

# SCENIC CORRIDOR OVERLAY DISTRICTS

## DESIGN MANUAL



July 1, 2010

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# ***Requirements for All Scenic Corridors***

The following general requirements apply to all Scenic Corridor Overlay Districts:

- (1) For the purposes of this Design Manual, a Scenic Corridor Overlay District is a district that supplements the underlying zoning district established on the site. In addition to the requirements of the underlying zoning district(s), the requirements herein shall apply to all new construction, additions, alterations, or expansions to existing buildings, parking lots or vehicular storage areas, unless explicitly exempted.
- (2) All uses permitted in the underlying zoning districts are allowed as regulated by said districts, unless explicitly modified.
- (3) The specific development requirements of a particular Scenic Corridor Overlay District shall apply uniformly to all property within said district, as specified in the officially adopted corridor plan and this Design Manual.
- (4) In case of conflict with the regulations of the underlying zoning district within the Land Development Ordinance and this Design Manual, the more restrictive requirement shall govern.

# ***NC Highway 68 Scenic Corridor***

## **Applicability**

Application: The NC Highway 68 Scenic Corridor Overlay District design standards of this manual shall apply to all principal buildings on lots or open uses of land constructed, reconstructed, or established after the effective date of the Land Development Ordinance (July 1, 2010), except as exempted or otherwise provided below.

Exemptions: The NC Highway 68 Scenic Corridor Overlay District design standards shall not apply to:

- (1) Single-family detached dwellings or two-family dwellings on their own lots.
- (2) A change in use, which does not result in an increase of two or more in the Land Use Classification number.
- (3) Those buildings and their accessory uses including parking or vehicular storage areas existing on the effective date of the Land Development Ordinance whose gross square footage of building, parking area, or open use of land is not expanded in excess of 3,000 square feet of that which existed on the effective date of the Land Development Ordinance.
- (4) Those projects that have an approved Site Specific Development Plan in compliance with the Land Development Ordinance.

Expansion of Existing Uses: For those buildings, parking areas, or open uses of land which are expanded in excess of 3,000 square feet of their gross square footage after the effective date of the Land Development Ordinance the following requirements shall be met:

- (1) Required planting yards shall be provided. In locations where the entire width of the required planting yard cannot be provided due to existing development, planting yards shall be provided to the extent possible, with no reduction in the size or numbers of required plantings.
- (2) The expanded portion only of any new parking lot or vehicular storage area shall meet the full landscaping and screening requirements for parking and vehicular surface areas.
- (3) Nonconforming signage shall comply with the Land Development Ordinance.

## **Use and Design Standards**

(A) **Landscaping and Screening Requirements:** Landscaping and screening shall be in accordance with the following requirements. In case of conflict with the landscape and tree conservation requirements of the Land Development Ordinance, the stricter standard shall apply.

(1) Planting yards for lots that do not have frontage on NC Highway 68 shall be as required by Land Development Ordinance.

(2) Street planting yards along NC Highway 68:

(a) Shall be used in a limited fashion for signage, walkways, fountains and other amenities, as long as no more than 15 percent of the yard is covered with built upon areas;

(b) Shall be a minimum of 20 feet in width and have an average width of 30 feet;

(c) Shall have the following planting rates:

(i) Four canopy trees for every 100 linear feet;

(ii) Four understory trees for every 100 linear feet; and

(iii) 34 shrubs for every 100 linear feet.

(d) There shall be at least one canopy tree for every 50 linear feet.

(3) **Parking and Loading Areas:**

(a) If a lot adjacent to NC Highway 68 has a parking lot located between the right-of-way and the principal building line, the parking lot shall be screened at a height of four and one-half feet and may be augmented with earthen berms or mounds, existing vegetation, solid fencing, masonry walls or any combination thereof to take advantage of site topography for maximum screening. Tree conservation considerations shall not eliminate the requirement for landscape plantings to screen such a parking lot. The intent of this requirement is to screen parking areas solely and should not be applied so as to eliminate building visibility.

(b) Loading areas, docks, and doors shall be restricted to the area between the rear property line and the principal building(s), as viewed from NC Highway 68. Loading areas, docks, and doors may be located on the side of a principal building if fully screened as much as reasonably possible from ground level view from NC Highway 68.

(4) Accessory outside storage areas, trash rooms, garbage containers, or trash holding receptacles shall be fully screened as much as reasonably possible from ground level view from NC Highway 68.

