

§2.5.1. Eastern Lincoln Development District

A. Purpose and Intent

1. The purpose of Development Districts is to address the growth opportunities in the rapidly developing areas of Lincoln County in a more adequate manner than addressed by the Unified Development Ordinance base document. This is in keeping with the Lincoln County Land Use Plan.

2. The Eastern Lincoln Development District is established to provide additional development standards in eastern Lincoln County, primarily along the NC16 Business and NC16 Bypass corridors, and will address the building, site, traffic and other development needs of the growing community.

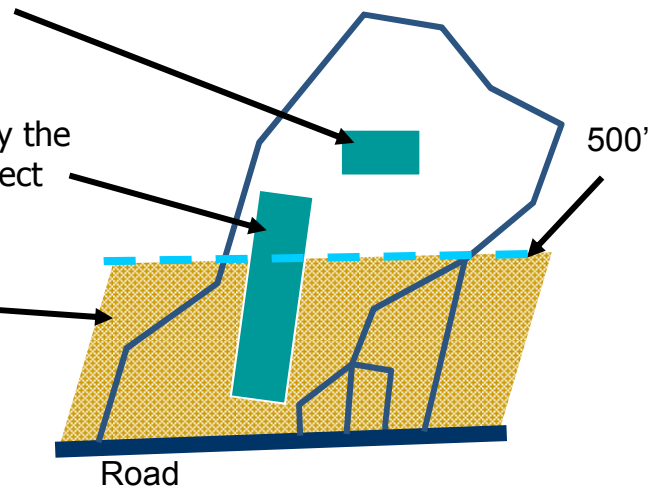
B. Applicability

This section applies to all land designated in the Eastern Lincoln Development District on the Zoning Map (Boundaries are generally limited to the first 500 feet of the property from the edge of the presumed road right-of-way and any properties or portions thereof beyond the 500 feet are not subject to the ELDD standards. However, any buildings split by district boundaries are considered to be wholly within the district.)

Buildings which lie wholly outside the boundary are not subject to the ELDD standards.

Buildings wholly within or split by the 500' District boundaries are subject to the ELDD standards.

Only the shaded area of the properties are subject to the ELDD standards.



Below is an example:

This section also applies to activity on developed or undeveloped land as of the effective date of this section:

1. Development of land, including multi-family, mixed-use, commercial or industrial subdivisions, and all planned developments
2. This section does not apply to single family homes, duplexes or manufactured homes that are used for residential purposes as of the date of this ordinance. Existing homes as listed above may be rebuilt

or repaired as a matter of right as permitted by the underlying zoning and standards of the UDO

C. Reserved

D. Alternative Means of Compliance

Strict interpretation and application of the standards may create particular difficulties in areas of unusual topographic condition, or in retrofitting existing developed properties which are expanded. The Planning Board may approve a site plan for any proposed development which does not meet any specific standard of this section as an alternate means of compliance, subject to making the following findings:

1. The proposed development attempts to meet the intent of the Eastern Lincoln Development District.
2. There are physical conditions, not only economic considerations, which prevent the proposed development from meeting the specific standards of this Eastern Lincoln Development District.
3. The proposed development will be designed to meet the standards of this section to the fullest extent possible.

In determining alternative means of compliance, the Planning Board may consider various features such as width in relation to opacity of landscaping in road yard, number of required parking spaces, and driveway locations and/or distances from nearby intersections.

E. Permitted Uses

Land uses in the Eastern Lincoln Development District shall be subject to the Use Table contained in Section 2.2.1 and to the following table. In addition, any use which has an anticipated peak hour trip generation of 100 trips or greater, based on the latest edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, shall be considered a conditional use and shall be subject to the review requirements of Section 9.11.

F. Permitted Use Chart

Eastern Lincoln Development District Uses		ELDD
P = PERMITTED	S = SPECIAL (9.10)	C = CONDITIONAL (9.11)
Residential Uses¹		
	Single family detached	P
	Modular (CAPO)	P
	Alley-loaded house	P
	Zero lot line house	C
	Two-family house	C
	Townhouse	C
	Multi-family	C
	Upper-story residential	C

Boarding house	C
Manufactured home, Class A	P
Manufactured home, Class B	P
Manufactured home, Class C	P
Manufactured home, Class D	P
Manufactured home, Class E	P
Manufactured home, Class F	P
Manufactured home park (<20 units)	
Manufactured home park (>20 units)	

