities

FIGURE <>: SCREENING METHODS



- A** Evergreen Vegetation
- B** Vegetated Berm
- C** Opaque Fence
- D** Wall of Principal Structure
- E** Masonry Wall
- F** Wall of Accessory Structure

5.10.6 SPECIFIC STANDARDS FOR SOLID WASTE FACILITIES

- A.** All trash and recycling receptacles shall meet the minimum setback requirements of the underlying zoning district.
- B.** 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.
- C.** 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.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.11 Fences and Walls144F

5.11.1 Applicability

5.11 FENCES AND WALLS¹⁴⁵

5.11.1 APPLICABILITY

The provisions of this section shall apply to all construction or replacement of all fences, screening walls, or retaining walls. A fence or wall may only be erected in accordance with this section and Section <>, Zoning Compliance Permit.

5.11.2 EXEMPTIONS

The following are exempted from the standards in this section:

- A. Temporary fences for construction sites, including but not limited to: fencing necessary for soil erosion and sedimentation control and tree protection.
B. The fence height limitations in this section shall not apply to fences built in conjunction with the following:
1. Electric or gas substations;
2. Water or sewage treatment facilities;
3. Municipal water storage facilities; or
4. Public safety facilities, including correctional facilities.

5.11.3 LOCATIONAL STANDARDS

- A. General
No fence or wall shall:
1. Be located within the public right-of-way (except for public fences or walls, or as needed for retention of soil);
2. Impede visibility of the required property address number;
3. Block pedestrian access from doors or windows; or
4. Be located within two feet or less of a building wall (except where a fence or wall originates or terminates at a fence or wall).
B. Easements
1. Fences may be located within a required easement, subject to any additional restrictions imposed by the easement agreement. However, the landowner shall remain solely liable for any repair or replacement if any portion of the fence or wall is damaged during maintenance or construction activities within the easement by the easement owner or their agent.
2. Walls shall not be placed within a required drainage, utility, or other easement unless specifically allowed by the easement agreement.
C. Block Drainage
Fences or walls shall not alter or impede the natural flow of water in any stream, creek, drainage swale, or ditch.
D. Obstructions at Intersection
No fence or wall shall be located within a required sight distance triangle (see Section <>, Visibility at Intersections).
E. Required Setbacks
Fences or walls may be located within required setbacks, but shall not encroach into a lot under separate ownership.
F. Required Landscaping Areas
Fences or walls may be located in required landscaping areas, subject to the standards in Section <>, Landscaping.

5.11.4 MAXIMUM HEIGHT

A. Maximum fence and wall height shall be in accordance with Table <>, Maximum Fence and Wall Height (see Figure, Fence and Wall Height):

Table with 3 columns: TYPE OF ZONING DISTRICT, LOCATION ON SITE, and MAXIMUM HEIGHT (FEET) [1] [2]. Row 1: Residential and Mixed-Use, Front and Corner Side, 4. Row 2: Residential and Mixed-Use, Side and Rear, 6.

145 These standards consolidate and build on the standards in Section 151.140(A)(2), [Description of Landscaping], pertaining to fences or walls, as well as Section 151.329(C)(10), pertaining to accessory uses, in the current code.