(5) Parking lot and perimeter lighting shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. Lighting levels measured at the edge of the property shall not exceed three footcandles.

(B) Signage: Signage shall be in accordance with the following requirements. In case of conflict with the signage provisions of the underlying zoning districts, the stricter standard shall apply.

(1) Prohibited signs: In addition to signage prohibited by the Land Development Ordinance, the following signs shall be prohibited in the NC Highway 68 Overlay District:

- (a) Information boards that are visible from driver's eye level on any portion of a travel lane or ramp of NC Highway 68, except for fuel pricing and church identification signs as allowed by Sections (2) and (3) below;
- (b) Electronic message boards that are visible from driver's eye level on any portion of a travel lane or ramp of NC Highway 68, except for time and temperature signs which do not exceed 15 square feet of copy area;
- (c) Outdoor advertising signs;
- (d) Ground surface signs; and
- (e) Signs containing exposed neon tubing, but not including those attached to a window.

(2) Freestanding Signs: Accessory freestanding signs shall be in accordance with the following specifications:

- (a) Signs shall display only the name, trademark, and registered logo;
- (b) Fuel pricing signs shall display only the name, trademark, registered logo or vehicular fuel product and prices;
- (c) Church identification signs shall display only the church name, service hours, and church related events;
- (d) Signage shall be limited to monument type signs, except for developments with two or more businesses and more than 25,000 square feet of gross floor area.
- (e) Limited to one sign per frontage;
- (f) Maximum height:

- (i) Six feet for lots with less than 200 feet of frontage; and
- (ii) 15 feet for lots exceeding 200 feet of frontage.

(g) Maximum area:

- (i) 50 square feet for single businesses;
- (ii) 90 square feet for developments with two or more businesses and 25,000 square feet or less gross floor area; and

(iii) 135 square feet for developments with two or more businesses and more than 25,000 square feet of gross floor area.

(h) For lots adjoining the Interstate 40 right-of-way, or lots located on a service road that physically adjoins the Interstate 40 right-of-way, freestanding signs shall conform to the underlying zoning district size and height requirements of the Land Development Ordinance.

(3) Accessory Attached Signs: Accessory attached signs shall be in accordance with the following specifications:

- (a) Limited to one sign per wall;
- (b) Maximum area of seven and one-half percent of the wall area not to exceed 100 square feet; and
- (c) The height of the sign shall not exceed the top of the wall.

(4) In nonresidential districts, illumination of all signage shall be limited to cut-out letter and indirect lighting, except for wall signage in commercial districts. In commercial districts, back lit wall signage shall be permitted; however, signs with panels over fluorescent lighting shall be opaqued.

(C) Convenience Stores with Fuel Pumps and Gasoline Service Stations:

(1) Buildings: Convenience store and gasoline service station buildings shall comply with the following standards:

- (a) Buildings shall have hip or gable roofs with natural earth tones, white, black, or shades of gray. Flat roofs are prohibited;
- (b) Buildings shall be constructed with natural earth tone brick or with masonry which is painted with natural earth tones, white, black, or shades of gray; and
- (c) Building soffit lighting shall include diffusers that minimize glare to adjoining roadways and properties. Lighting levels measured at the ground surface, a distance of 20 feet from the edge of the soffit, shall not exceed 20 footcandles.

(2) Canopies:

- (a) All freestanding canopies shall meet the requirements of Subsection (D) (2) below;
- (b) The maximum area of signage affixed to each side of a canopy shall not exceed 20 square feet or 25 percent of the canopy fascia, whichever is less;
- (c) Canopy lighting shall include diffusers that minimize glare to adjoining roadways and properties. Lighting levels measured at the ground

surface, beneath the edge of the perimeter of the canopy, shall not exceed 20 footcandles; and

(d) Canopy columns shall be finished with either brick or masonry that is consistent with the principal building material.

(3) Landscape boulders or other decorative devices shall be used near driveway entrances in lieu of steel bollards. However, bollards may be used to protect fuel pump islands.

(4) If fuel pumps are not located to the rear of the principal building, as viewed from NC Highway 68, the street planting yard shall contain two additional understory trees for every 100 linear feet. Trees and shrubs located in the street planting yard shall be equally spaced throughout the yard to achieve an effective screen.

