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| S:\County Seals & Logos\Round Seal - No White Square\Seal1668-white-center.gif | **pb 19-25 Currituck County**  **Text Amendment**  **planning board**  **December 10, 2019** |

Currituck County requests an amendment to the Unified Development Ordinance, Chapter 1. General Provisions, Chapter 2. Administration, Chapter 3. Zoning Districts, Chapter 4. Use Standards, Chapter 5. Development Standards, Chapter 6. Subdivision Infrastructure Standards, and Chapter 10. Definitions and Measurements. for the purpose of implementing the Moyock Mega Site master plan.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

**Item 1:** That Chapter 1 is amended by deleting the following strikethrough language and adding the underlined language in Section 1.5.2.:

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# General Provisions



### Adopted Plans

#### Small Area Plans

The Board of Commissioners has adopted the following plans for specific geographic areas and corridors within the county:

The Corolla Village Small Area Plan;

The Maple-Barco Small Area Plan; ~~and~~

The U.S. Highway 158 & N.C. Highway 168 Corridor Plan; and,

The Moyock Small Area Plan

These plans include goals, objectives, policies, and actions related to, and that serve as a guide to, various aspects of development intensity and design within specific geographic areas.

#### Functional Plans and Documents

The county has adopted functional plans, documents, and regulations relating to future development (e.g. Administrative Manual), provision of public infrastructure and services (e.g., the Currituck County Stormwater Manual), economic development (e.g. Currituck County Moyock Mega Site Master Plan), and tourism. The county will continue to adopt and amend these types of functional plans, documents and regulations. These plans, documents, and regulations include goals, objectives, policies, and actions related to the form and timing of the county’s growth and development as well as to the location and design of public infrastructure.

**Item 2:** That Chapter 2 is amended by deleting the following strikethrough language and adding the underlined language:

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# Administration

### 2.4.5. Planned Development

#### Purpose

A planned development is a development that is planned and developed under unified control in accordance with more flexible standards and procedures that are conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher quality development than could be achieved through general use (base) zoning district regulations. The purpose of this section is to provide a uniform means for amending the Official Zoning Map to establish a Planned Development (PD) zoning district.

#### Scope

A planned development district is established by amendment of the Official Zoning Map to rezone land to a ~~Planned Development~~ PD zoning district classification that is defined by a PD master plan and a PD terms and conditions document.

#### Planned Development Procedure

##### Pre-Application Conference

Applicable (see Section 2.3.2).

##### Community Meeting

Applicable (see Section 2.3.3).

##### Application Submittal and Acceptance

Applicable (see Section 2.3.4). Planned development applications may not be initiated by anyone other than the landowner(s) of the land subject to the application.

The application shall include a master plan depicting the general configuration and relationship of the principal elements of the proposed development, including uses, general building types, density/intensity, resource protection, pedestrian and vehicular circulation, open space, public facilities, and phasing (see Section 3.7.2.A, Planned Development Master Plan).

The application shall also include a terms and conditions document specifying terms and conditions defining development parameters, providing for environmental mitigation, and outlining how public facilities will be provided to serve the planned development.

To ensure unified control, the application shall also include a copy of the title to all land that is part of the proposed PD zoning district classification.

##### Staff Review and Action

Applicable (see Section 2.3.5). The Technical Review Committee shall review the application, prepare a staff report, and provide a recommendation in accordance with Section 2.3.5.B, Staff Report and Recommendation, and Section 2.4.5.D, Planned Development Review Standards.

##### Public Hearing Scheduling and Public Notification

Applicable (see Section 2.3.6).

##### Public Hearing Procedures

Applicable (see Section 2.3.8).

##### Advisory Body Review and Recommendation

Applicable (see Section 2.3.9). The Planning Board, following a public meeting, shall make a recommendation on the application in accordance with Section 2.3.9, Advisory Body Review and Recommendation, and Section 2.4.5.D, Planned Development Review Standards.

##### Decision-Making Body Review and Decision



Applicable (see Section 2.3.10). The Board of Commissioners, following a legislative public hearing (Section 2.3.8.B), shall decide the application in accordance with Section 2.3.10, Decision-Making Body Review and Decision, and Section 2.4.5.D, Planned Development Review Standards. The decision shall be one of the following:

Approval of the planned development subject to the PD master plan and PD terms and conditions in the application;

Approval of the planned development subject to additional or revised conditions related to the PD master plan or PD terms and conditions;

Denial of the planned development; or

Remand of the planned development application back to the Planning Board for further consideration.

As part of the decision, the Board of Commissioners shall adopt a written statement of consistency and reasonableness that:

Describes whether the decision is consistent with all county-adopted plans that are applicable; and

Explains why the decision is reasonable and in the public interest.

#### Planned Development Review Standards

The advisability of establishing a planned development is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny a planned development, the Board of Commissioners shall consider the standards in Section 2.4.3.C, Zoning Map Amendment Standards, and the standards for the proposed type of PD district in Section 3.7, Planned Development Base Zoning Districts.

#### Designation on the Official Zoning Map

Designation of a PD zoning district on the Official Zoning Map shall note the ordinance number approving the PD zoning classification.

#### Effect

Lands rezoned to a PD district shall be subject to the approved PD master plan and the approved PD terms and conditions. The master plan and terms and conditions are binding on the land as an amendment to the Official Zoning Map. The applicant may apply for and obtain subsequent development permits and approvals necessary to implement the PD master plan in accordance with the appropriate procedures and standards set forth in this Ordinance. Any permits or approvals shall comply with the PD master plan and the PD terms and conditions.

