

DIVISION 1300. GENERAL DEVELOPMENT AND DESIGN STANDARDS

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Chapter 1310. Integrity and Design Standards

1310.010 Purpose

The regulations of this Chapter are intended to promote quality, aesthetically pleasing development throughout Indian Trail and to provide a wide range of nonresidential and residential structure types to accommodate the life-styles and economic levels of the projected population. The regulations are further intended to promote quality development that complies with all Town and state regulations and minimizes land use conflicts.

1310.020 Compliance

Plans demonstrating compliance with the design standards of this Chapter will be reviewed by the authorizing permit authority at the time of development's initial review and consideration for approval.

- A.** A. Any proposed changes to an approved Integrity and Design Permit such as a change in building design or building materials, shall require approval by the Planning and Development Director.
- B.** B. Any proposed changes to an approved Integrity and Design Permit associated with a Planned Development (PUD,PRD, PND,CZ) shall be bound by the conditions of approval, this Chapter, and the following:
 - i. Building materials and colors shall be similar to the materials already being used in the neighborhood, and/or if dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that enough similarity exists for the buildings to relate to the rest of the neighborhood.
 - ii. Any proposed deviation from conditions of approval of a Planned Development approved by the Town Council or Board of Adjustment shall require an amendment of the approval permit authorized by the appropriate discretionary board.

1310.030 Articulation Standards for All Residential Buildings

All residential buildings on individual lots in R districts must include at least 5 of the following design features:

- A.** Bay or bow windows on the front façade (Note: the provision of one such window is sufficient);
- B.** Dormers (Note: the provision of one such roof feature is sufficient);
- C.** A roof pitch greater than or equal to a 6 to 12 (6:12) for primary roof;
- D.** Eaves with a minimum 10-inch projection on all sides of the building;
- E.** Decks or patios with a minimum size of 64 square feet per dwelling unit;
- F.** Front porch and entry facing the front lot line (Note: entryway can be located on the long or short axis of the dwelling);
- G.** Off-sets on building face with a minimum depth of 12 inches;

- H. Decorative pillars or posts.** Square post or columns shall not be less than six (6) nominal inches on any side and round columns shall not be smaller than eight (8) nominal inches in diameter from the bottom of the column unless consistent with a distinct architectural style. **(Note: requires at least one pair, decorative or plain, but finished in manner that is consistent with the dwelling exterior);**
- I. Distinct Architectural Style (2 point value). The use of a distinct architectural style shall be determined by a qualified professional contracted by the Town at the cost of the applicant.**

The following design features are required on all residential structures:

- J.** Openings including doors and/or windows on street facing building facades. Windows are required to have appropriate window trim per style of architecture. Blank walls are prohibited.
- K.** Masonry (preferably brick) perimeter enclosure at base but also including poured concrete so that each home has the appearance of a raised foundation (Note: wood products covered with a treatment to appear as masonry do not qualify). Poured concrete shall be treated with brick, stone, or color and textured material appropriate foundation style per style of architecture.
- L.** Changes in the use of wall facing materials should occur at wall setbacks or projections, or to articulate the transition between the building base middle and top. Material changes should return to inside corners of front façade. Those materials however, are not required to wrap the outermost front corner of the home.
- M.** Front loading garages shall not extend further than 4 feet past the predominant front façade of the house unless a front porch is used and then the garage shall not extend further than 4 feet past the porch excluding side loading garages. A maximum of ¼ of the front façade is allowed to be front facing garage door(s).

1310.040 Building Material Standards for All Site-Built & Modular Housing

All residential buildings constructed on-site must be improved with quality materials and these materials must be durable, safe, and require limited maintenance. Materials shall be selected for suitability to the type of building and design for which they are used. All facades visible from public or private streets must be constructed of the following materials: Such materials may include, but need not be limited to:

- A.** Brick, natural stone, wood, architectural cast stone, hardcoat stucco, cementitious siding, glass or EIFS – Exterior Insulation Finishing System (when applied according to manufacturer specifications and the North Carolina Building Code).
- B.** Vinyl siding (minimum of .44mm), galvanized, aluminum coated, or zinc-aluminum coated metal finishes provided such materials do not exceed 20% of those façades visible from public or private streets.