Civic Uses	
Airport, public or private	
Adult care home	C
Bus terminal, public	C
Cemetery	P
Civic club or community center	C
Coliseums 1000+ seats	C
College	C
Correctional facility	
Day care center, small group (1-6)	P
Day care center (6+)	C
Family care home	P
Hospital	C
Museum, library	P
Nursing home	C
Park, open area *	P
Place of worship, seating capacity<500	P
Place of worship, seating capacity 500 to 1000	C
Place of worship, seating capacity >1000	C
Public facility	P
Railroad terminal and yard	
Recreation facilities, private	C
Recreation facilities, public	C
School, elementary and secondary	P
Solar farm	C
Technical, trade, business school	C
Utility, minor *	P
Utility, major *	C
Wireless facility and tower (up to 60 ft)	P
Wireless facility and tower (60-100 ft)	C
Wireless facility and tower (101-325 ft.)	

Commercial Uses	
Adult establishment	C
Agriculture (involving livestock) *	
Agriculture (sales, processing) *	
Agricultural supply/equipment sales	C
Amusement center, indoor	C
Animal shelter	
Artist studio, gallery	C
Auctions, live stock or outdoor	
Bank or financial institution	P
Bar or nightclub	C
Bed & breakfast	C
Cabinet shop	C
Campground	
Catering, food	C

Club, private	C
Contractor's office	C
Contractor's yard	C
Convenience store without fuel sales	P/C**
Commercial fishing lake	
Farm stand	C
Flea market	C
Florist, wholesale	C
Freezer lockers	
Funeral home	P/C**
Gas station with convenience retail	C
Hotel, motel	C
Indoor Recreation *	C
Kennel	C
Machinery repair	C
Marina	
Microbrewery	P
Microbrewery combined with restaurant	P
Newspaper publisher	C
Office, general *	P
Office, professional	P
Office, medical *	P
Outdoor recreation, private *	C
Outdoor recreation, public *	C
Parking lot, commercial	
Photo finishing laboratory	C
Post office	P
Postal/parcel processing	C
Racetrack	
Radio or television studio	C
Recreational club, private	C
Restaurant, fast food	P/C**
Restaurant, general	P/C**
Retail, neighborhood *	P
Retail, general *	P/C**
Riding stable	C
Self-storage facility	C
Service, neighborhood *	P
Service, general *	P/C**
Shooting range, indoor	C
Shooting range, outdoor	
Storage, private (on <2 ac.)	
Storage, private (on 2+ ac.)	
Vehicle repair *	C
Vehicle sales *	C
Vehicle service *	C
Vending supply	C
Veterinarian, animal hospital	P/C**
Warehouse/freight movement *	C
Winery	

Industrial Uses (NAICS Codes)	
Oil & Gas Extraction (2111)	C
Nonmetallic Mineral Mining & Quarrying (2123)	C
Support Activities for Mining (2131)	C
Animal Foods (3111)	
Grain & Oilseed Milling Products (3112)	
Sugar & Confectionery Products (3113)	P
Sugar Manufacturing (311311)	C