#### Expiration

If no application for approval of a preliminary plat or site plan for any part of the approved PD master plan is submitted within three years after approval of the planned development, the Planning Director shall initiate a map amendment application to rezone the land back to its prior zoning classification or any other base zoning classification determined to be appropriate. Such time period shall not be extended with transfer of ownership.

#### Minor Deviation

##### General

Subsequent plans and permits for development within an approved planned development may include minor deviations from the PD master plan or PD terms and conditions, provided the Planning Director determines such deviations are limited to changes addressing technical considerations that could not reasonably be anticipated during the PD zoning classification process or any other change that has no material effect on the character of the approved planned development or any of its approved terms or conditions. Changes in the following shall constitute minor deviations and may be approved by the Planning Director:

Driveway locations;

Structure floor plan revisions;

Minor shifts in building size or location that do not result in any substantive changes or impacts to the site elements or surrounding lands; and

Facility design modifications for amenities and the like.

##### Material Changes are Amendments

Changes that materially affect the basic concept of the PD master plan or basic parameters set by the PD terms and conditions are not considered minor deviations, and shall only be changed as amendments to the PD master plan or PD terms and conditions.

#### Amendments

##### General

If an applicant determines it is necessary to alter the concept or intent of the PD master plan or the PD terms and conditions, the PD master plan or PD terms and conditions shall be amended, extended, or modified only in accordance with the procedures and standards for its original approval.

##### Amendments Defined

The following items are considered an alteration of the concept or intent of the PD master plan or PD terms and conditions and are treated as an amendment:

Changes in use designations;

Density/intensity increases;

Decreases in open space;

Substantial changes in the location of streets (particularly if streets are to be deleted or access points to the development moved so traffic flows both inside and outside the development are affected);

Change in the location of any public easement; or

Change in the proportion of housing types by more than 15 percent.

**Item 3:** That Chapter 3 is amended by deleting the following strikethrough language and adding the underlined language:

# Zoning Districts

## BASE ZONING DISTRICTS ESTABLISHED

### General

Table 3.2.1, Base Zoning Districts Established, sets out the base zoning districts established by this Ordinance. Base zoning districts are grouped into Special, Residential, Business and Mixed-Use, and Planned Development districts.

| Table 3.2.1: Base Zoning Districts Established | |
| --- | --- |
| District Name | Abbreviation |
| Special Districts | |
| Resource Conservation | RC |
| Agriculture | AG |
| Residential Districts | |
| Single-Family Residential – Mainland | SFM |
| Single-Family Residential – Outer Banks | SFO |
| Single-Family Residential – Outer Banks, Remote | SFR |
| Single-Family Residential – Isolated | SFI |
| Mixed Residential | MXR |
| Business and Mixed-Use Districts | |
| General Business | GB |
| Limited Business | LB |
| Community Center | CC |
| Village Center | VC |
| Light Industrial | LI |
| Heavy Industrial | HI |
| Planned Development Districts | |
| Planned Development – Residential | PD-R |
| Planned Development – Mixed | PD-M |
| Planned Development – Outer Banks | PD-O |
| Planned Development – Currituck Station | PD-CS |

#### Classification of Base Zoning Districts

Land shall be classified or reclassified into a base zoning district only in accordance with the procedures and requirements set forth in Section 2.4.3, Zoning Map Amendment, or Section 2.4.5, Planned Development District, as appropriate.

#### Relationship to Overlay Zoning Districts

Regulations governing development in an overlay zoning district shall apply in addition to the regulations governing development in the underlying base zoning district. If the standards governing a base zoning district expressly conflict with those governing an overlay zoning district, the standards governing the overlay zoning district shall control.

#### Organization of Base Zoning District Regulations

Sections 3.3 through 3.5 set out the general purposes of each group of base zoning districts and contain subsections that set out the specific purpose, density, bulk, and dimensional standards for each individual base zoning district. These subsections have a common structure consisting of a purpose statement, applicable dimensional standards, photographs showing hypothetical preferred building forms for the district, a graphic depiction of typical street layout and lot patterns, and a hypothetical graphic depiction of the district’s bulk and dimensional standards as applied to typical lot patterns and building forms. Each district includes a summary table of dimensional standards that include numbers in black circles. The black circles in the dimensional standards table correspond to the black circles depicted in the district graphics. The building form photographs and lot pattern diagrams are for illustrative purposes only, and may not be consistent with all the dimensional requirements. In these cases, the dimensional requirements in the text of this Ordinance shall control. The range of allowable uses for each base zoning district are described in Chapter 4: Use Standards, which includes Table 4.1.1A. and Table 4.1.1.B. Summary Use Table, a summary use table specifying permitted, special, and allowable uses for each of the base zoning districts and references any standards specific to individual uses.

## Planned Development Base Zoning Districts

### General

#### General Planned Development District Purposes

The purpose of Planned Development (PD) districts ~~are~~ is to ~~established and intended to~~ encourage innovative and efficient land planning and site design concepts that support a higher quality of life and achieve a higher quality of development, environmental sensitivity, energy efficiency, and other county goals and objectives by:

Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

Allowing ~~greater~~ freedom in selecting the form and design of development by ways pedestrians and traffic circulate, location and integration of open space and civic space into the development, and design amenities; ~~means of providing access, open space, and design amenities;~~

~~Allowing greater freedom in providing~~ Encouraging a well-integrated mix of residential and nonresidential land uses in the same development~~,~~ including a mix of housing types and lot sizes;

Providing for efficient use of land resulting in smaller networks of utilities and streets ~~and thereby lowering development and housing costs~~; and

Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site’s natural and man-made features, such as trees, estuaries, shorelines, dunes, maritime forest, special flood hazard area, and historic features.

