



Unified Development Ordinance
Text Amendment Application

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Lincoln County Planning & Inspections

Applicant Address 115 W. Main St., Lincolnton, NC 28092

Applicant Phone Number (704)736-8440

Part II

Briefly describe the proposed text amendment.

The proposed text amendments increases the minimum lot area and width requirements established in §2.4.5 & §2.4.6.

The amendment also adds additional language to §2.4.9.B. & §2.4.9.E. to create minimum lot area and width standards for residential uses in Planned Development Districts. The amendments revises the minimum PD-R buffer defined in §2.4.9.B.3. to 50 feet.

In addition, the amendment would require exterior sidewalks in the PD-MU district, similar to the requirements of PD-R and PD-C.

Part III

Provide the full text of the proposed amendment (on a separate sheet if necessary) with proposed deleted text shown as struck through and proposed added text underlined.

See attached pages

\$400 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.


Applicant

6/15/2022

Date

§2.4. General Use District Standards

§2.4.1. Intent

The general use district development standards establish lot sizes and certain restrictions for residential and nonresidential development. These standards allow for variety in housing types while maintaining the overall character of neighborhoods and commercial areas of the County. Separate standards are established to regulate development in each general use district. This approach to district development standards has several public benefits:

- A. It allows for development that is more sensitive to the environment and allows for the preservation of open and natural areas.
- B. It promotes quality site layout and energy-efficient development.
- C. It promotes affordable and life-cycle housing.
- D. It promotes development intensities that match existing and proposed infrastructure investments.

§2.4.2. Resource Conservation Areas

- A. No resource conservation area (see §7.2) shall be counted towards lot area required by this article. This shall not preclude the platting of lots in such areas, provided that adequate lot area outside the resource conservation area is provided to meet the minimum lot area requirements of this article.
- B. Resource conservation area shall be counted towards the recreation and open space requirements to the extent specified in §3.3.

§2.4.3. How to Use this Section

This section is divided into the following:

PART 1. RESIDENTIAL DISTRICTS.

This Part sets forth specific standards for development in residential districts.

§2.4.4 through §2.4.7

PART 2. NONRESIDENTIAL DISTRICTS.

This Part sets forth specific standards for development in nonresidential districts.

§2.4.8

PART 3. PLANNED DEVELOPMENT DISTRICTS.

This Part sets forth specific standards for development in planned development districts.

§2.4.9

Residential Subdivision Types

PART I. RESIDENTIAL DISTRICTS

§2.4.4. Residential Subdivision Types

Development within the residential districts allows a variety of subdivision types. Two types of residential subdivisions are permitted, as follows.

A. Conventional Residential Subdivision

Conventional residential subdivision is a pattern of residential development that provides a majority of property owners with substantial yards on their own property.



Figure 1. Conventional Residential Subdivision

B. Cluster Residential Subdivision

Cluster residential subdivisions trade conventional minimum lot size and dimensions for additional common recreation and open space. A cluster residential subdivision shall be a sufficient size to ensure adequate common recreation and open space can be incorporated into the subdivision design. A cluster residential subdivision may allow additional density provided certain enhancements are incorporated into the design of the subdivision.

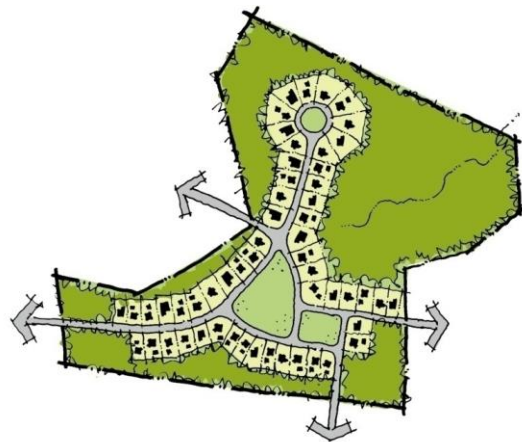


Figure 2. Cluster Residential Subdivision

§2.4.5. Conventional Subdivision Standards

A. Applicability

A conventional residential subdivision is permitted in all residential districts subject to the following standards.

B. Development Standards

Applicants utilizing the conventional residential subdivision option shall meet all applicable development standards as set forth in Article 3, General Development Standards and Article 7, Natural Resource Protection. Applicants shall comply with all other provisions in this UDO and all other applicable laws.

C. Dimensional Standards

Applicants utilizing the conventional residential subdivision option shall meet the following standards. Applicants shall comply with all other provisions in this UDO

and all other applicable laws. Dimensional standards for manufactured homes shall be the same as for single-family detached in the applicable district.

