

## **ARTICLE 7. SUPPLEMENTAL STANDARDS FOR SPECIFIC DISTRICTS**

### **7.1 Purpose and Applicability**

The purpose of this Article is to establish supplemental standards for certain base and overlay zoning districts. The standards stated for a particular district shall apply only within that district. Where the supplemental standards contained in this Article conflict with another standard or requirement of this ordinance, including any generally applicable development standards, the standards of this Article shall apply.

### **7.2 Downtown District Supplemental Standards**

The following additional standards shall apply in the Downtown District.

#### **7.2.1 Site Design**

- 1.** Buildings shall be oriented on a lot so that the primary public entrance is located along the front lot line.
- 2.** On lots less than 50 feet in width or less, 100% of the width of the front lot line shall be occupied by a building wall. On lots greater than 50 feet in width, a minimum of 80% of the width of the front lot line shall be occupied by a building wall.
- 3.** Buildings shall be sited and constructed so that each ground floor building wall along a public street frontage is within 6 feet of the edge of the right-of-way along a minimum of 80% of the length of the wall plane.
- 4.** Off-street surface parking areas are prohibited within 20 feet of the edge of the right-of-way.
- 5.** Driveway are prohibited along primary street frontages, with the exception of those driveways providing access to a parking structure. Vehicular access to off-street parking and service areas shall be taken from alleys and side streets.
- 6.** All exterior mechanical, electric, and plumbing equipment (excluding FDCs) shall be located on the roof or rear of the building, and, when visible from a public street, shall be screened.
- 7.** All solid waste collection areas shall be located on the interior or at the rear of the building.

8. The Street Landscaping and Buffering requirements of this Ordinance do not apply within the Downtown District.

### **7.2.2 Building Massing and Scale**

1. The ground floor of each building shall be constructed with a minimum height of 14 feet from the grade of the sidewalk along the front lot line.
2. Stories above the ground floor shall be a minimum of 10 feet in height. Each story above the ground floor shall have a smaller vertical height than the ground floor story.
3. Buildings located on corner lots shall be constructed to a minimum height of two stories.
4. Individual buildings shall not exceed 100 feet in width along the front lot line.
5. Single story buildings shall not exceed 40 feet in width along the front lot line.

### **7.2.3 Exterior Building Materials**

1. Building walls facing a public street shall be clad over a minimum of 80% of their surface area, excluding glazed surface area, with masonry. Qualifying materials include brick, stone, and cast concrete panels or veneers having the appearance of brick or stone. Split-faced block and smooth concrete masonry units shall not be permitted as a primary masonry material.
2. The remaining 20% of the public street facing building wall area may be clad in a secondary material, such as architectural grade exterior wood panels, tile, or similar high-quality materials. Smooth or corrugated metal panels, EIFS, vinyl, horizontal lap siding of any kind, and stucco shall be prohibited as cladding materials to meet this requirement.
3. Exterior cladding materials shall be applied in a manner that provides a visually distinct base to the building along the primary street frontage.
4. A single material type (inclusive of color and style) shall be used for a minimum of 80% of the area required to be clad in masonry.
5. No more than three styles of masonry may be used to clad a building wall facing a public street, and no more than five total materials may be used. Materials shall be consistent between building walls that face a public street.

6. Top and mid-level cornices may be composed of a permitted material, metal, finished architectural concrete, or a material having the appearance of a permitted material.
7. Building walls not facing a public street are exempt from regulation

#### **7.2.4 Glazing**

1. Ground floor building walls facing a public street shall contain glazed area over a minimum of 60% of the width of the building wall between a height of 3 and 10 feet as measured from the finished floor elevation of the ground floor. This provision shall not apply to those portions of building walls facing a side street beyond a point 20 feet from the intersection of the front and side building wall.
2. Customer entrance doors shall have a minimum glazed area of 70%. Solid security door styles shall be permitted on non-public entrances, provided that such shall not be permitted along any building wall along the front property line.
3. Each upper story building wall shall contain glazing over a minimum of 25% of its surface area.
4. Upper story windows shall have a vertical orientation.
5. Glazed surface area shall be limited to no more 75% of the ground floor building wall surface area and 50% of an upper story wall surface area.
6. All window glass shall be recessed at least one inch from the surface area of the surrounding frame and cladding material.
7. All window frames shall be composed of wood or metal.
8. Ground floor windows / glazed areas shall be distributed proportionally along the building wall, and no portion of a ground floor building wall may exceed 10 feet without containing glazed area.
9. Glass block is prohibited as a means of meeting the minimum requirements of this Section.
10. Mirrored or tinted glass with a visible light transmission ratio of less than 70% is prohibited.