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.11 Fences and Walls 144F

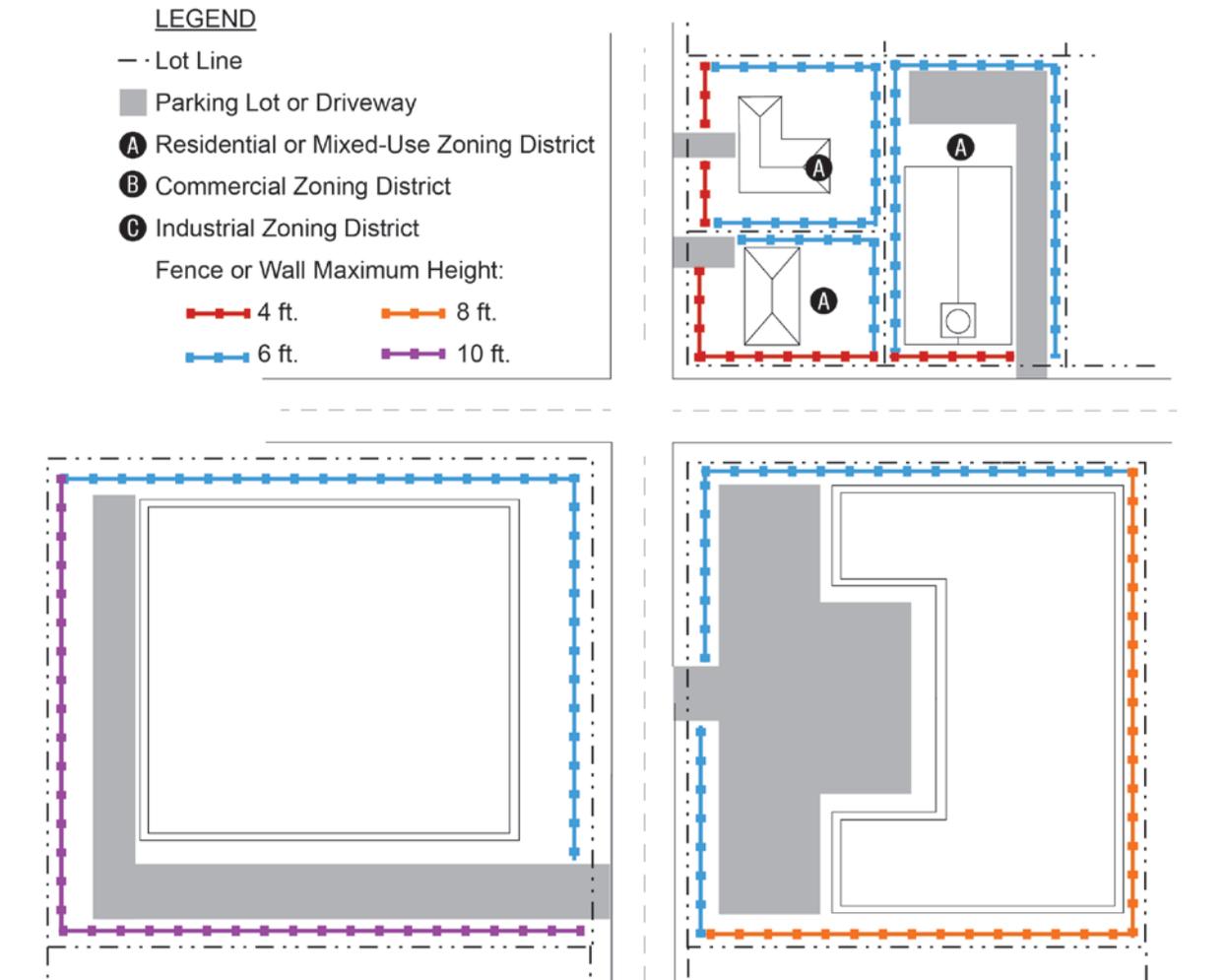
5.11.5 Materials

TABLE <>: MAXIMUM FENCE AND WALL HEIGHT		
TYPE OF ZONING DISTRICT	LOCATION ON SITE	MAXIMUM HEIGHT (FEET) [1] [2]
Commercial, excluding Industrial	Front and Corner Side	6
	Side and Rear	8
Industrial	Front and Corner Side	6
	Side and Rear	10

NOTES:
 [1] Fence height limits shall not apply to chain link fences surrounding tennis courts or ball field backstops.
 [2] Retaining walls shall not exceed a maximum height of four feet, regardless of location.

- B. Fence and wall height shall be measured in accordance with the standards in Section <>, Fence and Wall Height.
 C. Fences or walls that exceed the maximum heights in Table <>, Maximum Fence and Wall Height, are permitted, but shall be treated as building walls subject to the applicable district dimensional requirements in Article 151:3: Zoning Districts.

FIGURE <>: FENCE AND WALL HEIGHT



5.11.5 MATERIALS

Fences and walls shall be designed, constructed, and maintained to ensure a minimum useful life of at least ten years, and be configured in accordance with the following material standards:

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.12 Reserved

5.11.6 Finished Side

A. Permitted Materials

The following fencing materials are permitted for fences and walls:

1. Masonry or stone;
2. Ornamental iron, steel, or aluminum;
3. Wood;
4. Vinyl, plastic, or composite; or
5. Chain-link, except where prohibited by this Ordinance.

B. Restricted Materials

1. Barbed wire, razor wire, and concertina wire, are prohibited and may only be used in the following instances:
 - a. Fences for public safety facilities, and uses engaged in potable water storage or treatment;
 - b. Fences associated with a bona fide farm; or
 - c. Fences enclosing livestock in the WL district.
2. Fences that carry an electrical current are allowed solely for the purposes of enclosing livestock (nothing shall prohibit below-ground electrical fences intended for the keeping of pets).
3. In no instance shall chain link fencing with plastic slats or attached fabric meet the minimum opacity requirements for screening in this Ordinance.

C. Prohibited Materials

1. Fences made of debris, junk, rolled plastic, sheet metal, untreated or unpainted plywood, readily flammable material, or waste materials, unless the materials have been recycled and reprocessed, for marketing to the general public, as building materials designed to resemble new building materials (e.g., picket fencing made from recycled plastic and fiber).
2. In no instance shall tarps or silt fencing remain on a lot or site after completion of construction.

D. Materials for Temporary Fences

Temporary fences in place for up to 90 days may be comprised of any material approved by the UDO Administrator.

E. Wall Material Standards

1. Walls shall be constructed of one or more of the following materials:
 - a. Stucco over concrete block;
 - b. Exposed aggregate concrete; or
 - c. Brick, stone, or architectural block assembled in a structurally safe and attractive condition.
2. Alternative wall materials may be permitted by the UDO Administrator provided they provide a similar level of opacity to that of the listed materials and are in keeping with the architecture of the development.

5.11.6 FINISHED SIDE

All fences or walls shall be configured so that the finished side faces outwards except when an alternative configuration is required by the State Building Code. For the purposes of this section, the finished side does not include any supporting members or bracing (see [Figure <>, Fence Finished Side](#)).

FIGURE <>: FENCE FINISHED SIDE

LEGEND

- A** Finished Side of Fence - Facing Outward
- B** Unfinished Side of Fence - Facing Inward



5.11.7 MAINTENANCE

ARTICLE 151.5 DEVELOPMENT STANDARDS

5.12 Reserved

5.11.7 Maintenance

- A. Any fence or wall which, through neglect, lack of repair, type or manner of construction, method of placement or otherwise, constitutes a hazard or endangers any person, animal, or property is hereby deemed a nuisance.
- B. If such conditions exist, the UDO Administrator shall require the owner or occupant of the property upon which the fence or wall is located to repair, replace, or demolish the fence or wall causing the nuisance.

5.12 RESERVED

5.13 LIGHTING¹⁴⁶

5.13.1 PURPOSE AND INTENT

The purpose of this section is to regulate exterior lighting to ensure the safety of motorists and pedestrians and to minimize adverse effects on adjacent land uses due to excessive light intensity or due to light trespass and glare.

5.13.2 APPLICABILITY

The provisions of this section shall apply to all development, unless exempted in accordance with **Section <>, Exemptions.**

A. General

1. The provisions of this section shall apply to all multi-family, nonresidential, and mixed-use development.
2. Review for compliance with the standards of this section shall occur as part of the review of an application for a site plan, zoning compliance permit, or building permit, as appropriate.

B. Expansions

In the case of an expansion of an existing building, outdoor use area, or off-street parking lot, the following standards shall apply:

1. For individual or collective expansions of 50 percent or less, the standards in this section shall apply only to the expanded portion; or
2. For individual or collective expansions that exceed 50 percent, the standards in this section shall be applied to the entire development.

5.13.3 EXEMPTIONS

The following activities are exempt from the requirements of this section.