(D) Architecture:

(1) Corrugated metal siding is prohibited if visible from NC Highway 68 unless the siding meets the following specifications:

(i) Corrugations on the exterior face do not exceed five-sixteenths inch in depth; and

(ii) Fasteners used to attach siding to structural members are concealed from view from the exterior.

(2) No awnings or canopy fascias shall be internally lit.

(3) Building and roof colors shall consist of natural earth tones, white, black, or shades of gray. Primary colors or bright colors shall be limited to trim and signage. Day glow or neon colors shall be avoided.

(4) Building color schemes shall blend in with surroundings. Multiple colors and garish or unusual patterns or geometric shapes shall be avoided.

(5) Applicants are required to submit color renderings, color elevation drawings, or color photographs with the site plan or to place a note on the site plan indicating that compliance with this section shall be achieved and approved by the Planning Director prior to installation.

(6) Appropriate screening shall be provided to obscure as much as reasonably possible all roof-mounted equipment, roof vents, or other unsightly building appurtenances from view from NC Highway 68.



# ***Urban Loop - Scenic Corridor SCO-1***

## **Applicability**

Application: Urban Loop Scenic Corridor Overlay – 1 design standards of this manual shall apply to all principal buildings on lots or open uses of land constructed, reconstructed, or established after the effective date of the Land Development Ordinance (July 1, 2010), except as exempted or otherwise provided below.

Exemptions: The Urban Loop Scenic Corridor Overlay – 1 design standards shall not apply to:

- (1) Those buildings and their accessory uses including parking or vehicular storage areas existing on the effective date of the Land Development Ordinance whose built upon area is not expanded in excess of 25 percent of the area existing at the time of the effective date of the Land Development Ordinance,
- (2) Those projects that have an approved Site Specific Development Plan in compliance with the Land Development Ordinance.

Expansion of Existing Uses: Once the built upon area of the property is increased by 25 percent of the area existing at the time of the effective date of the Land Development Ordinance, street protective yards shall be required containing 50 percent of the required width and 50 percent of all required plantings.

## **Use and Design Standards**

(A) Permitted Uses: Subject to the provisions of this overlay zone, all uses permitted in the underlying zoning districts are allowed except those listed below, which are prohibited if visible from the highway:

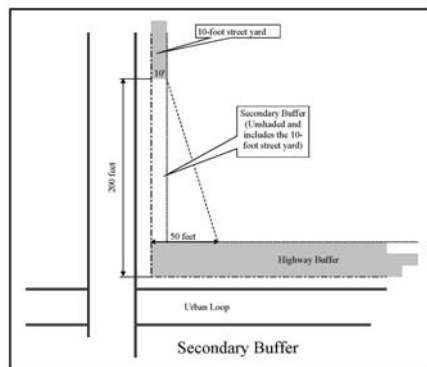
- (1) Flea markets, outdoor;
- (2) Land clearing and inert debris landfills, major;
- (3) Outdoor retail sales;
- (4) Outdoor storage; and
- (5) Salvage yards, junk yards; or scrap processing.

(B) Buffer Requirements:

- (1) A natural undisturbed buffer, a minimum 40 feet wide and a maximum 75 feet wide, with an average width of 50 feet, shall be maintained along the portion

of any lot adjacent to the highway right-of-way. If there are no existing canopy or understory trees in the buffer area, then the following planting rates shall apply. If existing canopy or understory trees in the buffer area do not satisfactorily provide screening that would be similar to that achieved by the planting rates, then supplemental canopy or understory trees shall be required, as determined by the Planning Director. Portions of the buffer area that do not contain significant vegetation may be graded if the Technical Review Committee grants a modification upon a finding that equal or better performance, with regard to visibility from the highway, will result from the alternate standards portrayed on the plan. In addition, the Planning Director will require the installation of plant material at locations to maximize the visual buffering. The following planting rates per 100 linear feet shall be used:

- (a) Nine canopy trees; and
- (b) 12 understory trees.