Fruit & Vegetable Preserves & Specialty Foods (3114)	P
Fruit & Vegetable Canning (311421)	C
Dairy Products (3115)	P
Meat Products & Meat Packaging Products (3116)	
Seafood Products Prepared, Canned & Packaged (3117)	
Bakery & Tortilla Products (3118)	P
Foods, NESOI (3119)	C
Beverages (3121)	P
Ice Production (312113)	C
Breweries (31212)	C
Wineries (31213)	C
Distilleries (31214)	C
Tobacco Products (3122)	C
Fibers, Yarns & Threads (3131)	P
Fabrics (3132)	P
Finished & Coated Textile Fabrics (3133)	C
Textile Furnishings (3141)	P
Other Textile Products (3149)	P
Knit Apparel (3151)	P
Apparel (3152)	P
Apparel Accessories (3159)	P
Leather & Hide Tanning (3161)	
Footwear (3162)	P
Other Leather Products (3169)	P
Sawmill & Wood Products (3211)	C
Veneer, Plywood & Engineered Wood Products (3212)	C
Other Wood Products (3219)	C
Pulp, Paper & Paperboard Mill Products (3221)	
Converted Paper Products (3222)	P
Printed Matter & Related Products, NESOI (3231)	P
Petroleum & Coal Products (3241)	
Basic Chemicals (3251)	C
Resin, Synthetic Rubber & Artificial & Synthetic Fibers & Filament (3252)	C
Pesticides, Fertilizers & Other Agricultural Chemicals (3253)	
Pharmaceuticals & Medicines (3254)	P
Paints, Coatings & Adhesives (3255)	C
Soaps, Cleaning Compounds & Toilet Preparations (3256)	C
Other Chemical Products & Preparations (3259)	C
Plastic Products (3261)	C
Rubber Products (3262)	C
Clay & Refractory Products (3271)	C
Glass & Glass Products (3272)	C
Cement & Concrete Products (3273)	C
Lime & Gypsum Products (3274)	
Other Nonmetallic Mineral Products (3279)	C
Iron & Steel & Ferroalloy (3311)	
Steel Products From Purchased Steel (3312)	P
Alumina & Aluminum & Processing (3313)	C
Nonferrous Metal (Except Aluminum) & Processing (3314)	C
Foundries (3315)	
Crowns, Closures, Seals & Other Packing Accessories (3321)	
Crowns & Closures (bottle caps, Jar lids, etc.) (332115)	P
Metal Stamping (332116)	C
Research & Development Cutlery & Hand Tools (3322)	P
Architectural & Structural Metals (3323)	C
Boilers, Tanks & Shipping Containers (3324)	

Metal Can, Box, & Other Metal Containers (Light Gauge) Manufacturing (33243)	C
Hardware (3325)	P
Springs & Wire Products (3326)	P
Bolts, Nuts, Screws, Rivets, Washers & Other Turned Products (3327)	P
Coating, Engraving, Heat Treating, and Allied Activities (3328)	C
Other Fabricated Metal Products (3329)	P
Small Arms Ammunition (332992)	C
Ammunition (except Small Arms) (332993)	C
Small Arms (332994)	C
Other Ordnance & Accessories (332995)	C
Agricultural & Construction Machinery (3331)	C
Industrial Machinery (3332)	C
Commercial & Service Industry Machinery (3333)	P
Ventilation, Heating, Air-conditioning & Commercial Refrigeration Equipment (3334)	P
Metalworking Machinery (3335)	P
Engines, Turbines & Power Transmission Equipment (3336)	C
Other General Purpose Machinery (3339)	C
Power-Driven Handtool (333991)	P
Computer Equipment (3341)	P
Communications Equipment (3342)	P
Audio & Video Equipment (3343)	P
Semiconductors & Other Electronic Components (3344)	P
Navigational, Measuring, Electronic Components (3345)	P
Magnetic & Optical Media (3346)	P
Electric Lighting Equipment (3351)	P
Household Appliances & Miscellaneous Machines, NESOI (3352)	P
Electrical Equipment (3353)	C
Switchgear & Switchboard (335313)	P
Relays (335314)	P
Electrical Equipment & Components, NESOI (3359)	C
Motor Vehicles (3361)	C
Motor Vehicle Bodies & Trailers (3362)	C
Motor Vehicle Parts (3363)	P
Other Motor Vehicle Manufacturing (336399)	P
Motor Vehicle Brake System (33634)	C
Motor Vehicle Metal Stamping (33637)	C
Motor Vehicle Air Conditioning (336391)	C
Aerospace Products & Parts (3364)	C
Railroad Rolling Stock (3365)	
Ships & Boats (3366)	C
Transportation Equipment, NESOI (3369)	C
Household & Institutional Furniture & Kitchen Cabinets (3371)	P
Office Furniture (Including Fixtures) (3372)	P
Furniture Related Products, NESOI (3379)	C
Medical Equipment & Supplies (3391)	P
Miscellaneous Manufactured Commodities (3399)	P
Signs (33995)	C
Bookbinding	C
Building Materials Sales & Lumberyards	C
Crematorium	C
Dry Cleaning & Laundry Facilities/Plants	C
Junkyard / Salvage & Vehicle Storage	

Motor Sports / Team Racing	P
Laboratories	C
Product Distribution Centers/Plants	C
Recycling & Waste Services Facilities	
Research & Development	C
Septic Services	
Storage of Materials (batteries, flammables, etc.)	
Supply House	C
Tire Recapping	

*Refers to Groups of Uses as defined in Section 2.3

** These uses shall be Conditional if located adjacent to or within 100 feet of a residential zoning district.

G. Building Standards

1. Articulation

(a) General

Facades greater than 80 feet in length, measured horizontally, that face public or private rights-of-way or parking areas shall incorporate wall plane projections or recesses having a minimum depth of three percent of the length of the facade and extending a minimum of 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 30 horizontal feet.