- A. Special events and holiday displays;
- B. Exterior lighting used exclusively for recreational activities, concerts, plays or other outdoor events that are open to the public, provided that the event or function meets all other applicable Ordinance requirements. Such lighting shall be located at least 50 feet from any adjoining residential district or use and shall not be illuminated except during the activity and brief periods immediately before and after the event;
- C. FAA-required lighting on buildings, towers, or other structures;
- D. Security lighting controlled and activated by motion sensor devices for a duration of 15 minutes or less;
- E. Public street lighting;
- F. Lighting of official government flags;
- G. Temporary lighting necessary for construction or emergencies, used by construction workers or emergency personnel; and
- H. Exterior lighting associated with single-family detached, attached, and duplex dwellings, except that these forms of development shall be subject to **Section <>, Prohibited Lighting.**

5.13.4 PROHIBITED LIGHTING

The following forms of exterior lighting shall be prohibited:

A. Traffic Control Signal

1. Lighting that imitates an official highway or traffic control light or sign;
2. Lighting in the direct line of sight with any traffic control light or sign;

B. Flashing or Revolving

Flashing, revolving, or intermittent exterior lighting visible from any lot line or public street;

C. High Intensity Lighting

High intensity light beams, such as searchlights, laser, or strobe lights, except when used by federal, state, or local authorities, or for special events; and

D. Glare on Streets

Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers, bicyclists, or pedestrians.

¹⁴⁶ This section sets out new exterior illumination standards for individual sites as described on Page 86 in the Evaluation Report. These standards are proposed to replace the standards in Section 151.177, Lighting Requirements, and Section 151.178, Excessive Illumination, in the current ordinance. This new section includes much more specific standards for maximum illumination at the lot line and limitation of glare.

5.13.5 LIGHTING PLAN

A. Applicability

1. An exterior lighting plan shall be required as part of the application review for all areas proposed for illumination that exceed 10,000 square feet in area.
2. Projects with multiple areas proposed to be illuminated (such as separate parking lots) shall submit a site lighting plan if the sum of the multiple areas exceed 10,000 square feet.

B. Elements to Include

Regardless of whether an exterior lighting plan is prepared, site plan, zoning compliance permit, and building permit applications, as appropriate, must indicate the following:

1. Exterior lighting fixture type;
2. Exterior lighting pole height; and
3. Exterior lighting fixture shielding.

C. Certification

Certification must be provided by the person preparing any plans that the proposed development complies with the exterior lighting standards of this section.

5.13.6 EXTERIOR LIGHTING STANDARDS

All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements (see Figure <>, Exterior Lighting Configuration).

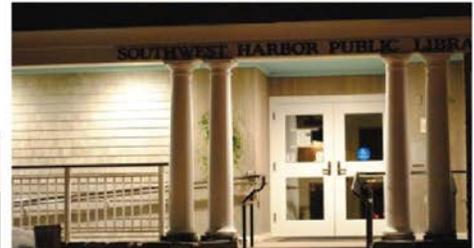
A. Shielding

1. Overhead lighting fixtures shall be designed to prevent light from emitting upwards towards the sky.
2. Architectural uplighting of building walls, signage, or building features is permitted, provided the source of illumination is not visible.
3. Under canopy lighting fixtures should be completely recessed within the canopy.
4. Wall packs shall be cut-off and wall-mounted floodlights shall be shielded (e.g., true cut-off type bulb or light source not visible from off-site) to direct light downward.
5. Exterior lighting fixtures located on private property and visible from a residential land use shall be configured so that the source of illumination (the bulb) is not visible from the residential land use.
6. LED lighting around building windows (either indoors or outdoors) is prohibited.

FIGURE <>: EXTERIOR LIGHTING CONFIGURATION

LEGEND

- A** Full Cut-off Lighting
Designed to Direct Light Downward
- B** Under Canopy Fixture
Completely Recessed
- C** Full Cut-off Wall Packs
- D** Light Source Not Visible From Residential Uses
- E** LED Lighting around windows is prohibited



B. Fixture Height

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5.13.7 Limit Lighting to Periods of Activity

- 1. Lighting fixtures shall be a maximum of 30 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas.
- 2. All light fixtures located within 50 feet of any single-family detached or duplex dwelling shall not exceed 15 feet in height.
- 3. The UDO Administrator may allow fixtures above this height to provide internal lighting for stadiums, arenas, and similar facilities.

C. Lamp Type

- 1. Incandescent, florescent, metal halide, light-emitting diode (LED), or color corrected high-pressure sodium are permitted.
- 2. Non-color-corrected high pressure sodium lamps are prohibited.
- 3. Other lamp types are allowed when the color emitted is similar to the permitted lamp types.
- 4. The same lamp type must be used for the same or similar types of lighting on throughout a development.

D. Mounting

Exterior lighting shall be mounted and configured in such a manner so that the cone of illumination is contained on-site and does not cross any lot line around the perimeter of the site.

E. Appearance

- 1. Exterior lighting fixtures shall be designed as an integral element that complements the design of the project through compatible style, material, and color.
- 2. Exterior lighting fixtures shall be designed in a consistent and coordinated manner for the entire site.

5.13.7 LIMIT LIGHTING TO PERIODS OF ACTIVITY

The use of sensor technologies, timers, or other means to limit lighting to times when it is needed may be required by the UDO Administrator to conserve energy, provide safety, and promote compatibility between different land uses.

5.13.8 MAXIMUM ILLUMINATION LEVELS

Exterior lighting shall be designed and located such that the maximum illumination measured in footcandles at ground level at any lot line shall not exceed the standards in **Table <>, Maximum Illumination Levels.**

TABLE <>: MAXIMUM ILLUMINATION LEVELS	
TYPE OF ABUTTING USE OR ZONING DISTRICT [1]	MAXIMUM ILLUMINATION LEVEL AT THE LOT LINE (FOOTCANDLES) [2]
Single-family residential or duplex use or land zoned for single-family development	1.0
Multi-family or mixed-use development or land zoned for multi-family or mixed-use development	1.5
Institutional use [3]	2.0
Commercial or industrial use or land zoned for uses other than residential	2.5
Parking lots	2.5
NOTES: [1] These are the kinds of uses or zoning districts that abut the development. The maximum allowable illumination along any lot line shared with a single-family residential use is 1.0 footcandles, regardless of the type of use deploying the exterior lighting. [2] In cases where a single development occupies multiple lots, the lot line shall be the lot line(s) around the perimeter of the project. [3] Use types are organized by use classification in Table <>, Principal Use Table.	