Conventional Residential Subdivision

R-R	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None					
Recreation/open space (sq. ft.)	N/A					
Lot (without public water/sewer)						
Lot area (min. Acres)	43,560					
Lot width (min. ft.)	100					
Lot (with public water/sewer)	43,560					
Lot area (min. sq. ft.)	40,000					
Lot width (min. ft.)	100					
Yards (min. ft.)						
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	40					
Bulk (max.)						
Height (ft.)	35					
Building coverage	35%					
Impervious surface	50%					

R-T	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None			None		
Recreation/open space (sq. ft.)	N/A			N/A		
Lot (without public water/sewer)	43,560			43,560		
Lot area (min. sq. ft.)	32,500			32,500		
Lot width (min. ft.)	100			100		
Lot (with public water/sewer)	43,560			43,560		
Lot area (min. sq. ft.)	32,500			32,500		
Lot width (min. ft.)	100			100		
Yards (min. ft.)						
Road yard	30			30		
Side yard (interior)	10			15		
Side yard (total)	20			30		
Side yard (road)	20			25		
Rear yard	40			40		
Bulk (max.)						
Height (ft.)	35			35		
Building coverage	35%			35%		
Impervious surface	50%			50%		

Conventional Subdivision Standards

Conventional Residential Subdivision

R-S	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family⁽¹⁾
Use	Permitted	Not Permitted	Not Permitted	Permitted	Special Use	Special Use
Density (max. units/acre)						
Without public water/sewer	--			--		4
With public water or sewer	--			--		6
With public water/sewer	--			--		8
Site (min.)						
Area (acres)	None			None		None
Recreation/open space (sq. ft.)	N/A			N/A		N/A
Parcel (min.)						
Area per building	--			43,560 32,500		43,560 40,000
Lot (without public water/sewer)	43,560			43,560		43,560
Lot area (min. sq. ft.)	32,500			32,500		40,000
Lot width (min. ft.)	100			100		100
Lot (with public water/sewer)	43,560			43,560		43,560
Lot area (min. sq. ft.)	22,500			32,500		40,000
Lot width (min. ft.)	100			100		100
Yards (min. ft.)						
Road yard	30			30		30
Side yard (interior)	10			10		10
Side yard (total)	20			20		20
Side yard (road)	20			40		40
Rear yard	40			40		40
Bulk (max.)						
Height (ft.)	35			35		35
Building coverage	35%			35%		35%
Impervious surface	50%			50%		50%

R-SF	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None					
Recreation/open space (sq. ft.)	N/A					
Lot (without public water/sewer)	43,560					
Lot area (min. sq. ft.)	32,500					
Lot width (min. ft.)	100					
Lot (with public water/sewer)	43,560					
Lot area (min. sq. ft.)	22,500					
Lot width (min. ft.)	80/100					
Yards (min. ft.)						
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	40					
Bulk (max.)						
Height (ft.)	35					
Building coverage	35%					
Impervious surface	50%					

⁽¹⁾ More than one building may be established on a single lot (see §4.1, Complexes)

Conventional Residential Subdivision

R-CR	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse⁽¹⁾	Multi-family⁽¹⁾
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Special Use	Special Use
Density (max. units/acre)	--				10	10
Site (min.)					43,560	43,560
Area (acres)	None				40,000	40,000
Recreation/open space (sq. ft.)	N/A				N/A	N/A
Parcel (min. sq. ft.)					43,560	43,560
Area per building	--				40,000	40,000
Lot (without public water/sewer)	43,560				Set by Special Use Process	Set by Special Use Process
Lot area (min. acres)	22,500					
Lot width (min. ft.)	100					
Lot (with public water or sewer)	43,560				Set by Special Use Process	Set by Special Use Process
Lot area (min. acres)	20,000					
Lot width (min. ft.)	100					
Lot (with public water/sewer)	43,560				Set by Special Use Process	Set by Special Use Process
Lot area (min. sq. ft.)	44,000					
Lot width (min. ft.)	100					
Yards (min. ft.)					Set by Special Use Process	Set by Special Use Process
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	40					
Bulk (max.)					Set by Special Use Process	Set by Special Use Process
Height (ft.)	35					
Building coverage	35%					
Impervious surface	50%					

R-20	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None					
Recreation/open space (sq. ft.)	N/A					
Parcel (min. sq. ft.)						
Area per building	--					
Lot (min.)	43,560					
Lot area (sq. ft.)	20,000					
Lot width (ft.)	100					
Water/sewer, public	Required					
Yards (min. ft.)						
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	30					
Bulk (max.)						
Height (ft.)	35					
Building coverage	35%					
Impervious surface	55%					