(2) A secondary natural undisturbed buffer meeting the following standards shall be maintained for a distance of 200 feet along any street right-of-way intersecting the highway right-of-way. If there are no existing canopy or understory trees in the buffer area, then the following planting rates shall apply. If existing canopy or understory trees in the buffer area do not satisfactorily provide screening that would be similar to that achieved by the planting rates, then supplemental canopy or understory trees shall be required, as determined by the Planning Director. Portions of the buffer area that do not contain significant vegetation<sup>1</sup> may be graded if the Technical Review Committee grants a modification upon a finding that equal or better performance, with regard to visibility from the street intersecting the highway right-of-way, will result from the alternate standards portrayed on the plan. In addition, the Planning Director will require the installation of plant material at locations to maximize the visual buffering:

<sup>1</sup> *Significant vegetation.* A group of four or more trees, four inches or greater DBH, that are within 30 feet of one other tree or form a contiguous canopy. The trees must have a life expectancy of greater than 10 years, and a relatively sound and solid trunk with no extensive decay or disease.

(a) The 200 foot distance requirement shall be measured from the intersection of the rights-of-way; however, the secondary buffer width and planting rate shall begin at the termination of the buffer along the highway.

(b) The width of the secondary buffer shall proportionately decrease from 50 feet at its inception to 10 feet at its termination, with the following planting rates:

- (i) One canopy tree per 555 square feet of buffer area; and
- (ii) One understory tree per 420 square feet of buffer area.

(c) The required street planting yard meeting the width and planting rates of the Land Development Ordinance shall be provided along the street right-of-way intersecting the highway. The width and plantings of the street yard count toward achieving the overlay buffer requirements.

(3) Buffer Width Reduction:

(a) If a minimum five-foot high earthen berm is installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet. The earthen berm shall contain a rounded crown suitable for planting and a stabilized side slope of no greater than three-to-one (3:1).

(b) If walls, a minimum of five feet in height, constructed of masonry, stone or pressure treated lumber, or an opaque fence, a minimum of five feet in height, are installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet, provided that:

- (i) The installation of the wall or fence does not disturb the critical root zone of existing trees;
- (ii) The wall or fence is installed at a location to maximize the visual screening; and
- (iii) The use of chain-link fencing with woven slats of opaque material and retaining walls are not acceptable for this buffer width reduction.

(c) The following planting rates per 100 linear feet shall be used:

- (i) Seven canopy trees; and
- (ii) 10 understory trees.

(4) Trees shall be planted a minimum of 10 feet, but no more than 50 feet, from other trees.

(5) Trees located within the required buffer area may be used to meet tree conservation requirements of the Land Development Ordinance.

(6) No development, including improvements, buildings, structures, parking areas or open-air uses are allowed within the buffer, except free-standing signage which is not visible from the highway, as per Section (C) (5). In approving a site plan or subdivision plat, however, streets or easements may be permitted to cross the buffer when necessary for access or provision for utilities.

(7) To allow an existing or new development to preserve the required natural undisturbed buffer area, the number of required off-street parking spaces shall be reduced by the Planning Director by up to 10 percent if requested by the applicant.

(8) No development shall be required to have the buffer area exceed 20 percent of the total site. If it is necessary to reduce the buffer area, the secondary buffer area along any street right-of-way intersecting the highway shall be reduced first.

(9) The Technical Review Committee may grant a Type 2 modification to Subsection (B), Buffers Requirements, where unreasonable or impractical situations result and alternate methods of compliance are proposed, in accordance with the modification process established in Land Development Ordinance.

(C) Signage: Signage shall be in accordance with the following requirements. In case of conflict with the signage provisions of the underlying zoning districts, the stricter standard shall apply.

(1) In addition to signage prohibited by the Land Development Ordinance, the following signs shall be prohibited:

- (a) Outdoor advertising signs;
- (b) Ground surface signs; and
- (c) Signs containing exposed neon tubing, but not including those attached to a window.

(2) Freestanding signage shall be limited to one monument type sign per frontage as specified below:

Development Size	Maximum Height	Maximum Size
< 25,000 sq. ft.	6 ft.	50 sq. ft.
25,000--49,999 sq. ft.	10 ft.	90 sq. ft.
50,000--100,000 sq. ft.	15 ft.	140 sq. ft.
> 100,000 sq. ft.	20 ft.	200 sq. ft.

(3) In C-H zoning or in Integrated Multiple Use Developments, freestanding signage for each outparcel shall be limited to one monument sign meeting the size and height requirements of the Land Development Ordinance.

(4) In nonresidential districts, illumination of all signage shall be limited to cut-out letter and indirect lighting, except for wall signage in commercial districts. In commercial districts, back lit wall signage shall be permitted; however, signs with panels over fluorescent lighting shall be opaqued.

