

5.4.4 TRANSITIONAL BUFFERS

D. Transitional buffers shall provide approximately 100 percent opacity and may be occupied only by natural and/or planted vegetation, berms, and fencing as specified in Table 5.4.4.BD: Transitional Buffer Types and Specifications. Where a utility easement occupies a portion of the buffer, sufficient plantings must be provided outside the easement to meet the required opacity standard.

Table 5.4.4.BD: Transitional Buffer Types and Specifications	
Type	Specifications
Planted Buffer Strip	<ul style="list-style-type: none"> Planted materials shall be a minimum of six feet in height and provide approximately 100 percent opacity within one year of planting. Three rows of planted material are required.
Combination Planted Buffer Strip and Fencing	<ul style="list-style-type: none"> Fencing shall be between six and ten feet in height Planted materials shall be located between the fence and the common property line. If solid fencing is used, two rows of planted materials a minimum of three feet in height and providing approximately 50 percent visual opacity at initial planting shall be required. If permeable fencing is used, two rows of planted materials giving approximately 100 percent of visual opacity within one year of planting shall be required.
Combination Berm and Vegetation	<ul style="list-style-type: none"> The combined height of the berm and planted vegetation shall be a minimum of six feet and provide approximately 100 percent opacity within one year of planting. The slope of the berm shall be stabilized with vegetation. The slope shall be no steeper than 3:1. The height of the berm shall be six inches <i>feet</i> or less with a level or rounded area on top. The berm shall be constructed of compacted earth.

5.4.6 PARKING LOTS

D. Landscaping for parking lot interiors shall be in accordance with the specifications outlined in Table 5.4.6.D: Design Criteria for Parking Lot Interiors.

5.4.6.D: Design Criteria for Parking Lot Interiors	
Dimensional Standards	<ul style="list-style-type: none"> Interior landscaped areas shall be equal to eight percent of the total area to be used for parking, loading, automobile sales, driveways, internal drive aisles, and other vehicular or pedestrian use. Landscaping islands, either separate from or protruding from perimeter landscaping strips, shall be a minimum of 12 feet measured from back of curb to back of curb.
Plantings Required	<ul style="list-style-type: none"> One planted or existing tree shall be required for every 144 square feet of total interior landscaped area, with a minimum of one tree in each island. At least 75 percent of trees required for interior landscaping shall be of a shade/canopy species a minimum of three inches caliper in size. The remainder of interior landscaped area shall be covered with appropriate groundcover, except for designated pedestrian walkways making up no more than 15 percent of any island.
Design Standards	<ul style="list-style-type: none"> No parking space shall be located more than 120 feet from a landscaped island. All parking spaces shall be blocked or curbed to prevent vehicles from encroaching more than one foot <i>into planting islands or landscaped yards</i> or damaging adjacent fences or screens. Depressions and curb cuts shall be allowed for water quality protection.
Design Alternatives	<ul style="list-style-type: none"> The interior landscaping requirement for storage facilities can be met with landscaped islands on the ends of buildings and with protruding perimeter landscaping. Interior landscaping within automobile sales lots may be distributed so that smaller understory trees are utilized toward the interior of the lot and shade trees are placed toward the perimeter. For redevelopment of nonconforming parking facilities containing a total of 5-25 parking stalls, a perimeter landscaped strip a minimum width of ten feet may be provided in-lieu of interior landscaping. For every 40 linear feet, or fraction thereof, the perimeter strip shall contain a minimum of one canopy tree at least three-inch caliper in size or three understory trees at least six feet in height AND a continuous row of evergreen shrubs a minimum 18 inches in height.

5.4.7 STREET YARDS

B. Street yard area shall be required in accordance with the specifications outlined in Table 5.4.7.B, Street Yard Area Standards. The applicant may install the street yard in any configuration that provides the required amount of street yard square footage between the property line and any site improvements, and conforms with required street yard minimum and maximum widths.

Table 5.4.7.B: Street Yard Area Standards	
Zoning District or Use	Required Area
B-2, CS, I-1, I-2, AC	<ul style="list-style-type: none"> • 25 square feet for every linear foot of street yard frontage • Minimum street yard width: 12.5 feet • Maximum street yard width: 37.5 feet
B-1, CB, O&I, EDZD, UMXZ <i>Districts</i> <i>Developments with Additional Dwelling Allowance or High Density Development Special Use Permit</i>	<ul style="list-style-type: none"> • 18 square feet for every linear foot of street yard frontage • Minimum street yard width: 9 feet • Maximum street yard width: 27 feet
Non-Residential Uses in Residential Districts	<ul style="list-style-type: none"> • 12 square feet for every linear foot of street yard frontage • Minimum street yard width: 8 feet • Maximum street yard width: 18 feet

- *The road fronting width of driveways are not included in the linear street frontage when determining the base street yard area.*
- The area of any walkways, sidewalks or other bicycle and pedestrian facilities, and transit amenities shall be subtracted from the base street yard area required above to get the total required street yard area.
- Areas designated for stormwater functions, except piped areas, shall not be included in the required street yard area.
- The applicant may choose to increase the required square footage per linear foot up to 25 percent to receive an equivalent reduction in the building’s front yard setback.
- The applicant may install the street yard in any configuration that provides the required amount of street yard square footage between the property line and any site improvements as long as it remains in compliance with the minimum and maximum widths outlined above.

5.6.2 GENERAL PROVISIONS

J. Signs Which Require a Permit

4. Principal Use Signs

a. Freestanding Signs

1. Primary. One primary freestanding sign per premises, in accordance with Table 5.6.2.J.4.a, Freestanding Sign Standards.

Table 5.6.2.J.4.a: Freestanding Sign Standards							
Zoning District	Number of Lanes	Street Frontage (Feet) [1]	Front Setback (Min./Max.) (Feet) [2][3]	Maximum Primary Sign Height (Feet)	Maximum Aux. Sign Height (Feet)	Maximum Primary Sign Area (Square Feet)	Maximum Auxiliary Sign Area (Square Feet)
B-1, PD, CB	2	N/A	10 / 20	20	10	50	25
	4	< 100	10 / 20	20	N/A	50	N/A
		> 100	10 / 20	20	12	65	32
B-2, CS, I-1, I-2, AC, SC	2	< 100	10 / 20	20	N/A	65	N/A
		> 100	10 / 25	20	18	100	50
	4	< 100	10 / 25	20	N/A	100	N/A
		> 100	10 / 30	25	20	150	75
		> 300	10 / 30	30	20	175	90

NOTES:

- [1] Number of lanes refers to the ultimate number of lanes based upon existing roadway conditions or upon construction plans approved as part of the current NC DOT Transportation Improvement Program.
- [2] Notwithstanding the minimum and maximum front setback requirements indicated above, primary freestanding signs which do not exceed six feet in height and are less than 76 percent of the maximum sign area established above, may be located within five feet of the front property line and shall have no maximum front setback.
- [3] Front Setback refers to the setback from the front or corner side property lines.

10.3.5 SPECIAL USE PERMIT

C. Special Use Permit Procedure

Figure 10.3.5.C summarizes the requirements and procedures in Section 10.2, Standard Review Procedures that apply to special use permits. Subsections 1 through 7 below, specify the required procedure for a special use permit, including applicable additions or modifications to the standard review procedures.

Figure 10.3.5.C: Summary of Special Use Permit Procedure



**Special use permits for single-family dwellings, including mobile homes, shall not require Planning Board review prior to the Board of Commissioners Hearing & Decision.*