In return for flexibility, planned developments are expected to deliver communities of exceptional design, character, and quality that preserve critical environmental resources and provide superior open space amenities. Such communities incorporate creative design in the layout of buildings, open space, and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

#### Intent

##### The PD district is intended to be used sparingly under this Ordinance, and only where the development demonstrates innovated design, character, and higher quality development.

#### Classification of Planned Development Zoning Districts

Land shall be classified into a planned development zoning district only in accordance with the procedures and requirements set forth in Section 2.4.5, Planned Development, and this section.

#### Relationship to PUD or RET Overlay Districts

Lands designated as Planned Unit Development (PUD) Overlay or Planned Adult Retirement (RET) Overlay on January 1, 2013 are subject to the standards and conditions included within the previously-adopted sketch plans and other requirements related to their approval. These developments may proceed subject to their original approvals in accordance with Section 1.8, Transitional Provisions. In the event the approval associated with a PUD or RET expires, or a modification is proposed, an applicant may seek to establish a PD district in accordance with this section and Section 2.4.5, Planned Development.

#### Organization of Planned Development Zoning District Regulations

Section 3.7.2, General Standards for All Planned Development Districts, sets out general standards applicable to all types of Planned Development districts. Sections 3.7.3 to ~~3.7.5~~ 3.7.6 set out the purpose statements and standards for ~~each of~~ the ~~thre~~e specific types of Planned Development (PD) districts. These subsections have a common structure consisting of a purpose statement and applicable development standards. Some PD districts also include additional district and sub-district specific standards. Chapter 4: Use Standards, includes a summary use table specifying the allowable uses for each of the PD districts (see Table 4.1.1.B Summary Use Table) subject to an approved master plan. Uses that do not include an “MP” or “U” under a particular PD district column in Table 4.1.1.B. are prohibited within that PD district.



### General Standards for All Planned Development Districts

Before approving a PD zoning district classification, the Board of Commissioners shall find that the application for the PD zoning district classification, as well as the PD master plan and the PD terms and conditions document included as part of the application, comply with the following standards:

#### Planned Development Master Plan

The PD master plan shall:

~~Include a~~ Establish a statement of planning objectives and development goals for the district that is consistent with the intent and purposes of the particular PD district, the 2006 Land Use Plan, and other officially adopted plans;

~~Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity;~~

Demonstrate the innovative site planning techniques that improve upon the standards in other allowable zoning districts with the purpose of enhancing the county’s health, safety and welfare;

Depict the general configuration and relationship of the principal elements of the proposed development, including general building types;

~~Identify~~ Establish the development area in the PD district, and identify each individual development area ~~the~~ acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;

Identify how the proposed land uses, residential densities, nonresidential intensity, traffic circulation and design are compatible with adjacent land uses, environmental features, and character of the surrounding area;

Identify the general location, amount, and type (whether designated for active or passive recreation) of open space consistent with the purposes of the individual PD district and the requirements of this ordinance;

Identify the location of environmentally sensitive lands, wildlife habitat, and resource protection lands waterway corridors and ensure protection of these lands consistent with the purposes of the individual PD district and the requirements of this ordinance;

Identify the on-site pedestrian circulation system, and how it will connect to off-site pedestrian systems that are consistent with the purposes of the individual PD district, and the requirements of this ordinance;

Identify the on-site transportation circulation system, including the general location of all public and private streets with street types, existing or projected transit corridors, pedestrian, bicycle, and vehicular circulation features, and how they will connect ~~with~~ to existing and planned ~~county~~ systems;

Identify the general location of existing and proposed utilities including on-site potable water and wastewater facilities, and how they will serve the proposed development and connect to county systems;

Identify the general location of on-site stormwater management facilities, and how they will connect to ~~county~~ existing and planned systems; and

Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, and solid waste management.

#### Densities/Intensities

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the master plan, and shall be consistent with the intent, purposes, and standards of the individual PD district, the 2006 Land Use Plan, other officially adopted plans, and requirements of this ordinance.

~~Development located within a Full Service area designated by the Land Use Plan may maintain a maximum density of up to three units per acre.~~

~~Development located within a Limited Service Area designated by the Land Use Plan may maintain a maximum density of up to one-and-one-half units per acre.~~

Dwelling units within a PD district may be concentrated or evenly distributed throughout the development, provided the maximum allowable density for the development as a whole is not exceeded.

#### Dimensional Standards

The dimensional standards applicable in each development area of a PD district shall be as established in the master plan and shall be consistent with the purpose of the individual ~~particular type of~~ PD district. The master plan shall include at least the following types of dimensional standards:

Minimum lot area;

Minimum lot width;

Minimum and maximum setbacks;

Maximum lot coverage;

Maximum building height;

Maximum individual building size;

Floor area ratio; and

##### Minimum setbacks from adjoining residential development or residential zoning districts.

#### Development Standards

All development in a PD district shall comply with the development standards of Chapter 5: Development Standards, the subdivision and infrastructure design standards of Chapter 6: Subdivision and Infrastructure Standards, and the environmental protection standards in Chapter 7: Environmental Protection, unless modified in accordance with this section.

#### Consistency with County Plans

The PD zoning district designation, the master plan, and the terms and conditions document shall be consistent with the 2006 Land Use Plan, and any applicable functional plans and small area plans adopted by the county.

#### Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the master plan shall ~~provide for~~ identify transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, siting of service areas, traffic circulation, environmental features, or other aspects identified by the Board of Commissioners.

