

ARTICLE 6. GENERAL DEVELOPMENT STANDARD

6.1 Applicability

The general development standards established in this Article shall be applicable within each zoning district unless otherwise specifically modified by another standard of this Ordinance.

6.2 Relationship of Buildings to Lot

Every building hereafter erected, moved, or placed shall be located on a lot and in no case shall there be more than one principal dwelling unit on a residentially zoned lot except as otherwise provided within this Ordinance.

6.2.1 Exception:

One (1) Temporary Health Care Structure, as defined and regulated by North Carolina General Statute 160D-915, may be permitted as a second dwelling on properties zoned for and occupied by a single-family detached home. An initial Zoning Permit will be issued by the Planning Department for said structure. After that, an annual Zoning Permit will be required for renewal. Once the Temporary Health Care Structure is no longer necessary, the property owner will have 60 days to have it removed from the property.

6.3 Lot Frontage and Street Access

No building, structure, or use of land shall be established on a lot, nor shall any lot be created that does not comply with the Lot Frontage and Street Access requirements of the City of Archdale Subdivision Ordinance. Nonconforming lots of record shall be exempt from this requirement subject to the provisions of Article XIII.

6.4 Yard and Open Space Requirements

1. No part of a yard, court, or other open space provided around any building or structure for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space required under this Ordinance for another building or structure. Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except as provided for in this Section. However, certain accessory structures are permitted to be placed in the required yard areas as provided for herein.
2. All open areas of required yards not occupied by a permitted accessory shall be planted in grass or otherwise landscaped with trees, shrubs and other common landscaping

materials, excluding those areas containing driveways, pedestrian walkways, or communal gathering spaces.

6.5 Reduction of Lot and Yard Areas Prohibited

No yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth in this Ordinance, except as otherwise specifically modified by a provision of this Ordinance or the Subdivision Ordinance. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance for the district in which they are located.

6.6 Height Limitation Exceptions

The height limitations of this Ordinance shall not apply to public buildings, religious institutions, schools, hospitals, belfries, cupolas, and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, flag poles, and similar structures, provided such structures meet the required North Carolina Building Code. Height limitations shall apply to wireless communication towers as regulated herein.

6.7 Building Setback Exceptions

Setback distances shall be measured from the property line or street right-of-way line to the nearest portion of any building or structure excluding:

1. Unenclosed porches, attached carports, balconies, fire places, and decks which do not project into any required yard more than 3 feet; and
2. Chimneys, flues, coves, roof overhangs, window sills, and bay windows which do not project into any required yard more than 3 feet; and
3. Patios, drives, and walkways, if no portion of the same extends more than 12 inches off the ground; and
4. Any structure that is a mere appendage to a building such as a flagpole or fountain.

6.8 Projections into Front Yards in Commercial and Industrial Districts

In commercial and industrial districts, open, unenclosed canopies covering automobile fueling / charging devices and related equipment and facilities may project into one-half ($\frac{1}{2}$) the front yard setback requirement for the district.

6.9 Double Frontage (Through) Lots

In all Zoning Districts, Double Frontage (Through) Lots shall provide the minimum yard requirements for front yards along both street fronts. The minimum yard requirements for this type of lot shall pertain to both primary and accessory structures.

6.10 Visibility at Intersections

On a corner lot in any district no, planting, structure, sign, fence, wall, or obstruction to vision more than 3 feet in height measured from the centerline of the street shall be placed or maintained within the triangular area formed by the intersecting street centerlines and a straight-line connecting point on said street centerlines, each of which is 20 feet distance from the point of intersection.

6.11 Water and Sewer Requirements

1. The lot sizes required for the various districts in this Ordinance are based upon the assumption that adequate water supply and sewage disposal systems are available to each and every lot. The lack of adequate systems for one or both facilities may require larger lot areas or, in some instances, because of Health Department Standards, may not permit development as intended.
2. All newly constructed occupiable buildings within the corporate limits of the City of Archdale shall be connected to public water and sewer systems, with the exception of detached single-family dwellings situated on lots larger than 3 acres in size.

6.12 Pedestrian Facilities

Sidewalks, Shared Use Paths, and Greenways connecting residences, schools, and recreational areas are required to be installed in accordance with the pedestrian circulation system established in the Pedestrian and Trails Master Plan. Sidewalks, Shared Use Paths, and Greenways shall be built according to construction standards established in the *City of Archdale Construction and Development Standards*.