Conventional Subdivision Standards

Conventional Residential Subdivision

R-14	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None					
Recreation/open space (sq. ft.)	N/A					
Parcel (min. sq. ft.)						
Area per building	--					
Lot (min.)	<u>43,560</u>					
Lot area (sq. ft.)	44,000					
Lot width (ft.)	100					
Water/sewer, public	Required					
Yards (min. ft.)						
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	30					
Bulk (max.)						
Height (ft.)	35					
Building coverage	35%					
Impervious surface	55%					

R-MR	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse⁽¹⁾	Multi-family⁽¹⁾
Use	Permitted	Permitted	Not Permitted	Not Permitted	Special Use	Not Permitted
Density (max. units/acre)	--	--			6	
Site (min.)						
Area (sq. ft.)	None	None			<u>43,560</u>	
Recreation/open space (sq. ft.)	N/A	N/A			20,000 N/A	
Parcel (min. sq. ft.)						
Area per building	--	--			<u>43,560</u> 8,000	
Lot (min.)	<u>43,560</u>	<u>43,560</u>				
Lot area (sq. ft.)	40,000	6,000			Set by Special Use Process	
Lot width (ft.)	50 100	50 100				
Water/sewer, public	Required	Required				
Yards (min. ft.)						
Road yard	15	15				
Side yard (interior)	6	0			Set by Special Use Process	
Side yard (total)	12	10				
Side yard (road)	10	10				
Rear yard	20	20				
Bulk (max.)						
Height (ft.)	35	35			Set by Special Use Process	
Building coverage	35%	35%				
Impervious surface	50%	50%				

⁽¹⁾ More than one building may be established on a single lot (see §4.1, Complexes)

Conventional Residential Subdivision

R-MF	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse⁽¹⁾	Multi-family⁽¹⁾
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted	Special Use
Density (max. units/acre)	--				6	6
Site (min.)						
Area (acres)	None				4	4
Recreation/open space (sq. ft.)	N/A				N/A	N/A
Parcel (min. sq. ft.)					<u>43,560</u>	<u>43,560</u>
Area per building	--				<u>21,780</u>	<u>21,780</u>
Lot (min.)	<u>43,560</u>				Set by Conditional Use Process	Set by Special Use Process
Lot area (sq. ft.)	<u>6,000</u>					
Lot width (ft.)	<u>50100</u>					
Water/sewer, public	Required					
Yards (min. ft.)					Set by Conditional Use Process	Set by Special Use Process
Road yard	20					
Side yard (interior)	6					
Side yard (total)	12					
Side yard (road)	10					
Rear yard	20					
Bulk (max.)					Set by Conditional Use Process	Set by Special Use Process
Height (ft.)	35					
Building coverage	35%					
Impervious surface	60%					

⁽¹⁾ More than one building may be established on a single lot (see §4.1, Complexes)

§2.4.6. Cluster Subdivision Standards

A. Intent

The intent of a cluster residential subdivision is to provide a development alternative to a conventional subdivision. A cluster residential subdivision involves placing a cluster of home sites within a portion of the development site, allowing housing units on smaller lots than those permitted in a conventional residential subdivision to promote environmental sensitivity, make more efficient use of the land and provide additional common recreation and open space. Cluster subdivision development is encouraged by Lincoln County in the form of these flexible design and maximum density provisions. Other purposes of a cluster residential subdivision include the following:

1. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
2. To preserve important historic and archaeological sites.
3. To permit clustering of houses and structures in a manner that will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
4. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
5. To promote interconnected greenways and corridors throughout the community, and create contiguous green space within and adjacent to development sites.
6. To protect scenic views.

Cluster Subdivision Standards

7. To protect prime agricultural land and preserve farming as an economic activity.

B. Applicability

A cluster residential subdivision is permitted in the R-R, R-T, R-SF, R-20 and R-14 districts subject to the following standards.

C. Subdivision Design Process

Cluster option subdivisions shall be designed around recreation and open space. The design process should be “land-based”, and commence with the delineation of all potential open space, after which potential building sites are located. Following that, road alignments are identified, with lot lines being drawn as the final step. This “four-step” design process is further described below:

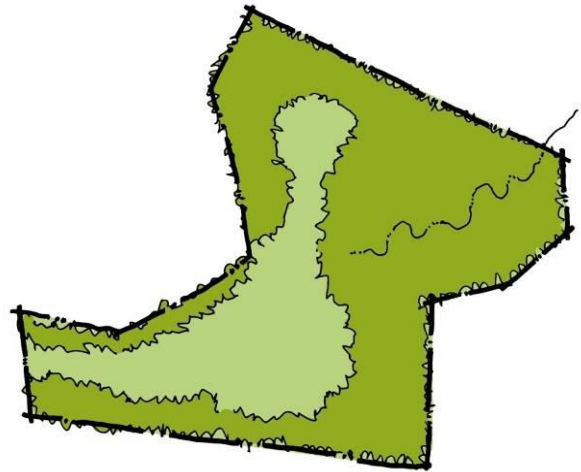


Figure 3. Subdivision Design Process

STEP I: OPEN SPACE DESIGNATION

All potential conservation areas shall be identified using a Site Analysis Map. See §3.3.3 for using conservation areas to meet minimum open space requirements.