1310.050 Manufactured Housing Units on Individual Lots

Permitted Class A or B manufactured housing units may be placed on individual lots in R districts that permit detached houses only if they:

- A.** are constructed in accordance with the National Manufactured Housing Construction Safety Standards Act of 1974 as amended on August 22, 1981;

- B. are multi-sectional (double-wide or wider);
- C. enclose a floor area of not less than 1,000 square feet in any residential zoning districts (Note: single-wide manufactured dwellings, including expandable units, pop-outs and tilt-outs are allowed only in manufactured home parks);
- D. are placed on an excavated and/or backfilled foundation and the open portion under the home enclosed with pressure treated wood, masonry, or concrete walls, so that the top of the perimeter wall is not more than 8 inches above the finished ground level, except on a sloping lot where the top of the perimeter wall may be no more than 8 inches above the finished ground level at its highest point along the perimeter wall (Note: when pressure treated wood is used for the perimeter wall, a covering similar in appearance to the manufactured housing unit siding, or a finished concrete wall will be used to cover the wall);
- E. have exterior siding and roofing with the color, material and appearances similar to the exterior siding and roofing material used on residential dwellings within the neighborhood, or that is similar in appearance to the predominant materials typically used for construction of site-built detached houses;
- F. do not have bare metal siding or roofing;
- G. are not adjacent to any structure listed as a locally designated historic landmark or National Register property.

1310.060 Multi-Unit Houses: Two Unit Dwellings and Rooming Houses

A. General

Multi-unit houses are subject to the standards of Sec.510.040 (density, frontage and yard requirements) except as expressly modified or supplemented by the following standards.

B. Entrances

1. The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
2. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

C. Pedestrian Circulation

A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

D. Parking Location/Orientation

Surface parking and parking within accessory structures must be located behind principal building or otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required interior side setback area. Any portion of a parking area that is not completely concealed from view of an abutting street must be screened in accordance with the parking lot landscaping requirements of DIVISION 800.

E. Site Plan Review

Site plan review, pursuant to Chapter 370, is required for all multi-unit houses containing more than 4 dwelling units.

1310.070 Multiplex and Apartment/Condo Buildings: Attached and Multifamily

A. General

Multiplex and apartment/condo buildings are subject to the standards of Sec.510.040 (density, frontage, and yard requirements) except as modified or supplemented by the standards of this Chapter.

B. Entrances

1. Entrance doors to dwelling units located above the ground floor must be provided from an enclosed lobby or corridor and stairwell. Unenclosed or partially enclosed stairs may not be used as the primary means of access to upper-floor dwellings units.
2. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

C. Pedestrian Circulation

A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

D. Parking Location/Orientation

Surface parking and parking within accessory structures must be located behind principal building or otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required interior side setback area. Any portion of a parking area that is not completely concealed from view of an abutting street must be screened in accordance with the parking lot landscaping requirements of DIVISION 800.

E. Site Plan Review

Site plan review, pursuant to Chapter 370, is required for all multiplex and apartment/condo buildings containing more than 4 dwelling units.

Chapter 1320. Nonresidential Design Standards

1320.010 Applicability

Unless otherwise expressly stated, the material and color standards of this section apply to all facades visible from a public or private street for non-residential development in all zoning districts that are subject to site plan review.

1320.020 Façade Materials

- A. All buildings and other structures must be constructed with brick, hard coat stucco, natural stone, architectural cast stone, EIFS (Exterior Insulation Finishing System), glass or other comparable, durable materials that are consistent with the purpose and intent of this chapter and approved during the plan review process.
- B. Concrete masonry units, architectural precast panels, and similar materials may be allowed in service areas and on exterior walls that are not generally visible to the public.

- C.** All façade material application shall be in compliance with manufacturer specifications and the North Carolina Building Code.

D. Façade Colors

Facade colors must be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, as approved during the plan review process. Traditional or standard franchise colors shall also comply with this section.

1320.030 Building Design

The following standards apply to all building facades and exterior walls that are visible from adjoining streets or properties.