5.13.9 NONCONFORMING LIGHTING

- A. Lighting fixtures that do not comply with these standards that were lawfully established as of **[Insert the effective date of this Ordinance]**, may remain, and shall be considered nonconforming structures.
- B. Any modifications, replacement, or expansions to the exterior lighting facilities serving a development shall conform to the standards of this Ordinance.
- C. Redevelopment or remodeling on a site containing nonconforming lighting shall comply with the standards in **Section <>, Nonconforming Site Features.**

5.14 SIGNAGE¹⁴⁷

5.14.1 PURPOSE AND INTENT

The erection of signs is controlled and regulated in order to promote the health, safety, welfare, convenience, and enjoyment of travel on streets and sidewalks. The provisions of this section are more specifically intended to:

- A. Promote traffic safety;
- B. Ensure residents and visitors can locate desired goods, services, and destinations;
- C. Reflect the aesthetics desired by residents;
- D. Recognize and allow specific signage types necessary for the protection of public safety;
- E. Avoid interference with protected free speech and commerce; and
- F. Provide only the minimum interference with individual property rights necessary to ensure public health, safety, and welfare.

5.14.2 APPLICABILITY

- A. Except for the sign types exempted from these standards identified in **Section <>, Exclusions**, signs may only be erected, affixed, placed, painted, or otherwise established in the County in accordance with the standards in this section.
- B. All signs shall be constructed and designed, according to generally accepted engineering practices, to withstand wind pressures and load distribution as specified in the current State Building Code.

5.14.3 EXCLUSIONS

The following shall not be subject to these standards, but may be subject to other standards in this Ordinance, including the requirement to obtain a building permit:

- A. Fence-wrap signs affixed to fences surrounding a construction site in accordance with the North Carolina General Statutes;
- B. Flags and insignia of any governmental agency;
- C. Legal notices required by governmental bodies, public utilities, or civic associations;
- D. Historical markers, memorial signs, plaques, or grave markers;
- E. Integral decorative or architectural features of buildings, except moving parts or moving lights;
- F. Signs that are not visible from off-site areas;
- G. Signs indication accessible parking spaces;
- H. Up to one incidental sign on a residential structure or a commercial establishment that does not exceed four square feet in area and configured so that the top of the sign is within five feet of the grade elevation; or
- I. Up to two non-permanent, professionally manufactured sandwich board-style signs of up to six square feet in sign area per side for each business establishment in a non-residential district.

5.14.4 PROHIBITED SIGNS

The following signs, sign construction, and displays are prohibited:

¹⁴⁷ NOTE: This section is proposed to replace the current sign standards in Section 151.415, Definitions, through Section 151.418, Off-Premise Signs. As mentioned on Page 87 in the Evaluation Report, federal laws with respect to the regulation of signs have changed dramatically based on the US Supreme Court's ruling in the Town of Reed vs. Gilbert case. Essentially, the holding from this case is that sign standards that require the regulator to read the sign's message to determine which kind of sign standards to apply are not content-neutral. Court precedent has indicated that sign standards must be content neutral (to pass muster under the 1st Amendment to the Constitution), or must withstand the strict scrutiny doctrine. To withstand strict scrutiny, standards must be developed with a compelling governmental interest and must be narrowly tailored to achieve that specific interest. In practice, most sign standards are focused on aesthetics, and thus will NOT pass the test of strict scrutiny. As a result, local governments across the country are now revising their sign standards in two or three key ways:

First, sign standards may not be structured in ways that require the sign to be read to determine which set of standards to apply (in other words, no longer may a community apply differential sign standards based on sign type – you may not have special standards for “for rent” signs versus “directional signs”). Second, sign standards may not distinguish between “commercial” signs versus “noncommercial” signs (since doing so requires reading the sign's message). Third, the Court has ruled that speaker-based standards (sign standards that relate to a particular kind of use, like signs for a restaurant or a signs for a vacation rental) are not content neutral, and must also pass strict scrutiny. One of the best ways to address this new court precedent is to maintain the time, place, and manner provisions for signs that most communities already have, and revise any content-based specific sign-type standards into a set of generic time, place, and manner sign standards that differ by type of zoning district.

These proposed sign standards have dramatically altered the County's current sign regulations, and are proposed for the County's careful review. There are now provisions for signs that are prohibited, signs that are allowed with sign permits, and the standards differentiate between sign regulations by zoning district.

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5.14.5 Obsolete or Abandoned Signs

- A. Any sign which the UDO Administrator determines obstructs the view of bicyclists, pedestrians, or motorists using any street, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal;
- B. Illuminated, highly reflective signs or spot lights that law enforcement determines hampers the vision of motorists, pedestrians, or bicyclists;
- C. Signs, lights, rotating disks, words, and other devices, which resemble traffic signals, traffic signs, or emergency vehicle lights;
- D. Signs, other than government signs, which contain lights, rotating disks, words and other devices not erected by a public authority, which may be erroneously construed as government signs, or emergency warning signs;
- E. Any sign which interferes with free passage from or obstructs any fire escape, downspout, door, stairway, ladder, or opening intended as a means of ingress or egress or providing light, drainage, or air;
- F. Any sign placed on any curb, sidewalk, utility pole, street sign post, hydrant, bridge, tree, or public street paving;
- G. Any sign located in such a way as to intentionally deny an adjoining landowner visual access to an existing sign;
- H. Flashing, fluttering, swinging, rotating signs;
- I. Signage in or affixed to a motor vehicle, boat, or trailer that is parked in the same location for a period of 30 days or longer;
- J. Roof signs or signs that extend above the parapet of a building;
- K. Electronic message boards in a residential district; and
- L. Any sign or flag the UDO Administrator deems to be significantly worn, torn, dilapidated, damaged, tattered, or otherwise in disrepair - such signs may be removed by the UDO Administrator 60 days after written notice to the owner.

5.14.5 OBSOLETE OR ABANDONED SIGNS

- A. Nonconforming signs or signs serving a vacant building or site that has not been in use for 180 days or more shall be deemed to be an abandoned sign and shall be removed.
- B. Signage supporting structures and frames used to support nonconforming signs may remain in place.
- C. The obsolete or abandoned sign may be removed by the UDO Administrator within 60 days of notice to the owner at the owner's expense.

5.14.6 SIGNS PERMITTED WITHOUT A SIGN PERMIT

The following signs may be installed without a sign permit, but are subject to the standards in this section and may be required to obtain building permit approval.