1. Ground floor facades that face public or private rights-of-way or parking areas shall have arcades, display windows, entry areas, awnings or other such features along a minimum of 75 percent of their horizontal length and a corner wrap of the same facade treatment for a distance equal to five percent of the ground floor facade extending from all front building corners.
2. No horizontal wall section shall extend for a distance greater than three times its height without a change in elevation of a minimum of 15 percent of such height. This height change shall continue for a minimum of 25 percent of the length of either adjacent plane.

(b) Industrial Districts

The standards of this subsection shall not apply to facades in the I-L, IG and PD-I districts.

2. Blank Wall Area

Blank wall areas on building facades of nonresidential buildings facing a public road shall extend a maximum of 15 feet in the vertical direction or 40 feet in the horizontal direction.

The standards of this subsection shall not apply to the facades in the I-L, I-G, and PD-I districts.

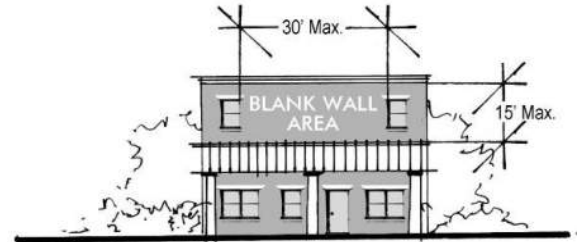


Figure 1. Blank Wall Area

3. Façade Materials

(a) General

All nonresidential road facades may be constructed of the following materials:

1. Masonry including brick, stucco, architectural concrete, hardiplank or similar siding or stone;
2. Wood;
3. Non-corrugated metal (for beams, lintels, trim elements and ornaments); or
4. Glass (no less than 10 percent).

The provisions of this subsection shall not apply to lots in the I-G district in subdivisions recorded prior to August 31, 2009, that do not front on an arterial or collector road.

(b) Commercial Uses

In addition to complying with the general requirements of subsection (a), above, nonresidential facades outside of industrial districts may be constructed of the following materials:

1. Any side or rear wall within 100 feet of a residential zoning district or public or semi-public area shall consist of the same facing materials as the building front.
2. Corrugated metal shall not be used on any façade visible from a public road or facing a parking area or residential zoning district. Vinyl panels or unpainted smooth-faced cinder blocks shall not be used on any façade facing a road, parking area or residential zoning district.

3. These provisions shall not apply to the enlargement of a nonconforming building in regard to side and rear facades provided the existing building is being enlarged by 25 percent or less of its gross floor area.

(c) Industrial Uses

Corrugated metal shall not be used on any façade facing a road.

Vinyl panels shall not be used on any façade facing a road.

Unpainted smooth faced cinder blocks shall not be used on any façade facing a road, parking area or residential zoning district.

- (d) Use of “Green Walls” or “Vertical Gardens” and similar innovative wall designs incorporating Leadership in Energy and Environmental Design (LEED) construction or equivalent standards is permitted.

3. Historic Structures

Buildings listed in the National Register of Historic Places are exempt from the standards within the Eastern Lincoln Development District where they are in conflict with the Secretary of Interior guidelines.

4. Roof Pitch

Roof pitches less than 3 ½ to 12 will require a parapet wall which must be of sufficient height to screen any mechanisms or mechanical equipment placed on the roof. A pitched roof must be profiled by eaves that extend a minimum of 8 inches from the building façade. Convenience store, gas/fuel, drive-through and other such canopies shall not have a consistently flat roof. The pitch of the canopy and exterior materials must resemble / replicate the roof design of the principal structure

5. Primary entrances

The main or primary entrance(s) for the building must face the road, except for developments built in a courtyard or similar design. All primary entrances shall have architectural elements which identify the entrance as such. Acceptable elements include canopies, arcade, columns, porticos, recess or projections, corniced parapet, gables, arches and similar treatments which accentuate the entrance. These elements may be used to meet the articulation standards in Section 2.5.1 G 1.