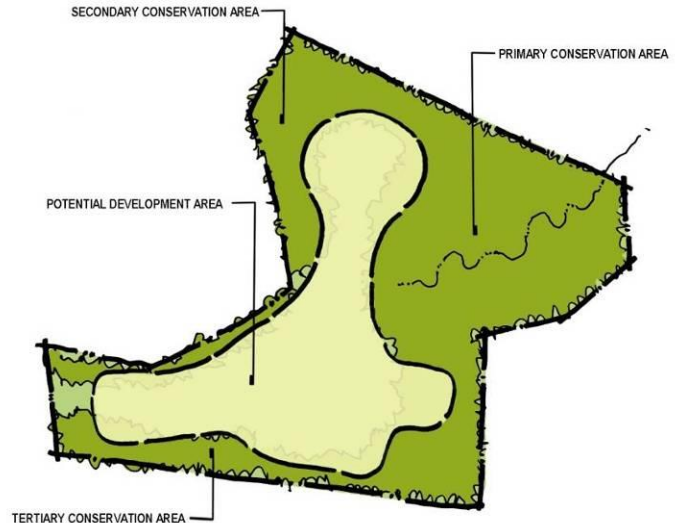


Figure 4. Step 1: Open Space Designation

STEP 2: BUILDING SITE LOCATION

During the second step, potential building sites are tentatively located, taking into consideration the locations of existing cleared areas, slope, etc.

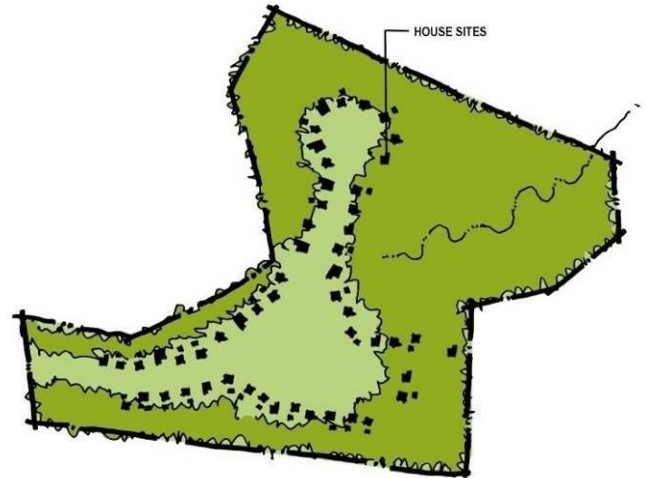
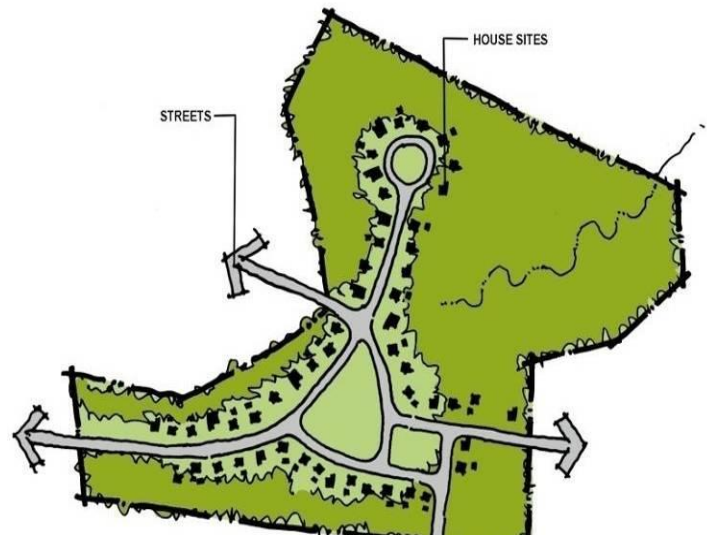


Figure 5. Step 2: Building Site Location

STEP 3: ROAD AND LOT LAYOUT

The third step consists of aligning proposed roads to provide vehicular access to each building in the most reasonable and economical manner. When access roads are laid out, they shall be located in such a way that avoids or at least minimizes impacts on the Primary, Secondary, and Tertiary Conservation Areas.