6.13 Entrances/Exits to Public Streets

Entrances and exits to 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. No portion of any entrance driveway leading from a public street shall be closer than 20 feet to the corner of any intersection measured from the right-of-way line. The width of any entrance driveway leading from the public

street shall not exceed 30 feet at its intersection with curb or street line. No two driveways on a single lot leading from a public street shall be within 20 feet of each other measured along the right-of-way.

6.14 Fences and Walls

1. No fence or wall located within a front yard shall exceed 4 feet in height.
2. In residentially zoned areas, fences and walls shall not exceed 8 feet in height.
3. Fences and walls located along side property lines adjoining a street right-of-way shall be set back a minimum of 10 feet from the edge of the right-of-way.

6.15 Solid Waste Storage

1. All uses other than detached single family dwellings shall provide a screened enclosure for the storage of solid waste collection containers where the storage of such containers within the interior of a structure is not feasible.
2. Enclosures are permitted in side or rear yards only.
3. Detached enclosures shall be constructed of brick. Enclosures attached to a building shall utilize the same cladding material as the structure to which it is attached.
4. Enclosures shall have doors that can be closed to fully screen the solid waste collection containers. If visible from a public street, the doors shall remain closed other than during periods when solid waste is being deposited or collected.

6.16 Underground Utilities Required

All wire line utilities upon a development site shall be installed below ground. Nothing in this section shall require the placement of off-site electric utilities underground in conformance with the provisions of NCGS 160D-804(h).

6.17 Lighting

Plans for street and outdoor lighting shall be required for all new development proposals. It shall specifically show the location of all proposed street and outdoor lighting fixtures to be constructed on any development.

6.17.1 Street Lighting

The following restrictions apply to street lighting in all zoning districts:

1. All new developments with public streets require decorative fixtures. An outdoor lighting plan shall be included as part of a TRC submittal. If a TRC review is not required, the outdoor lighting plan shall be reviewed by Planning staff.
2. Street lights shall be installed in accordance with the standards set forth in the *City of Archdale Construction and Development Standards*.

6.17.2 Outdoor Lighting:

The following restrictions apply to outdoor lighting in all zoning districts:

1. For non-residential uses, outdoor lighting shall be located, screened, and shielded so that the abutting lots located in any residential district are not directly illuminated.
2. Building mounted floodlights are prohibited for nonresidential uses, within the exception of the M-1 and M-2 districts, and all lights mounted to freestanding poles shall use full cutoff fixtures.
3. Pole mounted light fixtures intended for the illumination of off-street parking areas shall not exceed 30 feet in height, and fixtures intended to light pedestrian walkways shall not exceed 18 feet in height. All outdoor lighting intended for one of the preceding uses shall utilize full cutoff fixtures.
4. For residential uses, lighting fixtures must be located, screened, or shielded in order to prevent direct glare onto neighboring lots.
5. All outdoor lighting shall be located, screened, or shielded in a manner as not to cause glare or impair the vision of motorists or to illuminate a neighboring residential lot.

6.18 Temporary Construction Site Buildings

Temporary buildings, including mobile structures, incidental to a construction project may be permitted to be used concurrent with the permit for permanent building(s) construction. Temporary buildings shall be located at least 25 feet from any property used for residential purposes.

6.19 Residential Accessory Structures

Residential detached accessory structures and buildings shall comply with the following standards:

1. shall be constructed with the understanding that easements (water, sewer, gas, utility, access, etc.) may exist on private property. It is important for property owners to determine whether such easements are present on their property and what limitations said easements may pose for accessory structures or buildings,
2. are limited to a maximum of 2 accessory buildings per parcel of land. Permanently installed swimming pools shall not count toward the maximum number of accessory structures.
3. shall only be allowed in rear yards (no accessory buildings in front or side yards),
4. shall be placed no closer than 5 feet from the rear lot line (except on double frontage lots) and 5 feet from side lot lines,
5. may not be placed closer than 10 feet to the primary structure,
6. may not exceed the height of the parcel's primary structure,
7. the combined square footage of all accessory buildings is limited to the square footage of 30% of the 'buildable rear yard' (rear yard minus applicable setbacks described in Subsections 4 and 5 above; see Figure 6.1 below).