- A. **Governmental Signage**
Temporary or permanent signs erected and maintained by or required by the County, the State of North Carolina, or the Federal government, including, but not limited to:
 - 1. Signs posted by or under the authority of County, State, or Federal authorities for crime prevention, public safety, health, zoning, and identification; or
 - 2. Signs or flags erected by any government advertising County-sponsored events, County-related information or used decoratively.
- B. **Safety Signage**
Safety signs shall be allowed, provided:
 - 1. The aggregate sign face area for all safety signage on a lot shall not exceed 32 square feet;
 - 2. No single safety sign shall exceed two square feet of sign face area;
 - 3. No lot shall include more than 16 individual safety signs (for the purposes of this section, a two-sided sign shall be counted as a single sign);
 - 4. The top of a safety sign shall be no more than five feet above the adjacent grade; and
 - 5. Safety signs shall not be illuminated.
- C. **Flags**
Flags shall be allowed provided:
 - 1. A maximum of two flags shall be allowed per business or residence;
 - 2. No individual flag shall exceed 60 square feet in area;
 - 3. Flags shall not unreasonably distract a driver of a motor vehicle by interfering with a sight line or sight distance triangle; and
 - 4. Flag poles shall not exceed 30 feet in height.
- D. **Political Signs**
Political signs (campaign and election signs) are permitted without a permit, provided that:
 - 1. The person responsible for erecting the sign shall be held responsible for any violations;
 - 2. No political signs are allowed on County-owned property; and
 - 3. Sign placement and duration shall be in accordance with Section 136-32 of the North Carolina General Statutes.

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5.14.7 Sign Permit Required

5.14.7 SIGN PERMIT REQUIRED

Unless exempted by Section <>, Exclusions, or Section <>, Signs Permitted Without a Sign Permit, all signs shall require a sign permit in accordance with Section <>, Sign Permit, prior to construction, installation, or display. Whether the sign is new, part of new construction, or an existing sign, the following information will be required as part of the permit application:

- A. A detailed description of any new sign for which a permit is required, including, but not limited to: a detailed drawing of the sign showing size, height, and site location relative to property lines and street right-of-way.
- B. Existing signs must meet these requirements if, for any reason, the sign is to be changed or altered. Normal copy changes and routine maintenance matters, without changes in construction, size, height, or lighting are exceptions to this requirement.
- C. Prior to issuance of a sign permit, all fees in accordance with the associated fee schedule shall be paid. Some signs may require building and electrical permits as determined by the Building Inspector.
- D. Upon notification of completion by the permit holder, the UDO Administrator shall inspect the sign to verify conformance with applicable codes and the issued permit. The Building Inspector shall inspect the signs where applicable for electrical and structural compliance.

5.14.8 MEASUREMENT

Sign face area and maximum height are determined in accordance with Section <>, Signage.

5.14.9 SIGNS STANDARDS IN RESIDENTIAL DISTRICTS

Lots in residential districts may incorporate the following forms of signage:

- A. Up to one ground-mounted or monument sign per entrance may be utilized, provided it does not exceed 20 square feet in face area, and seven feet in height.
- B. Uses in a residential district may install up to one wall sign with an area of no greater than four square feet on a residential principal structure.

5.14.10 SIGN STANDARDS IN MIXED USE DISTRICT

Signs on lots in the MX district shall comply with the requirements in Table <>, Sign Standards in Mixed-Use Districts.

TABLE <>: SIGN STANDARDS IN MIXED-USE DISTRICT				
TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Wall Sign [4]	5% of wall area	Below the top of the roof, soffit, eave, or parapet, whichever is highest	No limit	- Limited to building facades facing streets - Wall signs shall not project more than 12 inches outwards from the wall

A Maximum Sign Face Area Calculation

5% of Wall Area

Wall Area = 20' x 25' = 500 sf

Maximum Sign Face Area = 500 sf x .05 = 25 sf

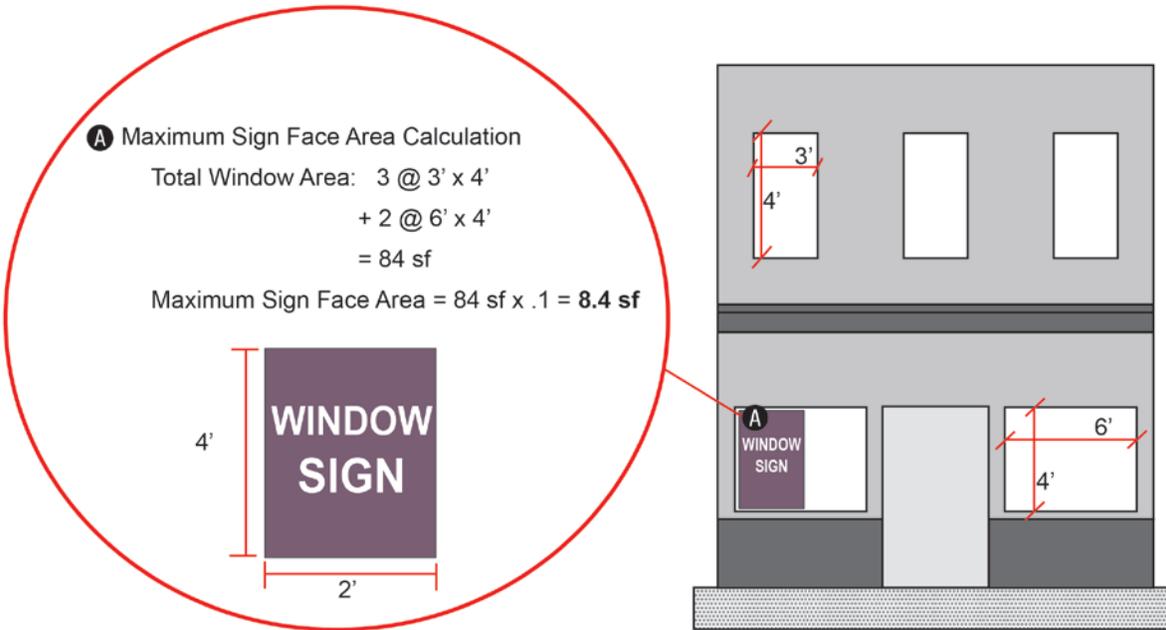
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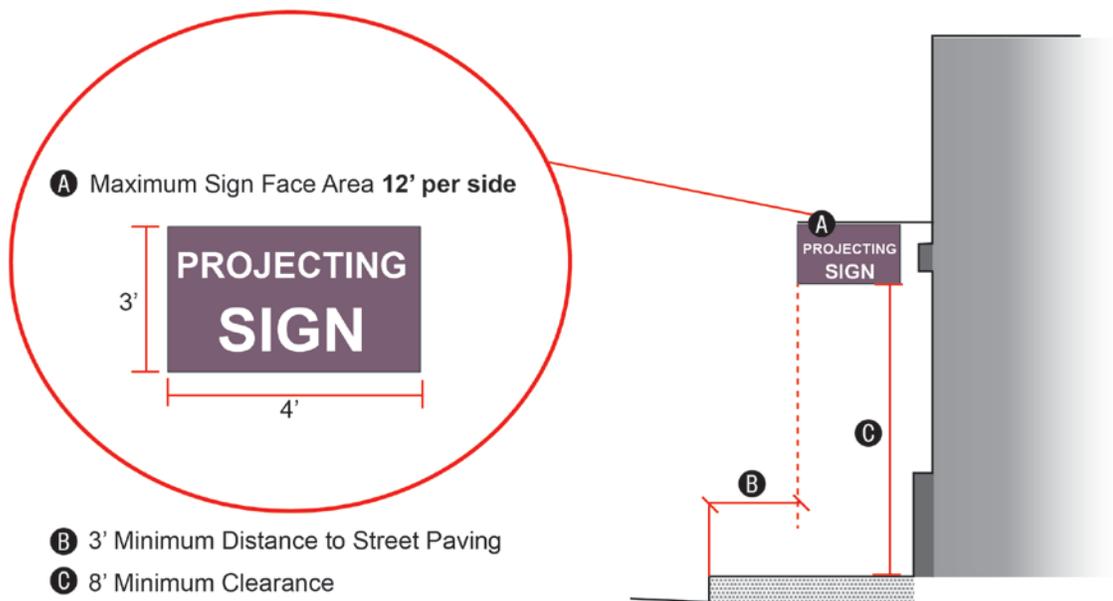
5.14.10 Sign Standards In Mixed Use District