**STEP 4: DRAWING IN LOT LINES**

The fourth step consists of drawing in lot lines around potential building sites. Each lot must meet the requirements of §2.4.6.H,

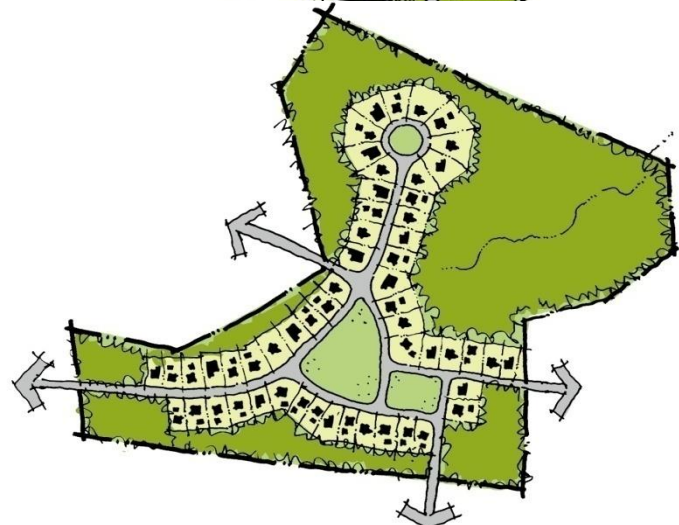


Figure 7. Step 4: Drawing in Lot Lines

Cluster Subdivision Standards

Dimensional Standards, and shall contain a buildable area of sufficient size to accommodate intended structures (i.e. Dwelling units and customary accessory uses including but not limited to, storage buildings and garages, patios and decks, and driveways.)

D. Mix of Housing Types

Two-family and townhouse residential units may comprise no more than 50 percent of the total dwelling units of a proposed cluster residential subdivision.

E. Density

In no case shall the district density be exceeded for the overall site. (See §2.4)

F. Public Water/Sewer

Public water and sewer is required, unless otherwise approved by the County Health Department.

G. Development Standards

Applicants utilizing the cluster residential subdivision option shall meet all applicable development standards as set forth in Article 3, General Development Standards, and Article 7, Natural Resource Protection. Applicants shall comply with all other provisions in this UDO and all other applicable laws.

H. Dimensional Standards

Applicants utilizing the cluster residential subdivision option shall meet the following standards. Applicants shall comply with all other provisions of this UDO and all other applicable laws. Dimensional standards for manufactured homes shall be the same as for single-family detached in the applicable district.

Cluster Residential Subdivision

R-R	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	1.1	1.1				
Site (min.)						
Area (acres)	5	5				
Recreation/open space (sq. ft.)	50%	50%				
Lot (min.)	43,560	43,560				
Lot area (min. sq. ft.)	45,000	45,000				
Lot width (min. ft.)	75'100	75'100				
Water/sewer, public	Required	Required				
Yards (min. ft.)						
Road yard	30	30				
Side yard (interior)	10	0				
Side yard (total)	20	20				
Side yard (road)	20	20				
Rear yard	30	30				
Bulk (max.)						
Height (ft.)	35	35				
Building coverage	30%	30%				
Impervious surface	35%	35%				

Cluster Subdivision Standards

Cluster Residential Subdivision

R-T	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Permitted	Permitted	Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	1.5	1.5	1.5	1.5		
Site (min.)						
Area (acres)	5	5	5	5		
Recreation/open space (sq. ft.)	50%	50%	50%	50%		
Lot (min.)	43,560	43,560	43,560	43,560		
Lot area (min. sq. ft.)	10,000	10,000	8,000	10,000		
Lot width (min. ft.)	60 100	60 100	50 100	60 100		
Water/sewer, public	Required	Required	Required	Required		
Yards (min. ft.)						
Road yard	25	25	15	25		
Side yard (interior)	5	0	5	10		
Side yard (total)	10	10	10	20		
Side yard (road)	15	15	10	15		
Rear yard	20	20	20	20		
Bulk (max.)						
Height (ft.)	35	35	35	35		
Building coverage	30%	30%	30%	30%		
Impervious surface	35%	35%	35%	35%		

R-S	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse (1)	Multi-family (1)
Use	Permitted	Permitted	Permitted	Permitted	Special Use	Special Use
Density (max. units/acre)	1.5	1.5	1.5	1.5	1.5	8.8
Site (min.)						
Area (acres)	5	5	5	5	5	5
Recreation/open space (sq. ft.)	50%	50%	50%	50%	50%	50%
Parcel (min. sq. ft.)						
Area per building	--	--	--	--	7,500	Set by Special Use Process
Lot	43,560	43,560	43,560	43,560	43,560	
Lot area (min. sq. ft.)	5,000	5,000	4,500	5,000	2,500	Set by Special Use Process
Lot width (min. ft.)	50 100	50 100	40 100	50 100	24 100	
Water/sewer, public	Required	Required	Required	Required	Required	
Yards (min. ft.)						
Road yard	15	15	15	15	15	
Side yard (interior)	5	0	5	5	5	
Side yard (total)	10	10	10	10	10	
Side yard (road)	10	10	10	10	10	Set by Special Use Process
Rear yard	15	15	15	15	15	
Garage setback from R.O.W.	20	20	--	20	20	
Bulk (max.)						
Height (ft.)	35	35	35	35	35	Set by Special Use Process
Building coverage	35%	35%	35%	35%	35%	
Impervious surface	50%	50%	50%	50%	50%	

