

ARTICLE 11

SUPPLEMENTAL DEVELOPMENT STANDARDS

Section 11-1 **Definition**

Projects that involve multiple uses of a tract of land (even though they may be subdivided among many individual owners after development is completed). They are generally larger and more complex than a single use on a tract of land. Examples are shopping centers, apartment complexes, and industrial parks.

Section 11-1 **Development Plans**

Because of the complex nature of these projects the community must review and approve a site development plan for these projects. This development plan shall contain the following information:

1. Location, arrangement, and dimensions of truck loading and unloading spaces and docks;
2. Location, arrangement and dimensions of automobile parking spaces, width of aisles, width of bays, and angle parking;
3. Location and dimensions of vehicular entrances, exits, and drives;
4. General drainage systems;
5. Location and materials of walls and fences;
6. Ground cover, topography, slopes, banks, and ditches;
7. The location and general exterior dimensions of main and accessory buildings;
8. Architectural plans for proposed buildings;
9. The location, dimensions, and arrangements of areas to be devoted to planting, lawns, trees, and other plants;
10. The plans for proposed utility layouts, including sanitary sewers, storm sewers, water distribution lines, natural gas, telephone, and electric service (all utilities shall be constructed to local government body standards, if applicable);
11. An analysis of anticipated traffic volume;
12. Sediment control plan;

13. Evidence that the North Carolina Department of Transportation has been made aware of the proposed development and that the developer will coordinate his project with this agency;
14. Plans for refuse disposal equipment and method of refuse disposal such as compactors or dumpsters; and
15. Delineation of areas to be constructed in phases and sequential order. Section

11-3 Shopping Center

11-3.1 Definition

Two or more commercial operations located in a single building and sharing a common wall or in separate buildings on a single tract of land.

11-3.2 Perimeter Yards

Interior lot requirement may be waived, but the exterior setbacks of all buildings shall comply with the requirements of the zoning district where the shopping center is located.

11-3.3 Buffering

The buffer shall be provided on all exterior property lines which abut residential property.

11-3.4 Solid Waste Disposal

A plan for solid waste storage, collection, and disposal shall be submitted to the Zoning Enforcement Officer and approved by him before a zoning permit can be issued.

11-3.5 Utilities

Shopping Center shall be located where public water, sanitary sewer, and storm drainage utilities are available.

Section 11-4 Multi-Family Development

11-4.1 Definition

A multi-family development consists of two or more multi-family buildings or three or more duplexes on a single tract of land.

11-4.2 Open Space

A minimum of fifteen (15) percent of the gross acreage shall be reserved as open space.

11-4.3 Recreation Facilities

Family oriented multi-family projects shall provide recreational space based on the number of bedrooms as established in the following table:

<u>Number of Bedrooms Per Apartment</u>	<u>Minimum Space Per Bedroom (square feet)</u>
1-bedroom apartment	0
2-bedroom apartment	25
3-bedroom apartment	50
4-bedroom apartment	100

These recreational areas shall be reasonably located to assure safe and convenient access. These areas shall not be less than thirty (30) feet times thirty (30) feet or nine hundred (900) square feet in area. Projects which would provide less than nine hundred (900) square feet based on the above formula shall be exempt from this requirement.

11-4.4 Spacing Between Circulation System and Buildings

Automobile parking spaces and drives shall not be located closer than ten (10) feet to the front, side, or rear of any building.

11-4.5 Building Relationships

One (1) building wall that has both window and door openings shall be located no closer than fifty (50) feet to another building. Two (2) buildings walls that have only window openings or only door openings shall be located no closer than twenty-five (25) feet to another building.

11-4.6 Courtyard

Any group of buildings forming a courtyard shall have at least twenty-five (25) percent of the perimeter of such courtyard open for access by emergency vehicles.

11-4.7 Landscaping

Adequate landscaping (as determined by the Planning Board) may be included to buffer the development from its neighbors.