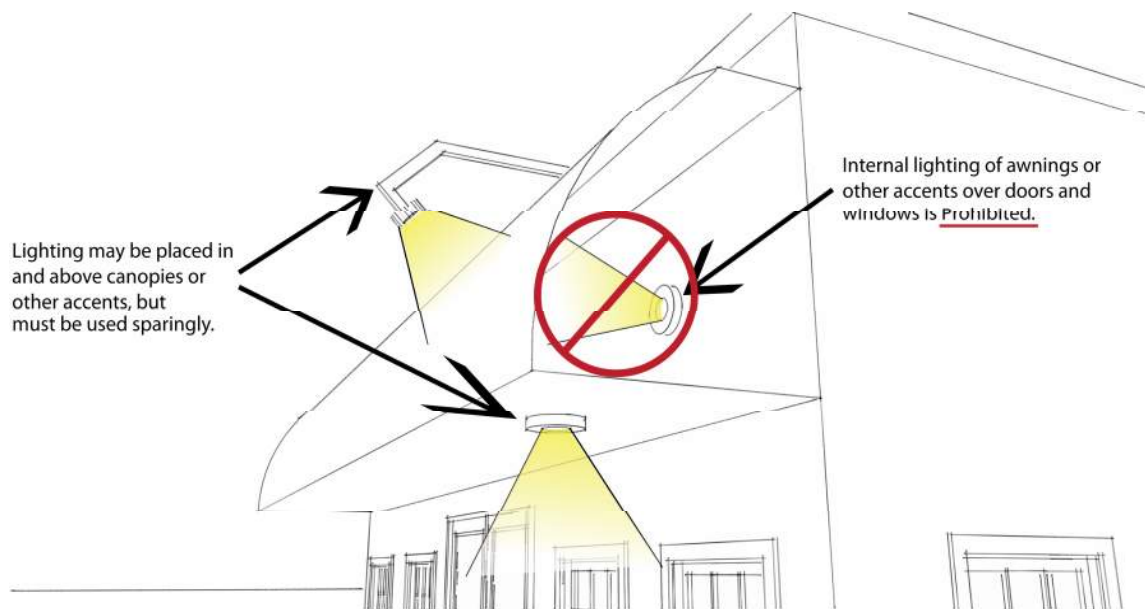
This requirement may be modified by the Director where topography or special building placement requires the entrance face a different direction. In such case the building side facing the road shall be treated with the same façade standards as if the primary entrance faced the road.

6. Secondary entrances and other openings

- (a) Any building façade that directly faces a road and includes an entrance must include elements with similar architectural features of the primary entrance.
- (b) Service entrances primarily used for shipping, receiving and similar distribution shall not front the road unless no other access is feasible as determined by the Director.

7. Accent Lighting

- (a) In addition to the accent lighting standards found in Section 3.11.4.B and 3.11.5, lights that flash, move, revolve, rotate, blink, flicker, vary in intensity or color, or strobe are prohibited.
- (b) Awnings and canopies used for building accents over doors, windows and other areas shall not be internally lit (i.e. from underneath or behind). If lit from above, the lighting must be spaced sparingly so that only limited portions of the awnings and canopies are accented.



H. Site Development Standards

1. Right-of-way Preservation

- (a) Any future road rights-of-way or roadway improvements or widening plans designated by an adopted state Transportation Improvement Plan or adopted local transportation plans shall be reserved with no building constructed within the designated area.

- (b) Any future sidewalks, trails, greenways, utility, access, park and/or open space designated by adopted local plans shall be reserved as part of a development. These areas will be counted as part of the required open space in all planned developments as per the requirements of Section 2.5.1.L and Section 2.4.9.A.5.
- (c) Additionally, these improvements may not necessarily be an integral part of the proposed development but could otherwise be required by studies including, but not limited to traffic impact analysis or development standards within the UDO, and acquired for future development.

2. Access

Any lot with less than 100 feet of roadway frontage must be accessed by a shared driveway from a designated roadway or a driveway from a side street. Full-access driveways must have a minimum of 300 feet in separation. Where practical, any driveway not meeting these standards will be closed at the time of building expansion or site redevelopment. All driveways shall be a minimum of 150 feet from a road intersection and meeting NCDOT and AASHTO standards.

3. Dimensional Standards

- (a) The dimensional requirements in the Eastern Lincoln Development District for parcels, except for those industrially zoned, fronting roads shall be the same as the underlying zoning district, provided that road yards shall be as follows.
 - (1) Minimum Road Yard: 15 feet
 - (2) Maximum Road Yard: 90 feet
- (b) Multi-family planned developments which meet the standards of Section 2.5.1. L.3 (Open Space, reserved frontage) are exempt from the Maximum Road Yard setback.