(1) More than one building may be established on a single lot (see §4.1, Complexes)

Cluster Residential Subdivision

R-SF	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	1.5		1.5			
Site (min.)						
Area (acres)	5		5			
Recreation/open space (sq. ft.)	50%		50%			
Parcel (min. sq. ft.)						
Area per building	--		--			
Lot	43,560		43,560			
Lot area (min. sq. ft.)	5,000		4,500			
Lot width (min. ft.)	50100		40100			
Water/sewer, public	Required		Required			
Yards (min. ft.)						
Road yard	15		10			
Side yard (interior)	5		5			
Side yard (total)	10		10			
Side yard (road)	10		10			
Rear yard	15		15			
Garage setback from R.O.W.	20		--			
Bulk (max.)						
Height (ft.)	35		35			
Building coverage	35%		35%			
Impervious surface	50%		50%			

R-20	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	2.2	2.2	2.2			
Site (min.)						
Area (acres)	5	5	5			
Recreation/open space (sq. ft.)	50%	50%	50%			
Parcel (min. sq. ft.)						
Area per building	--	--	--			
Lot (min.)	43,560	43,560	43,560			
Lot area (sq. ft.)	4,000	5,000	4,500			
Lot width (ft.)	50100	50100	40100			
Water/sewer, public	Required	Required	Required			
Yards (min. ft.)						
Road yard	15	15	10			
Side yard (interior)	5	0	5			
Side yard (total)	10	10	10			
Side yard (road)	10	10	10			
Rear yard	15	15	15			
Bulk (max.)						
Height (ft.)	35	35	35			
Building coverage	35%	35%	35%			
Impervious surface	50%	50%	50%			

Cluster Subdivision Standards

Cluster Residential Subdivision

R-14	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	3.5	3.5	3.5			
Site (min.)						
Area (acres)	5	5	5			
Recreation/open space (sq. ft.)	50%	50%	50%			
Parcel (min. sq. ft.)						
Area per building	--	--	--			
Lot (min.)	3,000 43,560	3,000 43,560	2,500 43,560			
Lot area (sq. ft.)	3,000	3,000	2,500			
Lot width (ft.)	50 100	50 100	40 100			
Water/sewer, public	Required	Required	Required			
Yards (min. ft.)						
Road yard	15	15	10			
Side yard (interior)	5	0	5			
Side yard (total)	10	10	10			
Side yard (road)	10	10	10			
Rear yard	15	15	15			
Bulk (max.)						
Height (ft.)	35	35	35			
Building coverage	35%	35%	35%			
Impervious surface	50%	50%	50%			

I. Project Boundary Buffer

1. No buffer is required where the width of the project’s perimeter lots is equal to or greater than the minimum lot width of the adjoining development or the minimum lot width required by the zoning district applied to any adjoining undeveloped parcel.
2. Where narrower lot widths are provided, a Class C buffer shall be provided (see §3.4, Landscaping, Screening and Buffering) along all project boundaries of a cluster subdivision.

Nonresidential Dimensional Standards in Residential Districts

§2.4.7. Nonresidential Dimensional Standards in Residential Districts

As set forth in the Permitted Land Use Table (see §2.2.1), certain nonresidential uses are permitted in residential districts. Permitted nonresidential uses shall meet the following dimensional standards. Applicants shall comply with all other provisions of this UDO and all other applicable laws. More restrictive standards may apply to specific uses (See Article 4, Specific Use Standards)

	R-R	R-T	R-S	R-SF	R-CR	R-20	R-14	R-MR	R-MF
Lot (with public water/sewer)									
Lot area (min. sq. ft.)	43,560	32,500	22,500	22,500	14,000	20,000	14,000	14,000	14,000
Lot width (min. ft.)	100	100	100	100	100	100	100	100	100
Lot (without public water or sewer)									
Lot area (min. sq. ft.)	43,560	32,500	32,500	32,500	20,000	20,000	14,000	14,000	14,000
Lot width (min. ft.)	100	100	100	100	100	100	100	100	100
Lot (without water/sewer)									
Lot area (min. sq. ft.)	43,560	32,500	32,500	32,500	22,500	20,000	14,000	14,000	14,000
Lot width (min. ft.)	100	100	100	100	100	100	100	100	100
Yards (min. ft.)									
Road yard	30	30	30	30	30	30	30	30	30
Side yard (interior)	25	20	10	10	10	10	10	10	10
Side yard (total)	50	40	20	20	20	20	20	20	20
Side yard (road)	40	40	40	40	40	40	40	40	40
Rear yard	40	40	40	40	40	40	40	40	40
Bulk (max.)									
Height (ft.)	35	35	35	35	35	35	35	35	35
Building coverage	35%	35%	35%	35%	35%	35%	35%	35%	35%
Impervious surface	50%	50%	55%	55%	55%	55%	55%	55%	55%

