



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
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To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: July 17, 2015

Re: UDO Proposed Amendments #2015-3
Lincoln County Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2015.

This is a proposal to amend the Lincoln County Unified Development Ordinance as follows:

1) Amend Section 3.2 to delete façade requirements for side and rear walls of nonresidential and multi-family buildings, to allow non-corrugated metal as a primary material on a road yard façade, and to delete requirements for service bay orientation and screening.

2) Amend Section 2.5.1 (Eastern Lincoln Development District standards) to add the current façade requirements of Section 3.2.

Amendment No. 1 is part of a set of UDO revisions proposed by the Lincoln-Lincoln County Chamber of Commerce. The other parts of the Chamber's proposal were approved by the Board of Commissioners on May 18, but the part regarding Section 3.2 was tabled, with the board directing staff to bring it back in conjunction with a proposal to add the façade requirements to the regulations that apply in the Eastern Lincoln Development District (ELDD).

Current countywide requirements for facades

Section 3.2 is part of the UDO's General Development Standards, which apply countywide. Section 3.2 currently includes the following façade standards:

1) Building facades facing a road must be constructed of the following materials: masonry (including brick, stone, architectural concrete or stucco), any type of fiber cement siding such as HardiePlank, wood or glass (at least 10 percent of the façade must be glass).

2) Any side or rear wall within 100 feet of a residential zoning district or public or semi-public area (i.e., a parking area) must consist of the same facing materials as the building front.

3) Corrugated metal may not be used on any façade that's visible from a public road.

4) Building facades facing a road may not have a blank wall area that extends more than 15 feet in the vertical direction or more than 40 feet in the vertical direction. In other words, facades facing a road must be accented by architectural features.

Effect of proposed changes

In areas outside the Eastern Lincoln Development District, this proposal would limit the façade requirements to one side of a building, the “road yard” façade.

Under the General Development Standards, the “front” of a building, or the side with the primary entrance, doesn’t have to face the road. A building may be placed with the longer side that functions as the front facing a parking area rather than the road. In that case, only the shorter side of the building facing the road would have to meet the façade requirements.

Similarly, in the case of a corner lot, the longer side of a building, the side featuring the main entrance, could face the main road and not have to meet the façade requirements, while the short side facing a side road would have to comply. The required building setbacks for the “road yard” and “side yard (road)” are different, and a developer has a choice of which side to designate as the road yard, provided a building would fit inside either of the building envelopes formed by the different setbacks.

Staff’s recommendation

Staff recommends that the façade requirements under Section 3.2 apply to any side facing a public right-of-way or a parking area that’s located in a side yard.

This would avoid situations in which the standards would not apply to the side of a building that functions as its front, the side where the public parks and enters. It would also deal with the issue of corner lots.

For a small business that’s not located on a corner lot and that only requires a parking area in front of the building (and possibly employee parking behind the building), the façade standards would apply only to the road yard façade.

With this revision, the current façade requirements of the General Development Standards would not need to be added to the ELDD standards. This revision, in conjunction with the ELDD’s current regulations regarding façade materials, would serve a similar purpose.

Following is the full text of the proposed amendments:

Chamber's proposal

Proposed added text

~~Proposed deleted text~~

1) *Amend Section 3.2 to delete façade requirements for side and rear walls of nonresidential buildings, to allow non-corrugated metal as a primary material on a road yard façade, and to delete requirements for service bay orientation and screening.*

§3.2 Building Design

§3.2.1. Purpose

The purpose of this subsection is to provide interest in design, articulation and human scale to the façade of the building.

§3.2.2. Applicability

This subsection shall apply to the construction, renovation or redevelopment of nonresidential structures, multi-family structures, and residential and nonresidential multi-building complexes.

§3.2.3. General

Design for buildings within multi-building complexes shall exhibit a unity of design through the use of similar elements such as rooflines, materials, window arrangement, sign location, and details.

§3.2.4. Facades

A. General

1. All nonresidential road yard façades may be constructed of the following materials:
2. Masonry including brick, stucco, architectural concrete, hardiplank or similar siding or stone;
3. Wood;
4. Non-corrugated metal (~~for beams, lintels, trim elements and ornaments~~); or
5. 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. This does not exempt any parcel which is located within the Eastern Lincoln Development District (ELDD) from the provisions contained within §2.5.1.