(5) Freestanding signage, visible from the highway, is not permitted in protective buffer area(s) except at access points.

(D) Access Management:

(1) Major or minor thoroughfares that intersect the highway shall have a minimum of 500 feet of corner clearance when determined to be practical by NCDOT or GDOT; and

(2) Local or collector streets that intersect the highway shall have a minimum of 200 feet of corner clearance when determined to be practical by NCDOT or GDOT.

(E) Additional Requirements:

(1) Structures shall not exceed 80 feet in height within 500 feet of the highway right-of-way, as measured from the base of the building at the finished grade or from the adjacent highway grade, whichever is higher, to the top of the highest component of the building.

(2) Loading areas, docks, and doors shall be screened as much as reasonably possible from ground level view from the highway.

(3) If visible from the highway, building and roof colors shall consist of natural earth tones, white, black, or shades of gray. Primary colors or bright colors shall be limited to trim and signage. Day glow or neon colors shall be avoided.

Applicants are required to submit color renderings, color elevation drawings, or color photographs with the site plan or to place a note on the site plan indicating that compliance with this section shall be achieved and approved by the Planning Director prior to installation. This Subsection shall not apply to residentially zoned property.

(4) All outdoor lighting shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. This Subsection shall not apply to residentially zoned property.

(5) All new on-site utilities shall be located underground unless required by the utility to be otherwise.

# ***Urban Loop - Scenic Corridor SCO-2***

## **Applicability**

Application: Urban Loop Scenic Corridor Overlay – 2 design standards of this manual shall apply to all principal buildings on lots or open uses of land constructed, reconstructed, or established after the effective date of the Land Development Ordinance (July 1, 2010), except as exempted or otherwise provided below.

Exemptions: The Urban Loop Scenic Corridor Overlay – 2 design standards shall not apply to:

- (1) Those buildings and their accessory uses including parking or vehicular storage areas existing on the effective date of the Land Development Ordinance whose built upon area is not expanded in excess of 25 percent of the area existing at the time of the effective date of the Land Development Ordinance,
- (2) Those projects that have an approved Site Specific Development Plan in compliance with the Land Development Ordinance.

Expansion of Existing Uses: Once the built upon area of the property is increased by 25 percent of the area existing at the time of the effective date of the Land Development Ordinance, street protective yards shall be required containing 50 percent of the required width and 50 percent of all required plantings.

## **Use and Design Standards**

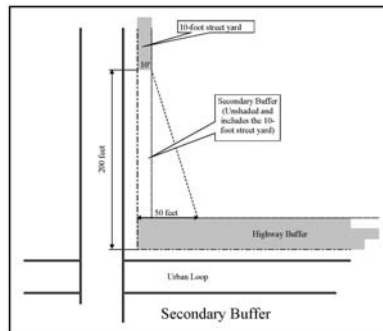
(A) Permitted Uses: Subject to the provisions of this overlay zone, all uses permitted in the underlying zoning districts are allowed except those listed below, which are prohibited if visible from the highway:

- (1) Flea markets, outdoor;
- (2) Land clearing and inert debris landfills, major;
- (3) Outdoor retail sales;
- (4) Outdoor storage; and
- (5) Salvage yards, junk yards; or scrap processing.

(B) Buffer Requirements: The following buffer requirements shall be maintained along the portion of any lot adjacent to the highway right-of-way, unless the standards described in section (C) below are achieved and approved by the TRC.

(1) A natural undisturbed buffer, a minimum 25 feet wide and a maximum 50 feet wide, with an average width of 30 feet, shall be maintained along the portion of any lot adjacent to the highway right-of-way. If there are no existing canopy or understory trees in the buffer area, then the following planting rates shall apply. If existing canopy or understory trees in the buffer area do not satisfactorily provide screening that would be similar to that achieved by the planting rates, then supplemental canopy or understory trees shall be required, as determined by the Planning Director. The following planting rates per 100 linear feet shall be used:

- (a) Four canopy trees; and
- (b) Four understory trees.



(2) A secondary natural undisturbed buffer meeting the following standards shall be maintained for a distance of 200 feet along any street right-of-way intersecting the highway right-of-way:

- (a) The 200 foot distance requirement shall be measured from the intersection of the rights-of-way; however, the secondary buffer width and planting rate shall begin at the termination of the buffer along the highway.
- (b) The width of the secondary buffer shall proportionately decrease from 30 feet at its inception to 10 feet at its termination, with the following planting rates:
  - (i) One canopy tree per 600 square feet of buffer area; and
  - (ii) One understory tree per 375 square feet of buffer area.
- (c) The required street planting yard meeting the width and planting rates of the Land Development Ordinance shall be provided along the street right-of-way intersecting the highway. The width and plantings of the street yard count toward achieving the overlay buffer requirements.