11. The use of security gates / doors is permitted, provided that such gates or doors are installed on the interior of the building, are opened fully during business hours, and remain open if a space is vacated.

#### **7.2.5 Roofs**

1. Simple flat or barrel shaped roof forms with a minimum pitch /curvature for drainage are the only permitted roof types.
2. All roofs shall be screened by a parapet wall not exceeding five (5) feet in height.
3. Minor pitched roof forms are permitted on corner buildings, provided that pitched roofs shall not cover more than 10% of the surface area of the building.
4. All roof drainage shall be to the rear of the building unless downspouts are located behind building cladding.

#### **7.2.6 Awnings**

1. Awnings shall extend no further than the distance between building columns / piers.
2. Awnings may only shade glazed areas and customer / service entrances.
3. Awnings shall have a shape that is compatible with the shape of the glazed areas that they shade.

#### **7.2.7 Signs**

1. Only wall, window, and projecting signs are permitted
2. Wall signage shall be limited to one square foot of signage per linear foot of building wall along the primary street frontage. Corner buildings may have the same wall sign area on the secondary street frontage as the primary frontage.
3. The maximum size of each projecting sign shall be 25% of the permitted wall sign area.
4. Window signs shall be permitted to cover a maximum of 25% of the surface area of the glazed area on the ground floor. Each frontage shall be subject to the maximum 25% coverage ratio.
5. No more than one wall sign and one projecting sign is permitted per street frontage.

6. Projecting signs shall only be permitted above customer entrances, and shall be centered on the entrance.
7. Wall signs shall be centered over the customer entrance on the primary street frontage.
8. Cabinet style signs are prohibited.
9. Only external and halo style illumination are permitted.

### **7.3 North Main Overlay District Standards**

The following additional standards and modifications shall apply in the North Main Overlay District.

#### **7.3.1 Site Design**

1. Buildings shall be oriented on a lot so that the primary public entrance faces North Main Street. Additional public entrances shall be permitted on the side or rear of the building, but the North Main Street frontage entrance(s) shall remain open and accessible at all times that the business is open.
2. A pedestrian walkway with a minimum width of eight (8) feet shall connect all customer entrances facing a public street to the external pedestrian network.
3. Each site shall be developed so that a minimum of 50% of the North Main Street frontage is occupied by a building wall.
4. There is no minimum front setback. All buildings shall be constructed so that a minimum of 50% of the width of the front building wall is within 10 feet of the edge of the right-of-way and the remainder of the front building wall is within 30 feet of the edge of the right-of-way.
5. Off-street vehicular parking and loading (excluding bicycle parking) areas shall be located to the side or rear of the building.
6. Any portion of the North Main Street frontage occupied by a nonresidential building where the distance between the right-of-way and the front building wall is greater than 10 feet shall be occupied by active outdoor space, such as a seating area or outdoor dining area.

7. Driveways shall not enter into a site at any point directly in front of a building situated on the North Main Street frontage, and no internal driveway shall be located between building and the right-of-way of North Main Street.
8. Sites with buildings occupying at least 70% of the width of the North Main Street frontage may be developed with a second tier of buildings in the rear of the site without regard to the build-to line requirements. All buildings along the North Main Street frontage necessary to meet this requirement shall receive a certificate of occupancy prior to any building on the site in the second tier of buildings receiving a certificate of occupancy.
9. Drive-through service areas are prohibited, however any existing drive through service area shall be permitted to continue in operation, provided that no alteration is permitted to accommodate an expansion of the service provided in that manner.
10. All exterior mechanical, electric, and plumbing equipment (excluding FDCs) shall be located on the roof or rear of the building, and, when visible from a public street or off-street parking area, shall be screened.
11. The Street Landscaping requirements of this Ordinance shall not apply to any portion of the width of the lot adjacent to North Main Street that contains a building wall within 10 feet of the right-of-way.
12. The Buffering requirements of this Ordinance, as applied to side property lines, shall be reduced by 50% within the North Main Overlay, and shall only be applicable with regard to preexisting adjacent residential uses.