- 1.** All building designs must express a “base”, “middle”, and “top” through the building’s architecture details and the use of building materials.
- 2.** Buildings visible from public streets must include at least 3 of the following features:
 - a.** variations in roof form and parapet heights;
 - b.** clearly pronounced recesses and projections at multiple locations for any building with a front façade exceeding 50 feet in width;
 - c.** wall plane off-sets (dimension established by building module) at multiple locations for any building with a front façade exceeding 50 feet in width;
 - d.** reveals and projections and changes in texture and color of wall surfaces;
 - e.** deep set windows with mullions;
 - f.** ground level arcades and second floor galleries/balconies; or
 - g.** other features that reduce the apparent mass of a building.
- 3.** Buildings must have architectural features that conceal rooftop equipment, such as HVAC units, from public view.
- 4.** Each building must have a clearly defined, highly visible customer entrance featuring at least 4 of the following elements (properties located in Industrial District or Industrial Park require a minimum of 2 elements):

- a. canopies or porticos;
 - b. overhangs;
 - c. recesses/projections;
 - d. arcades;
 - e. raised corniced parapets over the door;
 - f. peaked roof forms;
 - g. arches;
 - h. outdoor patios;
 - i. display windows;
 - j. architectural details such as tile work and moldings that are integrated into the building structure and design; or
 - k. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
5. Building height may not exceed 35 feet for a one-story building or as otherwise authorized within the UDO.

1320.040 Large-stores and Shopping Centers

A. Applicability

In addition to the requirements listed above, the standards of this section apply to all retail uses and food and beverage retail sales uses on sites that include, in aggregate, more than 70,000 square feet of gross floor area.

B. Pedestrian Circulation

At least one continuous internal pedestrian connecting walkway must be provided from the public sidewalk or right-of-way and the principal customer entrance of all principal buildings on the site. Such pedestrian connections must be at least 6 feet in width. At a minimum, walkways must connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and feature items such as adjoining landscaped areas that includes trees, shrubs, benches, flower beds, planters, groundcover, or other such materials for no less than 30 percent of its length.

1. Walkways must be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such walkways must be located an average of 3-4 feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades, display windows, planters or entryways are part of the facade.
2. Customer entrances must have weather protection features, such as awnings, arcades, or vestibules.

3. All internal pedestrian walkways that cross parking aisles or driveways must be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt or applied surface materials (e.g. bubbled runner mats) designed to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6 inches with tapered side slopes and meet ADA standards.

Chapter 1330. Lighting Standards

1330.010 Purpose and Intent

- A. It is the purpose and intent of this Chapter to encourage the use of lighting design practices and systems that will: 1) minimize glare, light trespass and light pollution; 2) conserve energy and resources while maintaining nighttime safety, security and productivity; and 3) to curtail the degradation of the nighttime visual environment.
- B. It is the purpose and intent of this Chapter to establish clear and comprehensive outdoor lighting standards with an emphasis on reducing glare and light trespass by requiring, in most circumstances, the installation of both semi-cutoff (minimum required) and full cut-off (preferred) lighting fixtures.
- C. It is the purpose and intent of this Chapter to allow for outdoor lighting that is appropriate for the task and to establish light fixture height limits that will help prevent light trespass to adjacent properties.
- D. It is the purpose and intent of this Chapter to establish specific standards for certain land uses that typically have unique lighting requirements, such as (but not limited to) automotive dealerships, service stations, and outdoor sporting facilities.

1330.020 Applicability

This outdoor lighting standard applies to the development of all new multi-family housing, new major residential and non-residential subdivisions, non-residential construction, and the construction of parking lots where such developments include the installation of new outdoor lighting fixtures or the replacement of existing lighting fixtures. All new construction projects shall have enough exterior lighting to meet the minimum safety and security requirements of the Southern Building Code (SBC), National Electrical Code (NEC) and North Carolina Building Code (NCBC). The replacement of an existing lighting fixture is defined as a change of the type of fixture; a change in the mounting height of a fixture on a pole, building, or other structure; or a change in the location of a lighting fixture. All of these applications require compliance with this section. Routine lighting fixture maintenance such as replacement of lamps, ballast, starter, photo control, or similar components will not constitute the need to comply with this ordinance, and is permitted provided such changes do not result in a higher wattage or higher lumen output.

1330.030 General Exemptions

The following lighting is exempt from the requirements of this Section:

- A. Emergency lighting: Lighting required for public safety in the reasonable determination of public safety officials with authority.
- B. Decorative lighting: Low-wattage fixtures (comprised of incandescent bulbs of less than eight [8] watts each or other lamps of output less than one hundred [100] lumens each) used for holiday decoration.