(3) Buffer Width Reduction:

(a) If a minimum five-foot high earthen berm is installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet. The earthen berm shall contain a rounded crown suitable for planting and a stabilized side slope of no greater than three-to-one (3:1).

(b) If walls, a minimum of five feet in height, constructed of masonry, stone or pressure treated lumber, or an opaque fence, a minimum of five feet in height, is installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet, provided that:

- (i) The installation of the wall or fence does not disturb the critical root zone of existing trees;
- (ii) The wall or fence is installed at a location to maximize the visual screening; and
- (iii) The use of chain-link fencing with woven slats of opaque material and retaining walls are not acceptable for this buffer width reduction.

(c) The following planting rates per 100 linear feet shall be used:

- (i) Seven canopy trees; and
- (ii) Ten understory trees.

(4) Trees shall be planted a minimum of 10 feet, but no more than 50 feet, from other trees.

(5) Trees located within the required buffer area may be used to meet tree conservation requirements of the Land Development Ordinance.

(6) No development, including improvements, buildings, structures, parking areas or open-air uses are allowed within the buffer, except free-standing signage which is not visible from the highway. In approving a site plan or subdivision plat, however, streets or easements may be permitted to cross the buffer when necessary for access or provision for utilities.

(7) To allow an existing or new development to preserve the required natural undisturbed buffer area, the number of required off-street parking spaces shall be reduced by the Planning Director by up to 10 percent if requested by the applicant.

(8) No development shall be required to have the buffer area 20 percent of the total site. If it is necessary to reduce the buffer area, the secondary buffer area along any street right-of-way intersecting the highway shall be reduced first.

(C) Alternate Requirements: The following requirements are an alternative to the buffer requirements described in section (B) above, and must be approved by the TRC prior to installation.



(1) A street planting yard, a minimum 20 feet wide and a maximum 50 feet wide, with an average width of 30 feet, shall be maintained along the portion of any lot adjacent to the highway right-of-way. The following planting rates per 100 linear feet shall be used:

- (a) Five canopy trees;
- (b) Eight understory trees; and
- (c) 33 shrubs.

(2) Trees shall be planted a minimum of 10 feet, but no more than 75 feet from other trees. Shrubs shall be planted three feet on center.

(3) Parking lot planting areas containing trees shall be installed and maintained. Each parking lot planting area shall have a minimum inside dimension of seven feet and shall have a minimum area of at least 200 square feet. Each parking space must be entirely within the designated distance of a parking lot planter as specified below:

Size of Parking Lot Planter	Number of Trees in Planter	Distance
200 - 499 sq. ft.	1	80 ft.
500 - 899 sq. ft.	3	110 ft.
900+ sq. ft.	5	130 ft.

- (a) For parking lots with 100 parking spaces or less, one canopy tree is required for every eight parking spaces.
- (b) For parking lots with more than 100 parking spaces, the required canopy tree rate shall be used:

Percentage of parking spaces exceeding the minimum requirement	Canopy tree rate
0 - < 10 percent	1/10 parking spaces
10 - < 30 percent	1/9 parking spaces
30 - < 50 percent	1/8 parking spaces
50 percent or greater	1/7 parking spaces.

(4) Architecture:

(a) Buildings visible from the highway shall be finished with one or more of the following materials:

- (i) Brick and brick veneer;
- (ii) Stone, stone veneer, and cultured stone;
- (iii) Precast or field-poured tilt concrete panels with texture and architectural detailing;
- (iv) Stucco with architectural detailing; and
- (v) Wood and wood materials designed and intended for use as exterior finish material.
- (vi) Vinyl siding designed and intended for use as exterior finish material shall be permitted for residential buildings.

(b) No portion of any building visible from the highway shall have an expanse wider than 50 feet or higher than 20 feet without detail or articulation. Large, flat blank expanses are not acceptable.

(c) The architectural style and color of new buildings shall be similar to and compatible with surroundings.

(d) No awnings or canopy fascias shall be internally lit.