#### Development Phasing Plan

If development in the PD district is proposed to be phased, the master plan shall include a development phasing plan that identifies the ~~general~~ sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the county’s capital improvements program.

#### Conversion Schedule

The PD master plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use or one type of nonresidential use may be converted to another type of nonresidential use (i.e., residential to residential, or nonresidential to nonresidential). These conversions may occur within development areas and between development areas, as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

#### On-Site Public Facilities

##### Design and Construction

The PD master plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable county, state, and federal regulations.

##### Dedication

The PD master plan shall establish the responsibility of the developer/landowner to dedicate to the public the right-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable county, state, and federal regulations.

##### Modifications to Street Standards

In approving a master plan, the Board of Commissioners may approve modifications or reductions of street design standards including those for right-of-way widths, pavement widths, required materials, and turning radii, with NCDOT approval, on finding that:

The master plan provides for adequate separation/integration of vehicular, pedestrian, and bicycle traffic;

Access for emergency service vehicles is not substantially impaired;

Adequate parking is provided for the uses proposed; and

Adequate space for public utilities is provided within the street right-of-way.

#### Planned Development Terms and Conditions

The PD terms and conditions document is a required component in the establishment of a PD zoning district and shall incorporate by reference or include, but not be limited to:

Conditions related to approval of the application for the PD zoning district classification;

The master plan, including any density/intensity standards, dimensional standards, and development standards established in the master plan;

Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan;

##### The development pattern that addresses the district and sub-district character, development matrix, street types and patterns, block patterns, building form and types, architectural patterns, pedestrian configuration, signage patterns, landscaping, site amenities and open space patterns;

Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided and maintained to accommodate the proposed development;

Provisions related to environmental protection and monitoring; and

Any other provisions the Board of Commissioners determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.

#### Uses

The uses allowed in a PD district are identified in Table 4.1.1.B Summary Use Table, as allowed subject to a planned development master plan. Allowed uses shall be established in the master plan and are subject to any use regulations applicable to the PD district. Allowed uses shall be consistent with county plans, the purpose of the ~~particular type of~~ individual PD district, and subject to any additional limitations or requirements set forth in Sections 3.7.3 – ~~3.7.5~~ 3.7.6. for the ~~particular type o~~f individual PD district.

#### Amendments to Approved Master Plan

Amendments or modifications to a master plan shall be considered in accordance with the standards in Section 2.4.5.I, Amendments.

### Planned Development – Residential (PD-R) District

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| PD-R  Planned Development – Residential | | A. District Purpose | |
| The Planned Development – Residential (PD-R) District is established and intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another on mainland Currituck County, while at the same time providing an efficient use of open space. Limited, small-scale commercial uses may be allowed in the PD-R district, primarily to serve the needs of residents in the development. | |
| B. Dimensional Standards | | C. Development Standards | |
| District area, minimum (acres) | 50 | The standards in Chapter 5: Development Standards, shall apply to all development in PD-R districts, but some of those standards may be modified as part of the master plan if consistent with the general purposes of the PD-R district and the procedures noted below. | |
| Gross residential density, maximum (dwelling units/acre~~) [1]~~ | 3 - Full Service Areas ~~or~~  ~~1.5 - Limited Service Areas~~ |
| Lot area, minimum (sq ft) | To be established in the master plan | Development Standard | Means of Modifying |
| Lot width, minimum (ft) | Off-street parking & loading | Specify in Alternative Parking Plan (see Section 5.1.6) |
| Nonresidential land area, maximum (% of district total) | 40 | Landscaping [2] | Specify in Alternative Landscaping Plan  (see Section 5.2.9) |
| Single housing type, maximum (% of units) | 85 | Tree protection |
| Lot coverage, maximum  (% of lot area) | To be established in the master plan | Open space set-aside [3] | 30% |
| Nonresidential FAR, maximum (%) | Fences and walls | Specify in Security Plan (see Sections5.3.5. and 5.4.4) |
| Individual building size, maximum  (sq ft) | Exterior lighting |
| Building height, maximum (ft) | Community form | Specify in master plan |
| Setbacks, minimum or maximum (ft) | Nonresidential design |
| Setback from abutting residential zoning district or existing residential use (ft) | Multi-family design |
| Setback from agriculture (ft) | Community compatibility [4] | Modifications prohibited |
| Setback from major arterial streets (ft) | Signage | Modifications prohibited |
| Min. Wetland/Riparian Buffer (ft) | 30 | Adequate public facilities | Modifications prohibited |
| NOTES:  ~~[1] May not exceed three units per acre in Full Service areas or~~ ~~one-and-one-half units per acre in Limited Service areas~~  [2] Uses internal to the development shall not be required to provide perimeter buffers  [3] The required percentage of open space set-aside shall be calculated based on the total district | | D. Environmental Protection Standards | |
| The environmental protection standards in Chapter 7 of the UDO may not be modified by a planned development | |
| [4] Community compatibility standards shall not apply to uses internal to the development | |