### **7.3.2 Building Massing and Scale**

1. The ground floor of each nonresidential building shall be constructed with a minimum height of 14 feet from the grade of the sidewalk along the front lot line.
2. Stories above the ground floor shall have a minimum 10-foot height.
3. Individual buildings shall not exceed 100 feet in width along the North Main Street frontage.
4. No single occupiable tenant space shall exceed 10,000 square feet.
5. Residential buildings shall have the finished floor elevation of the ground floor elevated at least three (3) feet above the grade of the adjacent public sidewalk along any portion

of a street-facing building wall that contains a ground floor residential use (other than common area).

### **7.3.3 Exterior Building Materials**

1. Building walls that are visible from a public street, internal driveway, or off-street parking area shall be clad over a minimum of 80% of their surface area, excluding glazed surface area, with masonry, including brick, stone, and cast concrete panels or veneers having the appearance of brick or stone. Split-faced block and smooth concrete masonry units shall not be permitted as a primary masonry material.
2. Single-story buildings may, alternatively, utilize horizontal lap siding composed of exterior architectural grade wood or fibrous cement boards having the appearance of wood to meet the primary exterior material requirement. Siding boards shall be installed in a manner to create a minimum 7" exposed vertical height. Where utilized, a masonry-clad foundation wall with a height of at least 18" shall be provided along each building wall.
3. The remaining 20% of each building wall to which the primary material standards apply may be clad in a secondary material, such as architectural grade wood, split faced block, tile, or similar high-quality materials. Corrugated metal panels and smooth concrete masonry units shall not qualify as permitted secondary materials.
4. No more than five (5) different materials (including style or color of the same material) may be used on a building wall, and all building walls to which these requirements apply.

### **7.3.4 Glazing**

1. Ground floor building walls facing North Main Street shall be glazed over a minimum of 30% of their surface area between 3 and 8 feet above the finished floor elevation.
2. All window glass shall be recessed at least one inch from the surface area of the surrounding frame and cladding material.
3. Glass block is prohibited as a means of meeting the minimum requirements of this Section.
4. Mirrored or tinted glass with a visible light transmission ratio of less than 70% is prohibited.

5. Window frames for all ground floor windows and all windows in nonresidential buildings shall be composed of wood or metal. Upper-story residential windows may be composed of vinyl, provided that a color other than white is utilized for the frame.

### **7.3.5 Roofs**

1. All flat / low pitch roofs (2:12 or lower) shall be surrounded by a parapet wall with a height no greater than 5 feet.
2. All roofs having a pitch of 3:12 or greater shall utilize architectural asphalt shingles, tile, slate, or standing seam metal as the roofing material. Where standing seam metal is used for roofing, the roof shall have a matte finish.
3. All roofs having a pitch of 3:12 or greater shall overhang the building wall by a minimum of 12 inches.
4. Visible downspouts for roof drainage systems shall have smooth exterior surfaces.

### **7.3.6 Building Articulation**

1. Building walls exceeding 40 feet in width that face North Main Street shall include articulation to break up the massing of the building.
2. Articulating features shall be included on the building wall in a manner so that there is no gap in articulating features exceeding 10 linear feet.
3. Qualifying articulating features include:
  - a. Covered porches and arcades.
  - b. Covered customer entrances.
  - c. Awnings shading windows and customer entrances.
  - d. Trellises and similar building wall attachments.
  - e. Windows
  - f. Columns and pilasters.
  - g. Inlays into the primary material.

4. 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.

### **7.3.7 Additional Permitted Uses**

In the area covered by the North Main Overlay District, the following uses shall be permitted by-right without regard to the underlying base zoning district, subject to any additional requirements set forth herein:

1. Dwellings, Multi-family Attached, subject to the following:
  - a. Structures containing such dwellings shall be located on a parcel containing a nonresidential building or buildings meeting the minimum building frontage occupancy requirements of this Section to qualify for a second tier of buildings.
  - b. No more than 6 attached units are permitted per building.
  - c. Interior / garage parking is provided to meet the minimum parking requirement, and parking access is taken from the rear of the building.
2. Dwellings, Multi-family Stacked, subject to the following:
  - a. No building shall contain more than 8 dwelling units.
  - b. Each building shall be situated on an individual parcel having direct access to North Main Street.
  - c. The requirements of this section do not apply to the use Dwelling, Multi-Family Upper Story

### **7.3.8 Additional Requirements for Certain Uses**

In the area covered by the North Main Overlay District, the following additional requirements shall apply to the specified uses without regard to the underlying base zoning district:

1. Electric Substation
  - a. Shall be screened by a masonry wall meeting the exterior cladding standards of this Section.
2. Gas Stations

a. All canopies and pumps shall be located behind and screened by a building meeting the frontage requirements of this Section.