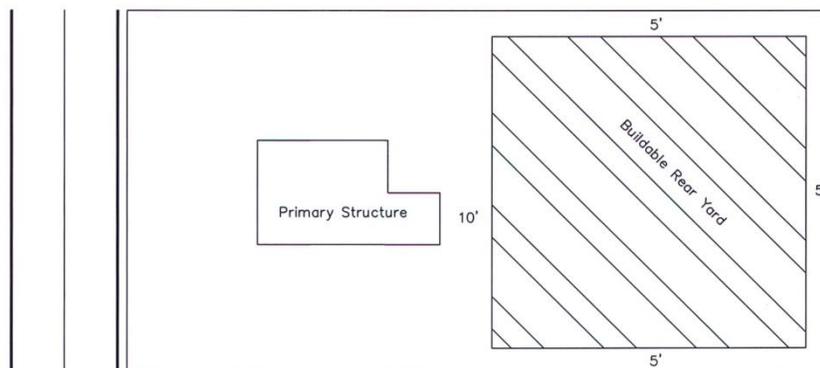


Figure 6.1: Buildable Rear Yard

6.20 Outdoor Storage and Display

Outdoor storage and/or display of items for sale or advertising purposes is permitted in the HB, B-1, B-2, M-1, and M-2 Districts. Where permitted, outdoor storage / display shall be limited to items which are designed and intended for permanent outdoor usage. Such outdoor storage and display areas shall conform to a minimum of one-half (½) the minimum required front building setback and not block or obstruct required parking spaces or pedestrian walkways.

6.21 Certain Manufactured Homes Prohibited

After the effective date of this Ordinance, no Manufactured Home constructed prior to June 15, 1976 shall be placed in the jurisdiction of this Ordinance, nor shall any such Manufactured Home that is existing within the jurisdiction of this Ordinance be moved and placed at any other location within the jurisdiction of this Ordinance.

6.22 Use of Manufactured Homes and Other Vehicles for Storage Prohibited

The use of manufactured homes, truck trailers, travel trailers, or other vehicles for storage purposes shall be expressly prohibited in all zoning districts. This shall not apply to the temporary storage of supplies or materials awaiting use, or finished goods awaiting shipment, associated with an industrial or warehousing use.

6.23 Temporary Residential Storage

Upon each residential lot, no more than one temporary portable storage container may be utilized. Such container shall be permitted on the premises for up to 45 consecutive days within a 90-day period. No temporary portable storage container permitted under this provision shall exceed 20 feet in length.

6.24 Nonresidential Building Design Standards

All buildings constructed for nonresidential or mixed residential and nonresidential occupancy, excluding buildings constructed for use as industrial, manufacturing and warehousing establishments, shall adhere to the following design standards unless a different standard is specified in Article VII for the district in which the building is located.

6.24.1 Exterior Cladding Materials.

Each building wall that is visible from a public street, internal drive, or off-street parking area shall be clad in high-quality building materials. For the purposes of this Section, the term high

quality materials shall exclude EIFS, stucco, smooth concrete masonry units, corrugated and smooth metal panels, and vinyl siding.

6.24.2 Proportion and Uniformity of Cladding Materials

1. A single cladding material shall be utilized to cover a minimum of 70% of each building wall, excluding glazed areas (windows and doors) to which the exterior cladding standard applies. Materials of the same type and style shall be applied in a generally proportionate amount on each regulated building wall.
2. Developments with more than one building on the same parcel, or on separate parcels when developed as a single site, shall utilize common exterior cladding materials throughout the development.

6.24.3 Articulation

1. Building walls facing a public street shall contain articulating features along a minimum of 60% of the length of the building wall.
2. Qualifying articulating features include:
 - a. Covered porches and arcades.
 - b. Customer entrances
 - c. Awnings shading windows and customer entrances.
 - d. Trellises and similar building wall attachments.
 - e. Windows (excluding mirrored or opaque spandrel glass).
 - f. Columns and pilasters.
 - g. Inlays into the primary cladding material.
3. Any feature used to meet this requirement shall have a minimum width of 36" between a height of 3 and 8 feet above the building's finished floor elevation.

6.24.4 Roof Form

1. All flat or low pitch roofs (2:12 or less) shall be screened with a parapet wall.

2. All pitched roofs shall provide minimum 8-inch overhangs.

6.24.5 Building Appurtenances

All mechanical, plumbing, and electric equipment and other exterior building systems shall be located on the rear of the building or on the roof, and screened from any adjacent public street or off-street parking area intended for customer use.