### Planned Development – Mixed (PD-M) District

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| PD-M  Planned Development – Mixed | | A. District Purpose | |
| The Planned Development – Mixed (PD-M) District is established and intended to encourage the development of a mix of employment generating uses (office, research, light industrial, and limited commercial), and may allow low-to-medium density residential uses at appropriate locations on the Currituck County mainland in a planned and aesthetically pleasing way. This is done by allowing design flexibility as well as a mix of uses. | |
| B. Dimensional Standards | | C. Development Standards | |
| District area, minimum (acres) | 50 | The standards in Chapter 5: Development Standards, shall apply to all development in PD-M districts, but some of those standards may be modified as part of the master plan if consistent with the general purposes of the PD-M district and the procedures noted below. | |
| Gross residential density, maximum (dwelling units/acre) ~~[1]~~ | 3 – Full Service Areas ~~or~~  ~~1.5 – Limited Service Areas~~ |
| Lot area, minimum (sq ft) | To be established in the master plan | Development Standard | Means of Modifying |
| Lot width, minimum (ft) | Off-street parking & loading | Specify in Alternative Parking Plan (see Section 5.1.6) |
| Residential land area, maximum  (% of district total) | 35 | Landscaping [2] | Specify in Alternative Landscaping Plan  (see Section 5.2.9) |
| Tree protection |
| Lot coverage, maximum  (% of lot area) | To be established in the master plan | Open space set-aside [3] | 20% |
| Nonresidential FAR, maximum (%) | Fences and walls | Specify in Security Plan (see Sections 5.3.5 and 5.4.9 and) |
| Individual building size, maximum  (sq ft) | Exterior lighting |
| Building height, maximum (ft) | Community form | Specify in master plan |
| Setbacks, minimum or maximum (ft) | Nonresidential design |
| Setback from abutting residential zoning district or existing residential use (ft) | Multi-family design  Shopping center design |
| Setback from agriculture (ft) | Community compatibility [4] | Modifications prohibited |
| Setback from major arterial streets (ft) | Signage | Modifications prohibited |
| Min. Wetland/Riparian Buffer (ft) | 30 | Adequate public facilities | Modifications prohibited |
| NOTES:  ~~[1] May not exceed three units per acre in Full Service areas or one-and-one-half units per acre in Limited Service areas~~  [2] Uses internal to the development shall not be required to provide perimeter buffers  [3] The required percentage of open space set-aside shall be calculated based on the total district area | | D. Environmental Protection Standards | |
| The environmental protection standards in Chapter 7 of the UDO may not be modified by a planned development | |
| [4] Neighborhood compatibility standards shall not apply to uses internal to the development | |

### Planned Development – Outer Banks (PD-O) District

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| PD-O  Planned Development – outer banks | | A. District Purpose | | |
| The Planned Development – Outer Banks (PD-O) District is established and intended to provide landowner/developers with a flexible framework within which to develop a compact, mixed-use, pedestrian-oriented neighborhood development as an alternative to conventional residential development served primarily by vehicles. The PD-O district option is available for use within the portion of the outer banks served by a state-maintained highway. The district is intended to promote and maintain a beach village atmosphere that is primarily residential in character but that contains centralized nonresidential development that allows residents to meet some of their employment, shopping, and recreation needs without use of an automobile. New development shall maintain a small-scale, low-rise character with diverse housing types organized around common open space, natural resources, and facilities providing for alternative forms of transportation. | | |
| B. Dimensional Standards | | | C. District-Specific Standards | |
| District area, minimum (acres) | 25 | | The standards in Section 3.7.5.A, Additional District-Specific Standards for the PD-O District, shall apply to all development within the PD-O District. | |
| Gross residential density, maximum  (dwelling units/acre) ~~[1]~~ | 3 – in Full Service Areas | | D. Development Standards | |
| Lot area, minimum (sq ft) | To be established in the master plan | | The standards in Chapter 5: Development Standards, shall apply to all development in PD-O districts, but some of those standards may be modified as part of the master plan if consistent with the general purposes the district and the procedures noted below. | |
| Lot width, minimum (sq ft) |
| Nonresidential land area, maximum  (% of district total) | 10 | | Development Standard | Means of Modifying |
| Single housing type, maximum (% of units) | 75 [2] | | Off-street parking & loading | Specify in Alternative Parking Plan (see Section 5.1.6) |
| Lot coverage, maximum (% of lot area) | To be established in the Master Plan | | Landscaping [3] | Specify in Alternative Landscaping Plan (see Section 5.2.9) |
| Tree protection | Modifications prohibited |
| Nonresidential FAR, maximum (%) | Open space set-aside [4] | 30% |
| Individual building size, maximum (sq ft) | Fences and walls | Specify in Security Plan  (see Section 5.3.5 ) |
| Building height, maximum (ft) | Exterior lighting | Modifications prohibited |
| Setbacks, minimum and maximum (ft) | Community form | Specify in master plan |
| Setback from abutting residential zoning district or existing residential use (ft) | Nonresidential design |
| Setback from major arterial streets, minimum (ft) | Multi-family design  Shopping Center Design |
| Min. Wetland/Riparian Buffer (ft) | 30 | | Community compatibility | Modifications prohibited |
| NOTES:  [~~1] May not exceed three units per acre in Full Service areas~~  [2] May be exceeded only on demonstration that a less diverse mix of housing types is appropriate  [3] Internal uses shall not be required to provide perimeter buffers  [4] The required percentage of open space set-aside shall be calculated based on the total district area | | |
| Signage | Modifications prohibited |
| Adequate public facilities | Modifications prohibited |
| E. Environmental Protection Standards | |
| The environmental protection standards in Chapter 7 of the UDO may not be modified by a planned development | |