**3. Public Safety Facility**

a. Facilities shall be located on a corner lot and take access from a side street only.

**4. Vehicle Repair Facility, Minor**

a. All service bays shall be oriented to the rear of the building or perpendicular to North Main Street.

**7.3.9 Prohibited Uses**

In the area covered by the North Main Overlay District, the following uses shall be prohibited without regard to the underlying base zoning district.

1. Amusement Facility, Indoor
2. Amusement Facility, Outdoor
3. Crematorium
4. Drive-Through Service
5. Driving Range
6. Funeral Home
7. Hospital / Medical Campus
8. Industrial, Craft
9. Light Assembly
10. Parking Lot, Principal Use
11. Self-Storage Facility, Indoor
12. Sports Park, Private / Commercial
13. Vehicle Sales and Rental, Passenger
14. Vehicle Repair Facility, Major

### **7.3.10 Signage**

1. The only manner of illumination permitted for any type of sign shall be external or halo style illumination.
2. Cabinet style wall and freestanding signs are prohibited.
3. Freestanding signs shall not exceed six (6) feet in height, regardless of the underlying base zoning district.
4. Freestanding signs shall not exceed 48 square feet in area.

## **7.4 Urban Residential Overlay District Standards**

The following additional standards and modifications shall apply in the Urban Residential Overlay.

### **7.4.1 Additional Principal Uses Permitted By-Right**

In the area covered by the Urban Residential Overlay District, the following uses shall be permitted by-right without regard to the underlying base zoning district, subject to any additional requirements set forth in this Section:

1. Dwelling, Multi-Family Attached
2. Dwelling, Multi-Family Stacked
3. Dwelling, Single Family Attached

### **7.4.2 Dimensional and Density Standards**

The following dimensional and density standards shall apply specifically to the uses set forth below. The density and dimensional standards for other uses / circumstances within the underlying base zoning district(s) shall apply for any use not discussed in this Section.

1. Single Family Detached Dwellings shall be permitted to utilize the following standards within the Urban Residential Overlay District:
  - a. Minimum Lot Width: 50 Feet
  - b. Minimum Lot Area: 5,000 SF
  - c. Minimum Front Yard Setback: 20 Feet\*
  - d. Maximum Front Yard Setback: 30 Feet

- e. Minimum Side Setback: 7.5 Feet / Corner 15 Feet
- f. Minimum Rear Setback: 25 Feet
- g. Maximum Height: 35 Feet

*\*Prevailing setback requirements do not apply. The minimum front setback shall be increased to 30 feet whenever an existing single-family dwelling is situated on an immediately adjacent lot and such dwelling was both constructed with a front setback greater than 30 feet and the existing adjacent dwelling is within 50 feet of the side property line*

2. Single Family Attached Dwellings shall be permitted to utilize the following standards within the Urban Residential Overlay District:

- a. Structures containing up to 5 attached single family dwellings constructed to the North Carolina Residential ~~Building Code for One and Two Family Dwellings~~ may be built on individually deeded sublots.
- b. Minimum Lot Area: 2,000 SF
- c. Minimum Front Yard Setback: 20 Feet\*
- d. Maximum Front Yard Setback: 30 Feet
- e. Minimum Exterior Building Side Setback: 10 Feet / Corner 15 Feet
- f. Minimum Rear Setback: 25 Feet
- g. Maximum Height: 35 Feet

*\*Prevailing setback requirements do not apply. The minimum front setback shall be increased to 30 feet whenever an existing single-family dwelling is situated on an immediately adjacent lot and such dwelling was both constructed with a front setback greater than 30 feet and the existing adjacent dwelling is within 50 feet of the side property line.*

3. Multi-Family Attached Dwellings shall be permitted to utilize the following standards within the Urban Residential Overlay District:

- a. Minimum Lot Width: 60 feet (2 dwelling units) + 20' per additional unit
- b. Minimum Lot Size: 7,500 SF (2 dwelling units) + 2,000 SF per additional unit
- c. Maximum Attached Dwelling Units Per Parcel: 45