11-4.8 Perimeter Requirement

No building shall be erected, reconstructed, altered, or moved nearer the exterior project property lines than twenty (20) feet or the applicable district yard requirements, whichever is greater.

11-4.9 Solid Waste Disposal

A plan for solid waste storage collection and disposal shall be submitted to the Zoning Enforcement Officer and approval obtained prior to issuance of a Zoning Permit.

11-4.10 Streets

Streets shall either be public or private. However, all streets shall be paved and built to the minimum construction standards of the North Carolina Department of Transportation, Division of Highways.

11-4.11 Sidewalks

Sidewalks, built to town standards, shall be provided if determined necessary by town policy. These sidewalks may be on the site of the multi-family project or on adjoining streets that serve the residents of the multi-family development.

Section 11-5 Planned Unit Development (PUD)

11-5.1 Definition

When a tract of land is under unified control and contains at least fifteen (15) acres, the developer may be allowed to deviate from the strict application of use, setback, height and minimum lot size requirements of zoning districts in order to permit a creative approach to the development of residential land. In exchange for the flexibility, the developer must have a site plan approved by the Planning Board and comply with the other requirements of conditional zoning. This approach is a voluntary alternative, it is not mandatory for the development of any parcel of land.

11-5.2 Location

Planned Unit Developments are permitted in any residential zoning district as specified in Article 6.

11-5.3 Permitted Uses

All the permitted and conditional zonings are allowed in the zoning district where the PUD is located. In addition, two-family and multi-family residential uses may be permitted. Commercial and office space will be permitted if primarily for the convenience and service of the residents of the development of the total development.

11-5.4 Dimensional Requirements

Yard, setback, lot size, type of dwelling unit, and frontage requirements are waived, provided that the spirit and intent of this subsection are met in the total development plan. The Town Council may determine that certain setbacks be required within all or a portion of the perimeter of the site.

11-5.5 Density

The density of development (units per acre) may not exceed the density allowed in the district where the PUD is located except under the bonus provisions explained below. If the development falls into more than one zoning district, the overall density will be combined proportion of each district.

11-5.6 Density Bonus

A density bonus of up to twenty-five (25) percent over the density normally allowed in the basic zoning district may be approved based on the provision of common open space as listed below.

Density Bonus Scale

<u>Percent of Residential Area To be Common Open Space</u>	<u>Percent Density Bonus</u>
10-19	4
20-29	8
30-39	11
40-49	15
50-59	18
60-69	22
70 or more	25

11-5.7 Conveyance and Maintenance of Common Open Space

A common open space shown on the final development plan shall be conveyed in accordance with one of the following methods:

- (a) by dedication to the Town and maintained as common open space.
- (b) By leasing or conveying title (including beneficial ownership) to a corporation, association, or other legal entity.

The Town has the right to accept or reject the dedication of any common open space. The developer shall file in the County Register of Deed's Office legal documents restricting the use of common open space for the designated purposes. The Town shall review and approve these documents before they are submitted to the Register of Deeds' Office.

11-5.8 Utilities

Whenever the Town Council determines it is reasonable, all planned residential developments shall provide for underground installation of utilities (including electricity and telephone). All installation of utilities and maintenance of utilities shall be in accordance with the requirements and regulations of the Town Council. Public or quasi-public water and sanitary sewer service shall be required unless the developer can show good cause that these requirements should be waived without being inconsistent; with the spirit and intent of this section.

11-5.9 PUD Review

It is the intent of these regulations that review under applicable codes and ordinances be carried out as an integral part of the review of a planned unit development.

Section 11-6 Manufactured Home Park

11-6.1 Lot Area

A manufactured home park shall consist of at least two (2) acres.

11-6.2 Compliance with Regulations

All manufactured home parks existing at the time of adoption of this ordinance are not required to comply with these regulations. However, before any existing park can add additional manufactured home sites, or a new park be constructed, all requirements of this section shall be met.

11-6.3 Manufactured Home Space

Each manufactured home in a park shall occupy a designated space at least four thousand (4,000) square feet in area with a width of at least forty (40) feet, exclusive of a common driveway.