~~B. Nonresidential Districts (Except Industrial)~~

~~In addition to complying with the general requirements of subsection A, above, nonresidential façades outside of industrial districts may be constructed of the following materials:~~

- ~~1. Corrugated metal may be used on any façade not visible from any public road.~~

~~2. 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.~~

~~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 Districts

~~The provisions of subsection §3.2.4.B, above, shall not apply in the I-L, I-G and PD-I districts.~~

§3.2.5. Blank Wall Area

Blank wall areas on ~~building~~ road yard 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 §3.2.5 shall not apply to the facades in the I-L, I-G, and PD-I districts.

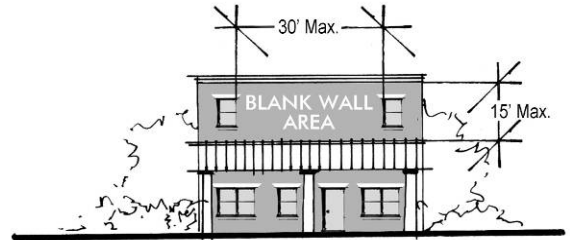


Figure 1. Blank Wall Area

§3.2.6. Service Bay Orientation

Service bay doors shall not be oriented toward the road or any residential use, unless such bays are screened from view from the road and residential uses.

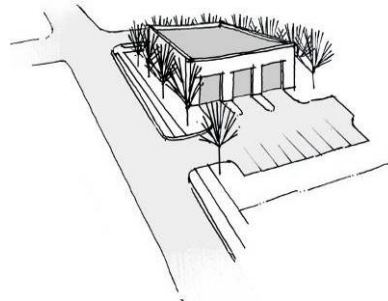


Figure 2. Service Bay Orientation

Current façade requirements of General Development Standards merged into ELDD standards

§2.5.1 Eastern Lincoln Development 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 façade 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.

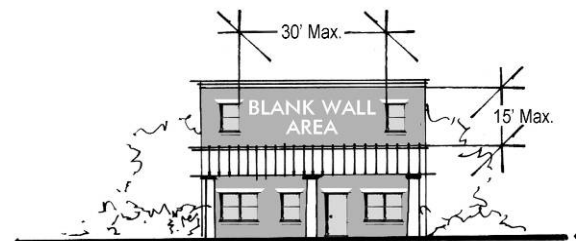


Figure 1. Blank Wall Area

23. Façade Materials

(a) ~~Commercial Uses~~ 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) Industrial 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. This provision 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.

2. Corrugated metal, vinyl panels or unpainted smooth-faced cinder blocks shall not be used on any façade visible from a public road or facing a road, 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.



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

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Zoning Amendments **Proposed Statement of Consistency and Reasonableness**

Case No. **UDO Proposed Amendments #2015-3**

Applicant **Lincoln County Planning and Inspections Dept.**

Proposed amendments

- 1) Amend Section 3.2 to delete façade requirements for side and rear walls of nonresidential and multi-family buildings, to allow non-corrugated metal as a primary material on a road yard façade, and to delete requirements for service bay orientation and screening.**
- 2) Amend Section 2.5.1 (Eastern Lincoln Development District standards) to add the current façade requirements of Section 3.2.**

These proposed amendments **are consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

Strategy 4.3.4 recommended applying building design standards to areas that currently are or are anticipated to be urban in nature (i.e., served by both public water and sewer), possibly through an overlay zoning district. These proposed amendments would relax building design standards in areas that are not anticipated to be urban in nature and would not affect building design standards in areas that are anticipated to be urban in nature.

These proposed amendments **are reasonable and in the public interest** in that:

These proposed amendments would maintain building design standards for road yard facades while relaxing regulations for the other sides in areas of the county that are more rural in nature, while maintaining full standards in more urban areas.



UDO Text Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

Part I

Applicant Name Lincoln County Planning and Inspections Department

Applicant Address 302 N. Academy St., Suite A, Lincolnton, NC 28092

Applicant Phone Number (704) 748-1507

Part II

Briefly describe the proposed text amendments.

- 1) Amend Section 3.2 to delete façade requirements for side and rear walls of nonresidential buildings, to allow non-corrugated metal as a primary material on a road yard façade, and to delete requirements for service bay orientation and screening.
- 2) Amend Section 2.5.1 (Eastern Lincoln Development District standards) to add the current façade requirements of Section 3.2.

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

Randy Hawkins
Applicant

June 15, 2014
Date