**d. Permitted Principal Structures per Parcel: 1**

**e. Minimum Front Yard Setback: 20 Feet\***

**f. Maximum Front Yard Setback: 30 Feet**

**g. Minimum Side Setback: 10 Feet / Corner 15 Feet**

**h. Minimum Rear Setback: 25 Feet**

**i. Maximum Height: 35 Feet**

**j. Maximum Occupiable Stories Above Primary Street Frontage Grade: 2**

*\*Prevailing setback requirements do not apply. The minimum front setback shall be increased to 30 feet whenever an existing single-family dwelling is situated on an immediately adjacent lot and such dwelling was both constructed with a front setback greater than 30 feet and the existing adjacent dwelling is within 50 feet of the side property line.*

**4. Multi-Family Stacked Dwellings shall be permitted to utilize the following standards within the Urban Residential Overlay District:**

**a. Minimum Lot Width: 75 feet**

**b. Minimum Lot Size: 10,000**

**c. Maximum Dwelling Units Per Parcel: 8 (4 per occupiable story)**

**d. Permitted Principal Structures per Parcel: 1**

**e. Minimum Front Yard Setback: 20 Feet\***

**f. Maximum Front Yard Setback: 30 Feet**

**g. Minimum Side Setback: 10 Feet / Corner 15 Feet**

**h. Minimum Rear Setback: 25 Feet**

**i. Maximum Height: 35 Feet**

**j. Maximum Occupiable Stories Above Primary Street Frontage Grade: 2**

*\*Prevailing setback requirements do not apply. The minimum front setback shall be increased to 30 feet whenever an existing single-family dwelling is situated on an immediately adjacent lot and such dwelling was both constructed with a front setback greater than 30 feet and the existing adjacent dwelling is within 50 feet of the side property line.*

#### **7.4.3 Parking and Driveway Standards**

1. Only one curb cut / driveway is permitted per group of single family attached dwellings.
2. Only one curb cut / driveway is permitted per parcel containing multi-family dwellings.
3. Driveways shall extend past the rear building wall plane of the principal structure(s) for all attached single-family dwellings and multi-family dwellings.
4. Driveways shall extend past the rear building wall plane of the principal structure when providing street access to a single family detached dwelling constructed with a setback of less than 30 feet.
5. When located on a corner lot, driveways shall take access from the street with the longest frontage.
6. All surface parking associated with attached single-family dwellings and multi-family dwelling shall be located at the rear of the principal structure(s).
7. No garage or carport, whether attached or detached, serving a single-family attached dwelling or multi-family dwelling, shall be accessed from a location that is visible from the center point of the front of the structure it serves when viewed from the edge of the right-of-way.

#### **7.4.4 Site Development Standards**

1. The Buffering standards of this Ordinance shall be reduced by 50% for single-family attached and multi-family dwellings.
2. The maximum height for any freestanding outdoor lighting associated with a single-family attached or multi-family dwelling shall be 18 feet above grade. All outdoor lighting shall utilize full cutoff fixtures.
3. Solid waste collection areas serving single-family attached and multi-family dwellings shall be located in a rear yard only, and shall be fully enclosed and screened as provided

for in the general development standards of this Ordinance. No solid waste collection enclosure shall be permitted within 50 feet of a residentially used structure on an adjacent property.

4. Each attached dwelling unit shall have its front door facing the adjacent primary public street.
5. Each attached dwelling unit and stacked multi-family dwelling shall be connected to the adjacent public sidewalk by a minimum four-foot-wide sidewalk. Attached dwellings may connect to a single pedestrian path to reach the public sidewalk.

#### **7.4.5 Architectural Standards**

All residential structures, other than those constructed to the North Carolina Residential Code ~~for One and Two Family Dwellings~~, shall adhere to the following standards:

1. The primary exterior cladding material applied to front and side building walls shall consist of masonry (brick or stone only, including cast panels or veneers) or fibrous cement horizontal lap siding (or similar) that is installed with a minimum 7" vertical exposure. The primary material shall clad a minimum of 80% of each applicable building wall.
2. A single primary cladding material shall be utilized, and shall be identical in type and style on front and side building walls.
3. EIFS, stucco, plain concrete masonry units, and vinyl siding shall be prohibited as secondary materials on front and side building walls.
4. Windows shall be included on each front and side building wall. The end units of attached dwellings shall have a minimum of 10% glazed area per story on their exposed side building walls.
5. Windows shall be recessed by a minimum of 1" from the surrounding frame and cladding material.
6. Each attached dwelling with individual exterior access shall have a front porch containing a minimum of 60 square feet of floor area and shall have a minimum depth of 6 feet from the front building wall.
7. Pitched roof forms are required, and shall meet the following:
  - a. Minimum 4:12 pitch

b. Minimum 12" overhang

c. Roof drainage shall be provided with gutters and downspouts.