4. Pedestrian Facilities

Pedestrian facilities shall be provided in the Eastern Lincoln Development District in accordance with the following requirements:

- (a) Sidewalks shall be provided along all sides of lots that abut roads where curb and gutter is required or provided. If difficulties exist, a review shall follow the standards in Section 2.5.1 D Alternative Means of Compliance and the Planning Board shall determine if a sidewalk is not

warranted. Sidewalks shall not be required on any portions of a lot which abuts a local access road, as referenced in Sections 5.4.9, within industrially zoned areas or along NC 16 Bypass.

- (b) Continuous internal pedestrian walkways, no less than four feet in width, shall be provided from the sidewalk or right-of-way to the principal public entrance for nonresidential establishments and pads on the site. At a minimum, walkways shall connect areas of pedestrian activity such as, but not limited to, road crossings, and building entry points.
- (c) Nonresidential developments sharing a common lot line with another nonresidential district parcel shall provide a pedestrian walkway to the common property boundary.
- (d) Sidewalks shall be provided along any facade featuring a public entrance, and along any façade abutting public parking areas. Additional sidewalk width shall be provided as needed to accommodate outdoor seating areas adjacent to restaurants to maintain a four foot wide clear pedestrian circulation area.
- (e) Pedestrian walkways provided in conformance with subsection (d), above, shall provide weather protection features such as awnings or arcades over the door of all public entrances; provided that, in no case shall the width of such awning or arcade be less than the width of the door.
- (f) Pedestrian walkways and crosswalks in parking areas shall be distinguished from asphalt or concrete driving surfaces through the use of durable, low-maintenance, surface materials such as pavers, bricks, or scored or colored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- (g) Industrial zoned properties are exempt from meeting subsection (b), (c) and (f) within this Section.

5. Utilities

All utilities directly serving subject property, shall be placed underground unless technical restrictions exist and prohibit from such. Provisions must be made to significantly reduce the visual blight of any above-ground utilities. This applies to service laterals and lines to an individual property and / or planned development.

6. Service Equipment

Dumpster pads shall be constructed of at least 8" reinforced concrete which must include the area for the dumpster and an apron extending no less than 10 feet in front.

Dumpster screening shall match the materials and architecture of the primary building

Mechanical equipment (if ground mounted) must be screened with materials matching the primary building or opaque landscaping.

7. Low Impact Design

The intent of this section is to require the use of environmentally sound and diverse methods to control soil erosion and storm water runoff. All site development that requires an erosion control plan shall include methods used in Low Impact Design "LID" practices. These include the use of rain gardens, cisterns, bioswale retention and similar methods for controlling stormwater runoff and erosion. The use of retention/detention ponds are not permitted to be the singular means of detention. All such features shall be designed by a professional engineer or landscape architect and meet or exceed the standards contained in the State of North Carolina best management practices manual.

8. Natural grades and topography

Site development shall utilize the prevailing contours and grades of the existing site topography. Development practices, such as terraced parking areas, stepped building pads and drainage patterns, are strongly encouraged for commercial and multi-family projects.

I. Signs

1. Freestanding signage

(a) For freestanding signs (as defined in Section 3.9.3.A.3), only on-site ground mounted and monument signs are permitted within the district. Maximum height shall be no greater than 8 feet above grade elevation. The maximum surface area of the sign shall not exceed .20 square feet per linear foot of road frontage along the road toward which such sign is primarily oriented, with a maximum surface area of 40 square feet.

(b) For multi-tenant developments of four (4) to twelve (12) tenants, a 50% increase in sign area is permitted based on the formula used in (a) of this section, with a maximum of no greater than 60 square feet. For multi-tenant developments of thirteen (13) or more tenants, a 75% increase in sign area is permitted based on the formula

used in (a) of this section, with a maximum of no greater than 70 square feet.

- (c) The sign materials used for mounting must match the building materials and the use of columns, pillars and other similar architectural details that closely matches the materials used on the primary building.

2. Window Signs

The total sign area of window signs shall not exceed 50 percent of the window pane or glass door on which the signs are located. A permit is not required for window signs.

3. Other types of signage

For wall signs and any other type(s) of permanent signage the standards found in Section 3.9 of the UDO shall apply.