TABLE <=>: SIGN STANDARDS IN MIXED-USE DISTRICT

TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Window Sign	50% of total window and glass door area	Top of ground floor window or door	No limit	Window signs shall not be placed on faux windows or structural glass



Projecting Sign	12 sf per side	Below the top of the roof, soffit, eave, or parapet, whichever is highest [5]	1	No portion of the sign may be located within three feet of the street paving
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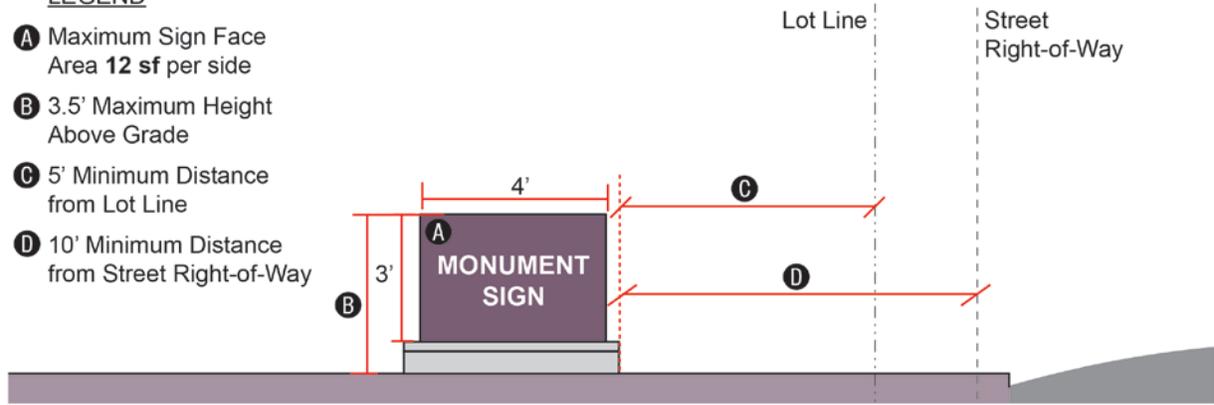
5.14.11 Sign Standards in Commercial Districts

TABLE <=>: SIGN STANDARDS IN MIXED-USE DISTRICT

TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Awning Sign	In accordance with wall sign standards	Awnings on ground floor only	1	May be substituted for some or all of allowable wall sign area
Monument Sign	12 sf per side	6 feet above grade	1	Signs shall be located at least five feet from a lot line and at least ten feet from the street right-of-way

LEGEND

- A** Maximum Sign Face Area 12 sf per side
- B** 3.5' Maximum Height Above Grade
- C** 5' Minimum Distance from Lot Line
- D** 10' Minimum Distance from Street Right-of-Way



NOTES:

- [1] Regardless of the composition of signage, the maximum available sign area per development shall be 40 square feet (not counting signage excluded from these standards).
- [2] "sf" = square feet
- [3] Signs shall also be subject to the standards in **Section <=>, Additional Sign Specifications.**
- [4] Wall signs are not permitted on side or rear building facades.
- [5] Projecting signs shall maintain a minimum of eight feet of clearance above the grade or a walkway.

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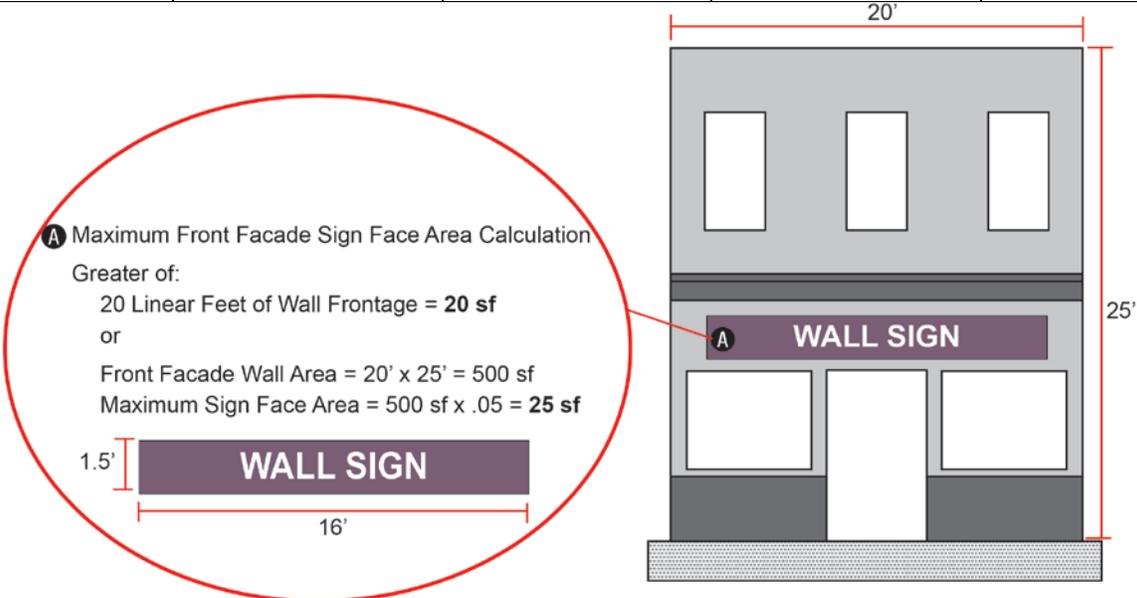
5.14.11 Sign Standards in Commercial Districts