### Planned Development – Currituck Station (PD-CS) District

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| --- | --- | --- | --- | --- |
| PD-CS  Planned Development – Currituck Station | | | A. District Purpose | |
| The Planned Development – Currituck Station (PD-CS) District is established to accommodate a high-quality mixed-use development that will foster economic development supported by a pedestrian-friendly environment that creates a sense of a unified neighborhood. Standards are intended to provide a mix of uses and densities/intensities needed to sustain a mixed-use development. The PD-CS district is proposed for lands included in the Moyock Mega Site Master Plan (and now known and referenced as Currituck Station Master Plan). The PD-CS district includes sub-district specific standards. Design emphasis is placed on achieving safe and efficient access with connected roads and pedestrian systems and visual compatibility of development within the district and surrounding areas. | |
| |  |  |  | | --- | --- | --- | | B. District and Sub-Districts Established | | | | The Board of Commissioners shall establish individual Planned Development districts and associated sub-district designations in accordance with this section and Section 2.4.5, Planned Development, upon approval of zoning for the PD-CS district and specific sub-district designation stating the general location, attributes, policy objectives and terms and conditions for the district and sub-district. In establishing a new PD-CS district and sub-district designation, the Board of Commissioners may also establish a unique set of development standards applicable to all development in the particular sub-district that is consistent with the adopted master plan for Currituck Station (formerly known as the Moyock Mega Site Master Plan). | | | |  | **Sub-Districts** | **Development Type Summary** | | Center Station | Non-residential and mixed-use | | Charter | Non-residential and mixed-use | | Crossroads | Industrial | | Cypress | Low density residential with limited neighborhood commercial | | Junction | Low density residential with limited neighborhood commercial | | Moyock Run | Civic and public oriented uses | | Newtown | Low density residential with limited neighborhood commercial | | Oak Trail | Very low density and may include environmentally sensitive areas | | | | | |
| C. Pattern Book | | | | |
| The *Currituck Station Pattern Book* is incorporated herein by reference and shall be used to supplement this ordinance and provide guidance for establishing the desired character through architectural patterns, street patterns, and design of open space when developing properties in the PD-CS district and specific sub-districts. | | | | |
| D. District Criteria | | E. Intended Land Use | | |
| The PD-CS district shall be a tract or combined tracts that are planned and developed as an integral unit in accordance with the Currituck Station Master Plan. The district shall maintain the balance of land uses intended for Currituck Station. | Intended District Area | | | 3,000+/- acres |
| Residential | | | 3,000 dwelling units |
| Retail | | | 250,000 square feet |
| Office | | | 300,000 square feet |
| Industrial | | | 1,000,000 square feet |
| F. Development Standards and Means of modification | | | | |

The standards in Chapter 5: Development Standards shall apply to all development in the PD-CS district, but some of the standards may be modified as part of the master plan if consistent with the general purpose of the PD-CS district, the general purpose of the sub-districts, and the procedures noted

below.

|  |  |  |
| --- | --- | --- |
| Development Standard | Means of Modification | Section |
| Off-street parking and loading | Specify in Alternative Parking Plan | 5.1.6. |
| Landscaping and Buffers | Specify in Alterative Landscaping Plan | 5.2.9. |
| Fences and walls | Specify in Security Plan | 5.3.5. |
| Exterior Lighting | Specify in Security Plan | 5.4.9 |
| Community Compatibility | Modifications prohibited |  |
| Signage | Modifications prohibited |  |
| Open space set-aside | Modifications prohibited |  |
| Adequate public facilities | Modifications prohibited |  |

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| Center Station Sub-District | | |
| Sub-District Intent The Center Station sub-district is intended to be the center of the PD-CS district and is designed to support the primary economic and social components of Currituck Station by providing an integrated mix of uses in a downtown oriented setting including retail, convenience, entertainment, civic, and public uses with supporting attached and/or upper-story residential. Sub-District Characteristics The Center Station sub-district characteristics shall include a mix of uses developed in a downtown design pattern with a street grid, supporting pedestrian activities, on-street parallel or perpendicular parking where possible, wide sidewalks with consistent tree canopy, outdoor café seating opportunities, public spaces such as plazas or parks, and off-street parking lots located behind buildings. Development shall be oriented toward the street and provide pedestrian entrances from the street. Detached single family dwellings are not permitted in the Center Station sub-district. Development along Caratoke Highway shall provide additional attention to detail through architectural and aesthetic treatments, integrated signage, landscape and buffer enhancements, vehicle use area and building plantings, and interconnected development. Residential uses in Center Station sub-district shall not be located along Caratoke Highway. | | |
| TABLE 3.3.1.G: INTENSITY AND DIMENSIONAL STANDARDS TABLE | | |
| Type | Requirement | Additional Standard |
| **Development Standards** |  |  |
| Density (du/ac) | 5 minimum | 12 du/ac maximum if part of a mixed use building with vertical integration of uses. A maximum of 1,500 dwelling units is intended for the Center Station sub-district with a balance of nonresidential uses. |
| 8 maximum |
| Intensity/FAR (% of lot) | 0.5 minimum |  |
| 1.5 maximum |
| Open Space Set-Aside, minimum (% of development) | 10% | The required percentage of open space set-aside is calculated on the development acreage; maintaining the minimum percentage of the sub-district |
| **Lot Standards** | | |
| Lot Area, minimum (acres) | N/A |  |
| Lot Width | 40’ minimum | Modifications as part of the master plan approved by the Board of Commissioners |
| 200’ maximum |
| Lot Depth |  | Lot depth shall not exceed 3 times lot width |
| Lot Coverage (% lot area) | 90% maximum |  |
| Perimeter Fill Setback (ft.) | N/A |  |
| Riparian Buffer | 30’ |  |
| **Setbacks** |  |  |
| Front Setback (ft.) | 0’ minimum | 75% of the front façade shall be within the setback range; the remaining 25% may exceed the maximum specified |
| 25’ maximum |
| Major Arterial Street Setback | 30’ minimum |  |
| Side Setback (ft.) | 10’ minimum |  |
| 50’ maximum |
| Corner Side Setback (ft.) | 0’ minimum | 75% of the side corner façade shall be within the setback range; the remaining 25% may exceed the maximum specified |
| 40’ maximum |
| Rear Setback (ft) | N/A |  |
| Accessory Use Setback (ft.) | 5’ minimum |  |
| **Building Standards** |  |  |
| Building Height | 2 stories minimum | 5 stories may be permitted if more than 200’ from the perimeter of the sub-district boundary and approved as part of the master plan |
| 4 stories maximum |
| Building Stepback | 15’ minimum | Applied to buildings with four or more stories |