4. Illumination

No flashing or digital displays are permitted with the exception of time and temperature displays. Changing messages must not scroll. Any messages which change, including words or graphics must be static or continuously illuminated for a minimum of one hundred eighty (180) seconds. Although internal illumination is preferred, signage may be externally lit provided that the lighting source is directed only to the sign message and does not spill over onto adjacent properties or any roadway causing distraction or glare.

5. Sign Compliance

All building and site signs/signage must come into compliance of this section at the time the principal use of the building changes or the building square footage is increased or expanded. For multi-tenant buildings, this provision shall only apply when the building square footage is increased or expanded.

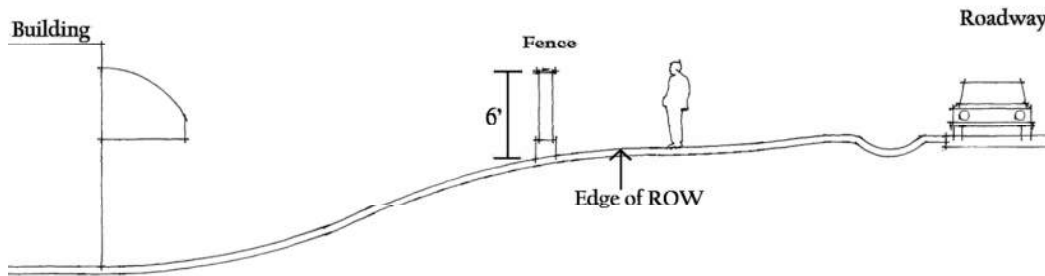
J. Fencing

1. Materials

Fencing along roads and shall be constructed of ornamental iron or other metal works, masonry columns of brick, decorative block or similar materials. Chain link, vinyl, or wood fencing is not permitted along roads.

2. Height

Maximum height shall not be greater than 6 feet above grade elevation.



K. Outdoor Storage & Sales

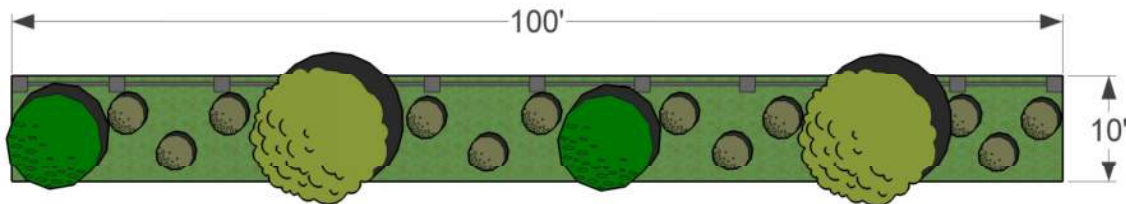
1. Screening

All outdoor storage, as defined in Section 3.10, must be screened from view of any roads by a minimum Class B buffer that meets the standards depicted in Section 3.4.6 C.

2. Vehicular Sales

All outdoor sales areas for vehicles, including but not limited to automobiles, boats, motorcycles, watercraft and all other means of powered modes of transportation, fronting any public or private right-of-way must be screened by a minimum Class A buffer that meets the standards depicted in Section 3.4.6 B and includes a fence meeting the standards in Section 2.5.1 J of the Eastern Lincoln Development District.

- 1 Wall or Fence (Minimum 3' in height, Maximum of 6')
- 2 Canopy Trees
- 2 Understory Trees
- 12 Shrubs





L. Open Space

1. All planned developments must incorporate area(s) for recreation and open space to meet the requirements of Sections 2.4.9.A.5 and 3.3. In these developments, open space includes, but not limited to, such areas as a playground, tree preserve, trails, plaza, formal garden or green, and similar types of open space. These open space types can be divided provided the smallest type is no less than 20% in size of the total required amount or grouped into a single type.
2. If the Land Use Plan, Recreation Plan, or any other County adopted plan depicts or describes recommended open space, trail or other similar improvement on or adjacent to the planned development parcel, the developers of the project shall be required to reserve sufficient area for the recommended improvement as part of the planned development.
3. Multi-family developments which do not develop the frontage along the road for a certain depth and reserve such land as open space shall gain a density bonus as shown in the table below. This reserved frontage land can count towards up to 40% of the total required amount of open space.

Depth of open space	Density bonus for development
100 – 149 feet	5% increase
150 – 199 feet	8% increase
200 feet and above	12% increase