

## **ARTICLE V: SCHEDULE OF DISTRICT REGULATIONS**

### **Section 5.1            Primary Zoning District Requirements**

The Primary Zoning Districts as established in Article IV, Section 4.1 shall comply with all of the general and specific requirements of this Ordinance and in particular shall comply with the following standards and requirements:

1. Uses:

See Article VI entitled Table of Permitted and Special Uses

2. Dimensional Requirements:

See Article VII entitled Area, Yard, and Height Requirements

3. Location of Accessory Buildings and Structures:

See Article VII entitled Area, Yard, and Height Requirements

4. Off-Street Parking and Loading:

Off-street parking and loading shall be provided in accordance with the requirements of Article VIII.

5. Signs:

Signs shall be regulated by the requirements of Article IX.

6. Landscaping and Buffers:

Landscaping and buffers shall be provided in accordance with the requirements of Article X.

7. Tree Preservation, Protection, and Reforestation:

Tree preservation, protection, and reforestation shall be provided in accordance with the requirements of Article XI.

### **Section 5.2            Roadway Overlay District**

1. Roadway Overlay District Boundaries. The Roadway Overlay District is composed of all properties within Archdale's city and zoning limits that adjoin Main Street, US HWY 311, and/or NC-62. The boundaries also extend to several properties near the intersection of Interstate-85 and NC-62 as referenced in the map in Appendix A.

2. Application. The requirements of this Section apply to all new construction, including exterior improvements involving more than 50% of a building's façade that is prominently visible from the street in the Roadway Overlay District. These requirements shall also apply if improvements are done to property that is more than 50% of the tax value of the building on the property. The requirements of paragraph 9 shall apply to all parcels within the overlay district. Structures in non-residentially zoned districts which were originally constructed as single-family or multi-family dwellings shall comply with this Section upon change in use from residential to non-residential use. These requirements shall not apply to areas of the overlay district that are zoned for residential uses.

The Planning and Zoning Board and City Council may modify any standard or requirement of this Section where in their opinion equal or better performance will result. In modifying any standard or requirement the evaluation shall be made with regard to the overall performance in carrying out the purposes of this Ordinance.

3. Non-conforming situations. Any parcel containing a non-conforming structure or any structure located on a non-conforming parcel shall meet all requirements of this Ordinance except for Sections 4, 5, 8, and 9.
4. Roadway Setback. All buildings shall be setback a minimum of 50 feet as measured perpendicular from the right-of-way line of the adjacent Roadway(s) as defined in Section 1. Front, side, and rear setbacks for the parcel's underlying zoning district apply on all other sides. A front setback of the underlying zoning district will only be utilized if the building fronts any street other than those described in Section 1 above and all other setback requirements for the underlying zoning district will apply.
5. Minimum Lot Width. The minimum lot width shall be 150 feet. For corner lots with less than 150 feet of frontage, the minimum lot width shall be congruent with the underlying zoning district provided access to the property is from the side street only and not the thoroughfare. For side street access, curb and gutter shall be constructed the entire depth of the property.
6. Landscaped Overlay Yard. A landscaped roadway shall be provided by each subject to this requirement. A landscaped roadway yard is a landscaped area generally parallel to the public roadway designed to provide continuity of vegetation along the right-of way and a pleasing view from the road. The landscaped area shall be penetrated only by driveways and crosswalks. The minimum width of the roadway yard shall be 10 feet and shall be located within the 30 foot section of the lot closest to the public road right-of-way. Trees shall be planted at a rate of 1 tree per 40 linear feet of street yard excluding driveway and crosswalk area. It shall be landscaped and maintained with a vegetative cover and shall be planted with small and/or medium shrubs at a rate of 15 per 100 linear feet of street yard excluding driveway and crosswalk area. The Zoning Administrator may approve a different vegetative landscape type when in his/her opinion equal or better performance will result. See Section 10.13 for a list of recommended trees and shrubs.

7. Underground Utilities. All utilities services on the property, including all wire services, shall be placed underground.
  