#### **7.4.6 Accessory Dwelling Units**

One detached accessory dwelling unit shall be permitted upon each lot containing a detached single-family residential dwelling within the Urban Residential Overlay District subject to the following standards:

1. The gross floor area of an accessory dwelling unit shall be limited to 600 square feet. Garage space for vehicular storage and other storage areas within a structure housing an accessory dwelling shall not count toward the maximum square footage.
2. Accessory dwellings shall be permitted in the rear yard only.
3. Accessory dwellings may not exceed the height of the principal dwelling unless situated on the upper story of a detached garage.
4. Accessory dwellings shall be set back a minimum of 10 feet from side and rear property lines.
5. One dedicated off-street parking space shall be provided for an accessory dwelling unit.

#### **7.4.7 Signs**

Freestanding signage that is otherwise permitted to be displayed on a property containing attached single-family or multi-family properties shall be prohibited in the Urban Residential Overlay District.

### **7.5 Downtown Residential District Supplemental Standards**

The following standards and modifications shall apply in the Downtown Residential District.

#### **7.5.1 Dimensional and Density Standards**

The following dimensional and density standards shall apply specifically to the uses set forth below. The density and dimensional standards for other uses / circumstances within the underlying base zoning district(s) shall apply for any use not discussed in this Section.

1. Single Family Attached Dwellings shall be permitted to utilize the following standards within the Downtown Residential District:

- a. Structures containing up to 5 attached single family dwellings constructed to the North Carolina Residential ~~Building Code for One- and Two-Family Dwellings~~ may be built on individually deeded sublots.
- b. Minimum Lot Area: 2,000 SF
- c. Minimum Front Yard Setback: 10 Feet\*
- d. Maximum Front Yard Setback: 20 Feet
- e. Minimum Exterior Building Side Setback: 10 Feet / Corner 15 Feet
- f. Minimum Rear Setback: 25 Feet
- g. Maximum Height: 35 Feet

*\*Prevailing setback requirements do not apply. The minimum front setback shall be increased to 20 feet whenever an existing single-family dwelling is situated on an immediately adjacent lot and such dwelling was both constructed with a front setback greater than 20 feet and the existing adjacent dwelling is within 50 feet of the side property line.*

- 2. Multi-Family Attached Dwellings shall be permitted to utilize the following standards within the Downtown Residential District:
  - a. Minimum Lot Width: 60 feet (2 dwelling units) + 20' per additional unit
  - b. Minimum Lot Size: 7,500 SF (2 dwelling units) + 2,000 SF per additional unit
  - c. Maximum Attached Dwelling Units Per Parcel: 45
  - d. Permitted Principal Structures per Parcel: 1
  - e. Minimum Front Yard Setback: 10 Feet\*
  - f. Maximum Front Yard Setback: 20 Feet
  - g. Minimum Side Setback: 10 Feet / Corner 15 Feet
  - h. Minimum Rear Setback: 25 Feet
  - i. Maximum Height: 35 Feet
  - j. Maximum Occupiable Stories Above Primary Street Frontage Grade: 2

*\*Prevailing setback requirements do not apply. The minimum front setback shall be increased to 20 feet whenever an existing single-family dwelling is situated on an immediately adjacent lot and such dwelling was both constructed with a front setback greater than 20 feet and the existing adjacent dwelling is within 50 feet of the side property line.*

**3. Multi-Family Stacked Dwellings shall be permitted to utilize the following standards within the Urban Residential Overlay District:**

- a. Minimum Lot Width: 75 feet**
- b. Minimum Lot Size: 10,000**
- c. Maximum Dwelling Units Per Parcel: 8 (4 per occupiable story)**
- d. Permitted Principal Structures per Parcel: 1**
- e. Minimum Front Yard Setback: 20 Feet\***
- f. Maximum Front Yard Setback: 30 Feet**
- g. Minimum Side Setback: 10 Feet / Corner 15 Feet**
- h. Minimum Rear Setback: 25 Feet**
- i. Maximum Height: 35 Feet**
- j. Maximum Occupiable Stories Above Primary Street Frontage Grade: 2**