#### Charter Sub-District

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| --- | --- | --- |
| Sub-District Intent The Charter sub-district is intended to provide a more conventional development pattern that reinforces the walkable nature of Center Station sub-district with interconnected sidewalks. The vertical mixing of residential development with office and retail, and horizontal mixing of stand-alone nonresidential development providing well-integrated uses, access and circulation and compatible design that supports the adjacent neighborhood scale residential development is encouraged. The uses in the sub-district should be designed to provide buffers and, where necessary, additional mitigation techniques to the adjacent residential and environmentally identified areas of the district. Sub-District Characteristics The Charter sub-district characteristics shall include neighborhood focal points or centers typically at intersections of higher intensity streets and provide a range of public, institutional and civic type uses, office park design and appearance through centralized (internal) streets, driveway connections, connected and shared parking; attached single family, multi-family, and limited detached single family. | | |
| TABLE 3.3.1.H: INTENSITY AND DIMENSIONAL STANDARDS TABLE | | |
| **Type** | **Standard** | **Additional Standard** | | |
| **Development Standards** | | | | |
| Density (du/ac) | 2 maximum | 4 du/acre maximum if part of a vertical mixed use building. The minimum mixed use project acreage to apply 4 du/acre shall be 5 acres. | | |
| Intensity/FAR (% of lot) | 0.2 minimum | Applies to non-residential | | |
| 0.5 maximum |
| Open Space Set-Aside, minimum  (% of development) | 20% | The required percentage of open space set-aside is calculated on the development acreage; maintaining the minimum percentage of the sub-district | | |
| Residential land area, maximum (% of sub-district total) | 35% |  | | |
| **Lot Standards** | | | | |
| Lot Area, minimum (square feet) | 10,000 |  | | |
| Lot Width (ft) | 100’ minimum | [1] Applies to single family residential lots | | |
| 200’ maximum [1] |
| Lot Depth |  | Lot depth shall not exceed 3 times lot width | | |
| Lot Coverage (% lot area) | 65% maximum |  | | |
| Perimeter Fill Setback (ft.) | N/A |  | | |
| Riparian Buffer | 30’ |  | | |
| **Setbacks** | | | |
| Front Setback (ft.) | 25’ minimum | 50% of the front façade shall be within the setback range; the remaining 50% may exceed the maximum specified | |
| 65’ maximum |
| Major Arterial Street Setback (ft) | 30’ minimum |  | |
| Side Setback (ft.) | 10’ minimum |  | |
| 50’ maximum |
| Corner Side Setback (ft.) | 15’ minimum |  | |
| Rear Setback (ft) | 10’ minimum |  | |
| 50’ maximum |
| Accessory Use Setback (ft.) | 10’ minimum |  | |
| **Building Standards** | | | |
| Building Height | 3 stories maximum |  | |
| Building Stepback | N/A |  | |

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| Crossroads Sub-DistrictSub-District Intent The Crossroads sub-district is intended to provide industrial and job producing non-residential development. The uses in the sub-district should be designed to provide buffers and, where necessary, additional mitigation techniques to the adjacent residential and environmentally identified areas of the district. Sub-District Characteristics The Crossroads sub-district characteristics include industrial uses and accessory uses such as small scale offices, professional services, childcare facilities, medical and limited office or café uses. The perimeter buffers between industrial and residential and environmental uses shall be provided at no less than 100 feet. The setbacks and buffer standards may be modified based on alternative mitigation techniques approved by the Board of Commissioners and shown on the master plan. Detached single family dwellings are not permitted in the Crossroads sub-district. | | |
| Table 3.3.1.I: INTENSITY AND DIMENSIONAL STANDARDS TABLE | | |
| **Type** | **Standard** | **Additional Standard** |
| **Development Standards** | | |
| Density (du/ac) | N/A |  |
| Intensity/FAR, maximum (% of lot) | 1.0 |  |
| Open Space Set-Aside, minimum (% of development) | 20% | The required percentage of open space set-aside is calculated on the development acreage; maintaining the minimum percentage of the sub-district |
| **Lot Standards** | | |
| Lot Area, minimum (acres) | N/A |  |
| Lot Width (ft.) | 100’ minimum |  |
| Lot Depth |  | Lot depth shall not exceed 4 times lot width |
| Lot Coverage (% lot area) | 65% maximum |  |
| **Setbacks** | | |
| Front Setback, minimum (ft.) | 50’ |  |
| Major Arterial Street Setback, minimum (ft.) | 50’ |  |
| Side Setback, minimum (ft.) | 25’ |  |
| Corner Side Setback, minimum (ft.) | 25’ |  |
| Rear Setback, minimum (ft) | 25’ |  |
| Accessory Use Setback, minimum (ft.) | 10’ |  |
| Perimeter Fill Setback (ft.) | 10’ |  |
| Riparian Buffer | 30’ |  |
| **Building Standards** | | |
| Building Height, maximum | 3 stories | Building heights shall be reduced to two stories when adjacent to existing residential development |
| Building Stepback | N/A |  |