PART 2. NONRESIDENTIAL DISTRICTS**§2.4.8. Nonresidential District Standards****A. Development Standards**

Applicants shall meet all applicable development standards as set forth in Article 3, General Development Standards and Article 7, Natural Resource Protection.

Applicants shall comply with all other provisions in this UDO and all other applicable laws.

Nonresidential District Standards

B. Nonresidential Dimensional Standards in Nonresidential Districts

1. As set forth in the Permitted Land Use Table (see §2.2.1) certain nonresidential uses are permitted in nonresidential districts. Permitted nonresidential uses shall meet the following dimensional standards. Applicants shall comply with all other provisions of this UDO and all other applicable laws.

	O-R	B-N	B-G	B-C	I-L	I-G
Parcel (min.)						
Parcel area (sq. ft.)	10,000	22,500	32,500	32,500	1 acre	1 acre
Parcel width (ft.)	50	70	70	70	100	100
Water/sewer	Required	Required	Required	Required	Required	Required
Yards (min. ft.)						
Road yard (min.)	20	20	30	30	50	50
Road yard (max.)	30	90	150	N/A	N/A	N/A
Side yard (interior)	10	10	15	15	20	20
Abutting residential district	30	20	30	30	50	50
Side yard (road)	20	20	30	30	30	30
Rear yard	20	20	25	25	30	30
Abutting residential district	30	30	30	30	50	50
Building Separation	20	20	20	20	20	20
Bulk (max.)						
Height (ft.)	35	35	60	60	60	60
Gross floor area (sq. ft.)	10,000	10,000	50,000	50,000	N/A	N/A
Building coverage	50%	50%	50%	50%	50%	50%
Impervious surface	75%	75%	75%	75%	75%	75%

2. More than one building may be permitted on a single lot (see §4.1, Complexes). Interior side yards for attached buildings may be reduced to zero as part of a planned development, provided that where buildings are not attached, the minimum building spacing requirements of §4.1.7 shall apply. (See §9.5 and §2.4.9 for more information).
3. The Board of Commissioners may approve greater maximum floor area than above via Planned Development procedures of §9.5.
4. Public water and sewer services are required to be used for all nonresidential (commercial, office and industrial) projects where services are available.

C. Residential Dimensional Standards in Nonresidential Districts

1. As set forth in the Permitted Land Use Table (see §2.2.1) certain residential uses are permitted in nonresidential districts. Dimensional standards for townhouses and multi-family are established through the special use process (see §9.11). No townhouse or multi-family shall be established on a parcel less than 20,000 square feet in area; lots may be as small as 2,500 square feet.
2. Upper-story residential is permitted on the upper floors of a nonresidential building and shall conform to all lot, yard and bulk requirements of the principal building.
3. Townhouse and multi-family parcels and upper-story residential units shall not exceed a density of ten units per acre.

PART 3. PLANNED DEVELOPMENT DISTRICTS**§2.4.9. Planned Development District Standards****A. General Provisions for all Planned Developments (PD-R, PD-C, PD-I, PD-MU)****1. Rezoning Criteria**

In approving a rezoning for a planned development, the Board of Commissioners shall find the district designation and planned development master plan comply with the general standards for all planned development in this section and the specific standards for the proposed planned development listed in paragraphs B through E below, respectively.

2. Planned Development Master Plan

The development proposed in the master plan is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties. The master plan shall be prepared by a design professional as defined in Article 12.

3. Design Guidelines and Dimensional Standards

Each planned development shall provide a comprehensive set of design guidelines that demonstrate the project will be appropriate within the context of the surrounding properties and the larger community. All bulk, area and dimensional standards shall be established by the Board of Commissioners at the time of approval.

4. Development Standards

Unless specifically waived by the Board of Commissioners, all standards specified in Article 3, General Development Standards, and Article 7, Natural Resource Protection, shall apply.

5. Recreation and Open Space

The planned development master plan shall include a minimum of 12.5 percent recreation and open space. (See §3.3).