*\*Prevailing setback requirements do not apply. The minimum front setback shall be increased to 30 feet whenever an existing single-family dwelling is situated on an immediately adjacent lot and such dwelling was both constructed with a front setback greater than 30 feet and the existing adjacent dwelling is within 50 feet of the side property line.*

**7.5.2 Parking and Driveway Standards**

- 1. Only one curb cut / driveway is permitted per group of single family attached dwellings.**
- 2. Only one curb cut / driveway is permitted per parcel containing multi-family dwellings.**
- 3. Driveways shall extend past the rear building wall plane of the principal structure(s) for all attached single-family dwellings and multi-family dwellings.**

4. Driveways shall extend past the rear building wall plane of the principal structure when providing street access to a single family detached dwelling constructed with a setback of less than 30 feet.
5. When located on a corner lot, driveways shall take access from the street with the longest frontage.
6. All surface parking associated with attached single-family dwellings and multi-family dwelling shall be located at the rear of the principal structure(s).
7. No garage or carport, whether attached or detached, serving a single-family attached dwelling or multi-family dwelling, shall be accessed from a location that is visible from the center point of the front of the structure it serves when viewed from the edge of the right-of-way.

### **7.5.3 Site Development Standards**

1. The Buffering standards of this Ordinance shall not apply to residential development within the Downtown Residential district.
2. The maximum height for any freestanding outdoor lighting associated with a single-family attached or multi-family dwelling shall be 18 feet above grade. All outdoor lighting shall utilize full cutoff fixtures.
3. Solid waste collection areas serving single-family attached and multi-family dwellings shall be located in a rear yard only, and shall be fully enclosed and screened as provided for in the general development standards of this Ordinance. No solid waste collection enclosure shall be permitted within 50 feet of a residentially used structure on an adjacent property.
4. Each attached dwelling unit shall have its front door facing the adjacent primary public street.
5. Each attached dwelling unit and stacked multi-family dwelling shall be connected to the adjacent public sidewalk by a minimum four-foot-wide sidewalk. Attached dwellings may connect to a single pedestrian path to reach the public sidewalk.

### **7.5.4 Architectural Standards**

All residential structures, other than those constructed to the North Carolina Residential Code ~~for One and Two Family Dwellings~~, shall adhere to the following standards:

1. The primary exterior cladding material applied to front and side building walls shall consist of masonry (brick or stone only, including cast panels or veneers) or fibrous cement horizontal lap siding (or similar) that is installed with a minimum 7" vertical exposure. The primary material shall clad a minimum of 80% of each applicable building wall.
2. A single primary cladding material shall be utilized, and shall be identical in type and style on front and side building walls.
3. EIFS, stucco, plain concrete masonry units, and vinyl siding shall be prohibited as secondary materials on front and side building walls.
4. Windows shall be included on each front and side building wall. The end units of attached dwellings shall have a minimum of 10% glazed area per story on their exposed side building walls.
5. Windows shall be recessed by a minimum of 1" from the surrounding frame and cladding material.
6. Each attached dwelling with individual exterior access shall have a front porch containing a minimum of 60 square feet of floor area and shall have a minimum depth of 6 feet from the front building wall.
7. Pitched roof forms are required, and shall meet the following:
  - a. Minimum 4:12 pitch
  - b. Minimum 12" overhang
  - c. Roof drainage shall be provided with gutters and downspouts.

#### **7.5.5 Accessory Dwelling Units**

One detached accessory dwelling unit shall be permitted upon each lot containing a detached single-family residential dwelling within the Downtown Residential District subject to the following standards:

1. The gross floor area of an accessory dwelling unit shall be limited to 600 square feet. Garage space for vehicular storage and other storage areas within a structure housing an accessory dwelling shall not count toward the maximum square footage.
2. Accessory dwellings shall be permitted in the rear yard only.

3. Accessory dwellings may not exceed the height of the principal dwelling unless situated on the upper story of a detached garage.
4. Accessory dwellings shall be set back a minimum of 10 feet from side and rear property lines.
5. One dedicated off-street parking space shall be provided for an accessory dwelling unit.

#### **7.5.6 Signs**

Signage otherwise permitted to be displayed on a property containing attached single-family or multi-family properties shall be prohibited in the Downtown Residential District.