5.14.11 SIGN STANDARDS IN COMMERCIAL DISTRICTS

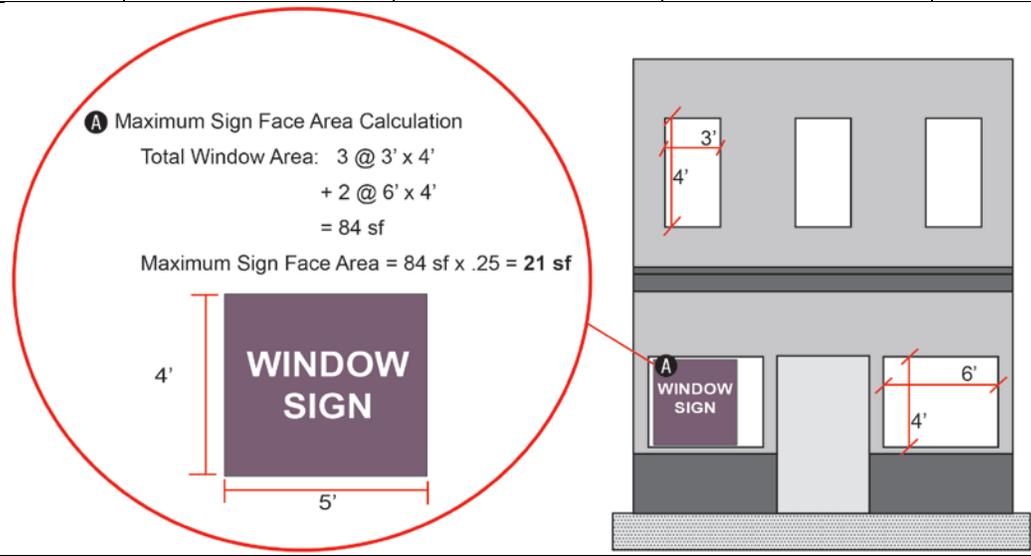
Signs on lots in the commercial districts other than the MX district shall comply with the requirements in Table <>, Sign Standards in Commercial Districts.

TABLE <>: SIGN STANDARDS IN COMMERCIAL DISTRICT

TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Wall Sign on Front Façade	Greater of: 1 sf per linear foot of wall frontage, or 5% of wall area	Below the top of the roof, soffit, eave or parapet, whichever is highest	No limit	Wall signs shall not project more than 12 inches outwards from the wall
Wall Sign on Side or Rear Façade fronting a street	½ sf per linear foot of wall frontage			



Window Sign	50% of total window and glass door area	Top of ground floor window or door	No limit	May be substituted for some or all of allowable wall sign area
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5.14.11 Sign Standards in Commercial Districts

TABLE <>: SIGN STANDARDS IN COMMERCIAL DISTRICT

TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Projecting Sign	12 sf per side	Below the roof, soffit, or parapet [4]	1	No portion of the sign may be located within three feet of the street paving
<p>A Maximum Sign Face Area 12' per side</p> <p>B 3' Minimum Distance to Street Paving</p> <p>C 8' Minimum Clearance</p>				
Awning Sign	In accordance with wall sign standards	Awnings on ground floor only	1	None
<p>Sign Copy Area on Ground Floor Awning Only</p> <p>Signage on Awning Face Counted as Wall Signage</p>				
Freestanding Sign	50 sf total	20 feet above adjacent roadway grade	1	Signs shall be located at least five feet from a lot line and at least ten feet from the street right-of-way
Freestanding Sign serving a multi-building use	Up to 6 tenants: 100 sf; 7-14 tenants: 125 sf; 15+ tenants: 150 sf	25 feet above adjacent roadway grade	1 per street frontage	

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5.14.11 Sign Standards in Commercial Districts

TABLE <=>: SIGN STANDARDS IN COMMERCIAL DISTRICT

TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
<p>LEGEND</p> <ul style="list-style-type: none"> A Maximum Sign Face Area 50 sf (25 sf per side for two-sided sign) B 5' Minimum Distance from Lot Line C 10' Minimum Distance from Street Right-of-Way D 15' Maximum Height 				
Monument Sign	50 sf per side	6 feet above grade	2	Signs shall be located at least five feet from a lot line and at least ten feet from the street right-of-way
<p>LEGEND</p> <ul style="list-style-type: none"> A Maximum Sign Face Area 50 sf per side B 4' Maximum Height Above Grade C 5' Minimum Distance from Lot Line D 10' Minimum Distance from Street Right-of-Way 				
Portable Sign	24 inches by 36 inches	4 feet above grade	2	Signs shall be located at least five feet from a lot line and at least ten feet from the street right-of-way
<p>A Maximum Sign Dimensions</p>				

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5.14.12 Additional Sign Specifications

TABLE <>: SIGN STANDARDS IN COMMERCIAL DISTRICT

TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
NOTES:				
[1] Regardless of the composition of signage, the maximum available sign area per development shall be 200 square feet (not counting signage excluded from these standards).				
[2] "sf" = square feet				
[3] Signs shall also be subject to the standards in Section <>, Additional Sign Specifications.				
[4] Projecting signs shall maintain a minimum of eight feet of clearance above the grade or a walkway				

5.14.12 ADDITIONAL SIGN SPECIFICATIONS

A. Wall Signs

1. No wall sign or its supporting structure shall cover any window or part of a window, nor shall it extend on the roofline, parapet, or mansard roof.
2. Signs may be painted or printed onto a canopy or awning.
3. In no instance shall a canopy or awning sign extend into a street right-of-way.
4. No wall sign shall be attached to any cupola, tower, or other architectural feature that is above the roofline.