8. Exterior Building Materials.
  - a. Façade walls shall be constructed of high quality materials. Examples of acceptable high quality materials are standard brick, utility brick, and stone. These materials shall be the predominant feature on the façade wall. Other materials such as stucco, pre-cast concrete, tilt-up concrete, and shingle siding are allowed on the façade walls as accents to the predominant high quality materials.
  - b. A maximum of three primary colors or a range of complementary hues shall be acceptable. Any accent colors should complement the primary color palette. Acceptable color schemes shall be subtle, neutral, or earth tones. Fluorescent, pastel, and black color schemes are not acceptable.
  - c. Façade walls that are 100 feet or more in length shall incorporate recesses having a depth of at least 3% of the length of the façade wall. The recesses shall extend for at least 20% of the length of the façade wall.
  - d. In order to ensure that building entrances are clearly visible and identifiable to pedestrians, façades that have entrances shall have arcades, awnings, canopies, overhangs, windows, and/or other features along no less than 60% of the length of the wall.
  - e. Flat roofs shall include parapet walls. Additionally, all rooftop mechanical equipment is to be screened from sight from the public right-of-way, private roads, and public sidewalks.
  
9. Developments with More than One Principal Building. Developments in the Roadway Overlay District with more than one principal building (including “out-parcels” and multi-tenant buildings) shall include similar architectural styles, but should not be identical throughout the development. All sides of an individual building shall be treated in an architecturally similar manner. More specifically, the following three “unifying elements” must be significantly presented in each building (including accessory buildings and those buildings located on out-parcels) and to the greatest extent practical, in other architectural features of the development (walls, fences, signs, etc.):
  - a) Building materials. Such materials shall apply to at least 30% of each ground mounted sign as well.

- b) Colors. A maximum of three colors may be designated as the unifying element, but the maximum numbers of colors throughout the development is not limited.
- c) Architectural features. These include, but are not limited to: roof treatment (style, color, and material), façade treatments, or building form (overhangs, canopies, arcades, protected walkways, entrance treatments, etc.).

10. Entrances / Exits to Public Streets. Any lot of record in the Roadway Overlay District in existence on the effective date of this Section shall be allowed one access point notwithstanding the provisions of this Section that may prohibit such access; provided, however, that two or more lots under common ownership shall be considered one lot and shall comply with the requirements of this Section. The maximum number of access points shall be as follows:

<b>Street Frontage (ft)</b>	<b>Access Points to Street</b>
0 – 299 ft	1
300 – 999 ft	2
1,000 ft or more	3

Except where access would be denied, driveways shall be located at least 200 feet from the center line of any street intersecting the Roadway and shall be located at least 30 feet from a side property lines, except where a mutual joint access agreement exists which provides for a shared driveway for adjoining owners. Driveways shall be not less than 120 feet apart, measured along the right-of-way from center of driveway to center of driveway.

11. Signs. The following types of commercial signs shall be prohibited in the Roadway Overlay District:

- a) Off-premises signs
- b) Portable signs
- c) Temporary signs

Special event signs shall be allowed by zoning permit for a maximum time period of 15 days during any one-year period.

This does not apply to on-premise real estate signs in compliance with Article IX.

12. Paved Parking / Landscaped Island. All required parking areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights. No more than 10 parking spaces may be in a continuous row without being separated by a landscaping island. See *Section 10.4*.

13. Solid Waste Facilities. Solid waste storage facilities in the Roadway Overlay District shall consist of a minimum 10' x 20' concrete pad with vehicle apron and a 6 foot high opaque fence on the sides and rear of the facility with a gated front. Two 6 foot bollards are also required to protect the fence. The facility shall not be in any required front, side, or rear yard setback.
14. HVAC. HVAC units, when ground mounted, must be located at the rear of the building or along the side where it cannot be seen from the front of the building. When HVAC is roof mounted sufficient screening is required to screen the unit(s) from the public view.
15. Sidewalks. Sidewalks are required along all street frontages in the overlay district. They shall be constructed per the guidelines found in Sections 1.6 and 1.7 of the City of Archdale Subdivision Ordinance, as well as the *City of Archdale Construction and Development Guidelines*.
16. Outdoor Storage. See Section 3.17 for outdoor storage requirements.