11-6.4 Driveway

Each manufactured home shall abut a paved driveway at least twenty-five (25) feet in width, exclusive of any required parking spaces. This driveway shall be built according to the minimum construction standards of the North Carolina Department of Transportation, Division of Highways.

11-6.5 Parking Spaces

Two (2) off-street parking spaces shall be provided for each manufactured home. They shall comply with the same standards specified above for driveways.

11-6.6 Recreation Area

The recreational space requirement specified in Subsection 11.4.3 for multi-family units shall apply equally to manufactured home parks.

11-6.7 Spacing

No manufactured home or other structures within a manufactured home park shall be closer to each other than twenty-five (25) feet, except that storage or other auxiliary structures for the exclusive use of the manufactured home than twenty-five (25) feet.

11-6.8 Spacing from Exterior Boundary

No manufactured home shall be located closer than thirty (30) feet to the exterior boundary of the park or a bounding street or highway right-of-way. Buildings used for laundry or recreation purposes shall be located no closer than forty (40) feet to the exterior boundary of the park or the right-of-way of a boundary street or highway.

11-6.9 Flood Prevention

Manufactured home parks shall be located on ground not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises.

11-6.10 Lighting

All manufactured home parks shall be adequately lighted.

11-6.11 Tie Downs

All manufactured homes shall have tie downs which comply with North Carolina Regulations for Mobile Homes.

11-6.12 Underpinning

All units shall be underpinned (skirted by a solid, non-flammable material).

11-6.13 Water

An adequate and safe supply of water shall be readily available at each manufactured home space. Each manufactured home park shall obtain water from a public water supply when available, and when unavailable, from a source approved by the County Health Department. The supply shall be adequate for the park requirements. The drinking, cooking, laundry and general bathroom water supply for each individual manufactured home shall be obtained from faucets or other plumbing connections located within each manufactured home.

11-6.14 Sanitary Sewer

Each manufactured home park shall be provided with an adequate sewage disposal system, either by connecting to a public sewerage system or septic tank system approved by the County Health Department and/or the North Carolina Department of Environment, Health and Natural Resources, Division of Environmental Management. All sewage waste from toilets, showers, bathtubs, lavatories, wash basins, refrigerator drains, sinks, faucets, and water using appliances not mentioned shall be piped into the manufactured home park sewage disposal system.

11-6.15 Electricity

Each manufactured home located in a park shall be provided with electricity sufficient enough to safely meet the maximum anticipated requirements of a manufactured home. All wiring connections from the meter to the manufactured home must comply with the National Electrical Codes.

11-6.16 Solid Waste Disposal

The solid waste disposal system shall be approved by the Zoning Enforcement Officer before any zoning permit shall be issued.

11-6.17 Concrete Pads

Each manufactured home shall be provided with a minimum ten (10) feet by ten (10) feet concrete pad at the front entrance.

Section 11-7 Office and Professional Center

11-7.1 Definition

Two or more principal office or professional buildings on a single tract or lot, whether or not the site will be subdivided or maintained in single ownership.

11-7.2 Site Area

Minimal lot area shall be determined by the zoning district where the use is located.

11-7.3 Perimeter Yards

Lot requirements for the individual buildings shall be waived, but the perimeter setbacks shall comply with the setback requirements of the zoning district where buildings are located.

11-7.4 Buffering

A buffer approved by the Planning Board shall be provided on all exterior property lines which abut a residential zoning district.

11-7.5 Solid Waste Disposal

A plan for solid waste disposal shall be submitted to the Town and approved prior to the issuance of a zoning permit.

11-7.6 Utilities

Public water and sewer should be available to the site.

Section 11-8 Industrial Park

11-8.1 Definition

Two or more principal industrial buildings on a single tract or lot, whether or not the site will be subdivided or maintained in single ownership.

11-8.2 Other Requirements

All the dimensional requirements specified in Section 11-7 Office and Professional Center shall apply to industrial parks.