(e) Appropriate screening shall be provided to obscure as much as reasonably possible all roof-mounted equipment, roof vents, or other unsightly building appurtenances.

(5) Convenience Stores with Fuel Pumps and Gasoline Service Stations:

(a) Buildings shall be constructed with brick or masonry conforming to the color requirements contained in Subsection (F)(2).

(b) Buildings shall have hip or gable roofs. Flat roofs are prohibited.

(c) Canopy columns shall be finished with either brick or masonry that is consistent with the principal building material.

(d) The maximum area of signage affixed to each side of a canopy shall not exceed 20 square feet or 25 percent of the canopy fascia, whichever is less.

(e) Fuel pricing signs shall display only the name, trademark, registered logo or vehicular fuel product and prices.

(f) If fuel pumps are not located to the rear of the principal building, as viewed from the highway, the street planting yard shall contain two additional understory trees for every 100 linear feet. Trees and shrubs located in the street planting yard shall be equally spaced throughout the yard to achieve an effective screen.

(6) Parking lot and perimeter lighting levels measured at the edge of the property shall not exceed two footcandles.

(D) Signage: Signage shall be in accordance with the following requirements. In case of conflict with the signage provisions of the underlying zoning districts, the stricter standard shall apply.

(1) In addition to signage prohibited by the Land Development Ordinance, the following signs shall be prohibited:

- (i) Outdoor advertising signs;
- (ii) Ground surface signs; and
- (iii) Signs containing exposed neon tubing, but not including those attached to a window.

(2) Freestanding signage shall be limited to one monument type sign per frontage as specified below:

Development Size	Maximum Height	Maximum Size
< 25,000 sq. ft.	6 ft.	50 sq. ft.
25,000--49,999 sq. ft.	10 ft.	90 sq. ft.
50,000--99,999 sq. ft.	15 ft.	140 sq. ft.
100,000--200,000 sq. ft.	20 ft.	200 sq. ft.
> 200,000 sq. ft.	30 ft.	200 sq. ft.

(3) In C-H zoning or in Integrated Multiple Use Developments, freestanding signage for each outparcel shall be limited to one monument sign meeting the size and height requirements of the Land Development Ordinance.

(4) Freestanding signage visible from the highway shall be in accordance with the following requirements:

(a) A decorative base and surrounding frame shall be constructed with a material that is the same as or similar to the majority of the material used for the principal building(s).

(b) A defined landscaped area shall be required at the base of the sign, parallel to the face(s) of the sign. The required landscaped area shall be at least 50 square feet in area. For signs with multiple faces, the landscaped area shall be allocated so that a portion of the required landscaping is located in front of each sign face.

- (i) The required landscaped area shall contain materials such as, but not limited to, vegetative ground covers, perennials, shrubs,

and ornamental trees covering at least 50 percent of the defined landscaped area at maturity. A plan of the landscaped area indicating the species, quantity, and spacing of plant materials shall be included as a part of the sign permit application.

(5) In nonresidential districts, illumination of all signage shall be limited to cut-out letter and indirect lighting, except for wall signage in commercial districts. In commercial districts, back lit wall signage shall be permitted; however, signs with panels over fluorescent lighting shall be opaqued.

(E) Access Management:

(1) Major or minor thoroughfares that intersect the highway shall have a minimum of 500 feet of corner clearance when determined to be practical by NCDOT or GDOT; and

(2) Local or collector streets that intersect the highway shall have a minimum of 200 feet of corner clearance when determined to be practical by NCDOT or GDOT.

(F) Additional Requirements:

(1) Loading areas, docks, and doors shall be screened as much as reasonably possible from ground level view from the highway.

(2) If visible from the highway, building and roof colors shall consist of natural earth tones, white, black, or shades of gray. Primary colors or bright colors shall be limited to trim and signage. Day glow or neon colors shall be avoided.

Applicants are required to submit color renderings, color elevation drawings, or color photographs with the site plan or to place a note on the site plan indicating that compliance with this section shall be achieved and approved by the TRC prior to installation. This Subsection shall not apply to residentially zoned property.

(3) All outdoor lighting shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. This Subsection shall not apply to residentially zoned property.

(4) All new on-site utilities shall be located underground unless required by the utility to be otherwise.

## **Scenic Corridor Overlay - 3**

(Reserved)

## **Scenic Corridor Overlay - 4**

(Reserved)