B. Freestanding and Monument Signs

Any freestanding or monument sign greater than three and one-half feet in height as measured from the grade of the road upon which it fronts shall be located outside the required sight distance triangle.

C. Projecting Signs

1. A projecting sign shall not project more than four feet from a building wall.
2. A projecting sign shall not extend vertically above the roofline or parapet of a building.
3. Projecting signs may be substituted for wall signs in a shopping center, provided:
 - a. A projecting sign shall not project into any required setback or yard.
 - b. There shall be no more than one projecting sign per business entrance.

D. Electric Signs

1. No electric sign shall be so located with relation to pedestrian traffic as to permit it to be easily reached by any person.
2. The bottom of such sign shall be located a minimum of ten feet above the grade if the sign is within 15 feet of the edge of the street right-of-way.
3. All illuminated signs shall be installed in accordance with the applicable provisions of the North Carolina State Electrical Code.

5.14.13 TEMPORARY SIGNAGE

A. Temporary Signage Serving Residential Development

Each lot containing a residential use shall be allowed up to one temporary sign per street frontage, subject to the following standards:

1. Temporary signage serving a residential use shall not be required to obtain a temporary sign permit;
2. Temporary signage shall not exceed six square feet of sign area per sign;
3. Temporary signage shall not be located within a street right-of-way or sight distance triangle;
4. Temporary signs shall not be illuminated; and
5. There is no maximum duration for temporary signage serving a residential use.

B. Temporary Signage Serving a Business, Institutional, or Mixed Use Development

Each lot containing a business, institutional, or mixed use shall be allowed up to one temporary sign per street frontage, subject to the following standards:

1. All temporary signage serving a business, institutional, or mixed use development shall obtain a temporary sign permit in accordance with Section <>, Temporary Use Permit.
2. Temporary signage shall not exceed 32 square feet of sign area per sign;
3. Temporary signage may take the form of a banner, windblown device, air-filled device, or similar configuration;
4. Temporary signage shall not extend more than 15 feet beyond the highest point of the roof of the principal building on the lot;
5. Temporary signage shall not be illuminated; and
6. Temporary signs may remain in place on a lot for up to 30 days. This 30-day period may be renewed by the UDO Administrator up to a maximum of three times per calendar year.

5.14.14 OFF-PREMISE SIGNAGE¹⁴⁸

Off-premise signage shall comply with the following requirements:

A. Where Allowed

1. Off-premise signage shall be permitted only in accordance with Section <>, Special Use Permit, in the following WL, VC, CC, HC, MC, LI, and HI zoning districts.
2. These districts shall be considered commercial and/or industrial districts for purposes of enforcement by the State Department of Transportation of its outdoor advertising regulations.

B. General Standards

All off-premise signage in the County shall comply with Section 19A NCAC 2E.0202 and 2E.0203 of the North Carolina Administrative Code, as amended (the current State DOT Outdoor Advertising Manual), the requirements of the State Building Code, and the following:

1. No off-premise sign may be located within 500 feet of any other off-premise or on premise sign.
2. No off-premise sign may have a sign size greater than 800 square feet.
3. Off-premise signage shall be erected so that all parts of the structure shall be within 15 feet from the edge of the nearest public street or right-of-way.
4. The bottom of an off-premise sign shall be at least 12 feet above grade.
5. The height of an off-premise sign shall not exceed 35 feet, except that an additional temporary advertising display may extend above the sign up to a height of 50 feet for a period of up to six months.
6. All off-premise signs shall have framing using pressure-treated wood, MDO plywood panels, or similar-looking materials.
7. Signs shall not obscure or otherwise interfere with the effectiveness of an official sign, signal or device, or obstruct or interfere with the driver's view of approaching, merging or intersecting traffic.

C. Nonconforming Off-premise Signage

1. Nonconforming off-premise signage may continue to exist in accordance with Chapter 136, Article 11 of the North Carolina General Statutes, and Article 151.8: Nonconformities.
2. A nonconforming sign may be replaced on the same location so long as application for a permit to erect a new sign is made within 180 days after the existing nonconforming sign is destroyed or removed.

5.14.15 SIGN ILLUMINATION

Unless otherwise indicated in this Ordinance, all signs may be illuminated, in accordance with the following:

A. General Standards

1. All illuminated signs shall have their lighting directed in such a manner as to illuminate only the face of the sign and does not shine directly into or cause glare onto a public right-of-way or residential uses.
2. All electric signs shall be in accordance with Article 9, Part III, Outdoor Lighting, the Building and National Electric Code, and shall obtain all required building permits.
3. All wiring to freestanding or monument signs or to lighting equipment erected after the effective date of this section must be underground.

B. Signs near Residential Uses

No sign serving or within 150 feet of a residential use shall be illuminated between the hours of midnight and 6:00 a.m., unless there is no spillover of lighting or glare to the residential area beyond the boundaries of the lot where the lighting is located.

C. Flashing or Intermittent Lights

No sign shall contain or be illuminated by flashing or intermittent light or lights of changing degrees of intensity.

5.14.16 INSPECTIONS AND INVESTIGATIONS

A. Removal of Illegal Signs in Right-of-Way and Public Properties

The UDO Administrator may remove and destroy or otherwise dispose of any sign placed on public property or within any public right-of-way. This shall only apply to signs in violation of this Ordinance. Penalties may be levied for each such sign as prescribed Article 151.9: Enforcement.

B. Citations

1. If, through inspection, it is determined that a person has failed to comply with the provisions of these regulations, the UDO Administrator shall issue a warning citation to the violator.
2. Violations shall be corrected within two weeks of the issuance of a citation.

¹⁴⁸ This section carries forward the standards in Section 151.418 of the current ordinance except for the portion of the regulations applied to non-profit signage, since signage regulations may no longer be applied to individual use types based on the Reed decision.

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5.14.16 Inspections and Investigations

3. If the violation is not corrected within the specified time period, the violator shall be subject to the provisions of Article 151.9: Enforcement.