6. Stormwater Management

When determined necessary by the Board of Commissioners, the planned development master plan shall contain a comprehensive stormwater management plan prepared by a professional engineer, geologist and land surveyor licensed in the State of North Carolina.

7. Phasing

If development is proposed to occur in phases, the planned development master plan shall include a phasing plan for the development, and if appropriate, with specific build-out dates. Unless waived by the Board of Commissioners, site improvements or amenities that are part of the master plan shall be constructed with the first phase of the project or by the platting of 25% of the lots proposed in the development, whichever comes first. Any monetary contributions in lieu of constructing off-site improvements or donations of land that are included in the master plan shall be made prior to platting the first phase of the development.

Planned Development District Standards

B. Planned Development-Residential (PD-R) District**1. Minimum Requirements**

The Planned Development-Residential District is an option provided to encourage a mix of housing options within a comprehensively planned development, ~~allowing a density bonus in return for the provision of a higher quality development.~~

2. Permitted Uses

All uses permitted by right and as special uses in residential districts are permitted in a PD-R District (§2.2.1), subject to approval by the Board of Commissioners.

3. Project Boundary Buffer

An undisturbed buffer at least ~~20-50~~ feet in width and meeting the standards for a Class B buffer (see §3.4, Landscaping, Screening and Buffering) shall be maintained along all project boundaries.

4. Exterior Sidewalks

In addition to the requirements of §5.5, sidewalks shall be installed along all existing roads that abut and provide access to the project. All required sidewalks shall be a minimum five feet in width.

5. Minimum Lot Sizes

Lot area and width within the PD-R district must conform to the standards established in §2.4.5 for the R-S (Residential Suburban) district.

C. Planned Development-Commercial (PD-C) District**1. Minimum Requirements**

The Planned Development-Commercial District is an option provided to enhance the design of a commercial development within a comprehensively planned development by allowing for additional flexibility not available in nonresidential districts.

2. Permitted Uses

All uses permitted by right and as special uses in the O-R, B-N, and B-G districts are permitted in a PD-C District (§2.2.1), subject to approval by the Board of Commissioners.

3. Project Boundary Buffer

- (a) Unless waived by the Board of Commissioners, a Class B buffer (see §3.4, Landscaping, Screening and Buffering) shall be provided along all project boundaries abutting a nonresidential district.
- (b) Unless waived by the Board of Commissioners, a Class C buffer (see §3.4, Landscaping, Screening and Buffering) shall be provided along all project boundaries abutting a residential district.

4. Exterior Sidewalks

In addition to the requirements of §5.5, sidewalks shall be installed along all existing roads that abut and provide access to the project. All required

sidewalks shall be a minimum five feet in width.

D. Planned Development-Industrial (PD-I) District

1. Minimum Requirements

The Planned Development-Industrial District is an option provided to encourage unified industrial complexes of high quality by allowing for additional flexibility not available in nonresidential districts.

2. Permitted Uses

(a) All uses permitted by right and as special uses in the B-N, B-G, I-L, and I-G districts are permitted in a PD-I District (§2.2.1), subject to approval by the Board of Commissioners.

(b) Non-industrial or non-manufacturing uses located in a PD-I District are intended to serve the needs of the development and not the needs of a surrounding area. Areas designated for non-industrial and non-manufacturing activities shall be oriented towards the interior of the project and shall not be located on exterior or perimeter roads or property boundaries, but shall be centrally located within the project to serve the employees of the district.

3. Project Boundary Buffer

A Class C buffer shall be provided (see §3.4, Landscaping, Screening and Buffering) along all project boundaries.

4. Landscape Area and Tree Canopy

Landscaping area and tree canopy requirements shall be in accordance with §3.4, unless otherwise approved by the Board of Commissioners.

5. Building Design

Building design shall be in accordance with §3.2, unless otherwise approved by the Board of Commissioners.

E. Planned Development-Mixed Use (PD-MU) District

1. Minimum Requirements

The Planned Development-Mixed Use District is an option provided to encourage coordinated mixed use developments.

2. Permitted Uses

(a) All uses permitted by right and as special uses in the Permitted Use Table are permitted in a PD-MU District (§2.2.1), subject to approval by the Board of Commissioners.

(b) The mix of uses shall be established by the Board of Commissioners at the time of approval.

3. Project Boundary Buffer

Unless waived by the Board of Commissioners, a Class C buffer shall be provided (see §3.4, Landscaping, Screening and Buffering) along all project boundaries.

4. Exterior Sidewalks

In addition to the requirements of §5.5, sidewalks shall be installed along all

existing roads that abut and provide access to the project. All required sidewalks shall be a minimum five feet in width.

5. Minimum Lot Sizes

Residential lot area and width within the PD-MU district must conform to the standards established in §2.4.5 for the R-S (Residential Suburban) district.