|  |  |  |  |
| --- | --- | --- | --- |
| |  | | --- | | Cypress Sub-DistrictSub-District Intent The Cypress sub-district is intended to provide areas for low-density, single family uses. Sub-District Characteristics The Cypress sub-district characteristics include traditional residential neighborhood development typically including single family dwelling detached residential on individual lots. Limited single family attached housing such as mansion apartments and duplexes may be allowed. Limited non-residential uses may be provided when fronting and accessed by a collector or major arterial street. Non-residential uses shall require additional site design and development standards including but not limited to increased landscape buffers, exterior lighting, placement of service or mechanical equipment. Non-residential uses are limited to a maximum of four acres per intersection. | | | |
| Table 3.3.1.J: INTENSITY AND DIMENSIONAL STANDARDS TABLE | | |
| **Type** | **Standard** | **Additional Standard** |
| **Development Standards** | | |
| Density, maximum (du/ac) | 2.0 2 maximum |  |
| Intensity/FAR, maximum (% of lot) | 0.2 | Non-residential |
| Open Space Set-Aside, minimum (% of development) | 35% |  |
| Non-residential land area, maximum (acres) | 4 acres per intersection | Collector and/or major arterial street |
| **Lot Standards** | | |
| Lot Area, minimum (square feet) | 10,000 sf |  |
| Lot Width (ft.) | 40’ minimum |  |
| 150’ maximum |
| Lot Depth |  | Lot depth shall not exceed 3 times lot width |
| Lot Coverage (% lot area) | 45% maximum |  |
| Perimeter Fill Setback (ft.) | N/A |  |
| Riparian Buffer | 30’ |  |
| **Setbacks** | | |
| Front Setback, minimum (ft.) | 20’ |  |
| Major Arterial Street Setback, minimum (ft.) | 50’ |  |
| Side Setback, minimum (ft.) | 10’ | [1] |
| Corner Side Setback, minimum (ft.) | 20’ | [1] |
| Rear Setback, minimum (ft) | 25’ | [1] |
| Accessory Use Setback, minimum (ft.) | 10’ | [1] |
| **Building Standards** | | |
| Building Height, maximum | 35’ |  |
| Building Stepback | N/A |  |
| [1]The setbacks shall be multiplied by 2.0 for non-residential uses adjacent to existing residential uses. Community compatibility standards shall apply. | | |

#### Junction and Newtown Sub-Districts

##### Sub-District Intent

The Junction and Newtown sub-districts are intended to support the district through redevelopment opportunities. Care should be given to ensure compatibility between the existing and proposed development. The Junction sub-district was not included in the Master Plan but the area may be included in the PD-CS district.

##### Sub-District Characteristics

The Junction and Newtown sub-district characteristics include traditional residential neighborhood development typically including single family dwelling detached residential on individual lots, but may provide for single family attached when included in a planned mixed use project. Limited nonresidential uses may be provided when fronting and accessed by a collector or major arterial street. Nonresidential uses shall require additional site design and development standards when located adjacent to single family detached development. Parking shall be located to the side and/or rear of the buildings.

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| TABLE 3.3.1.K: Intensity And Dimensional Standards | | |
| **Type** | **Standard** | **Additional Standard** |
| **Development Standards** | | |
| Density, maximum (du/ac) | 2.0 | Maximum 4 du/acre if part of a mixed use project with vertical or horizontal integration of uses. Minimum project acreage shall be 5.0 |
| Intensity/FAR, maximum (% of lot) | 0.2 | Applies to non-residential |
| Open Space Set-Aside, minimum | 35% |  |
| **Lot Standards** | | |
| Lot Area, minimum (square feet) | 10,000 sf |  |
| Lot Width (ft.) | 40’ minimum |  |
| 200’ maximum |
| Lot Depth |  | Lot depth shall not exceed 3 times lot width |
| Lot Coverage (% lot area) | 50% maximum |  |
| Perimeter Fill Setback (ft.) | N/A |  |
| Riparian Buffer | 30’ |  |
| **Setbacks** | | |
| Front Setback, minimum (ft.) | 20’ |  |
| Major Arterial Street Setback, minimum | 30’ |  |
| Side Setback, minimum (ft.) | 10’ | [1] |
| Corner Side Setback, minimum (ft.) | 20’ |  |
| Rear Setback, minimum (ft) | 10’ | [1] |
| Accessory Use Setback, minimum (ft.) | 5’ | [1] |
| **Building Standards** | | |
| Building Height, maximum | 35’ |  |
| Building Stepback | N/A |  |
| [1]The setbacks shall be multiplied by 2.0 for nonresidential uses adjacent to existing residential uses. | | |

#### Moyock Run Sub-District

##### Sub-District Intent

The Moyock Run sub-district is intended to provide centralized governmental and public oriented uses including but not limited to schools, parks, utilities, transportation, regional facilities (i.e. stormwater, environmental, and mitigation areas). Residential uses are not intended for the Moyock Run sub-district.

##### Sub-District Characteristics

The Moyock Run sub-district characteristics include an office park design and appearance through centralized (internal) roadways, driveway connections, connected/shared parking.

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| --- | --- | --- | --- |
| TABLE 3.3.1.l: INTENSITY AND DIMENSIONAL STANDARDS TABLE | | | |
| **Type** | **Standard** | **Additional Standard** | |
| **Development Standards** | | | |
| Density, maximum (du/ac) | N/A |  | |
| Intensity/FAR, maximum (% of lot) | 1.0 | Non-residential uses | |
| Open Space Set-Aside, minimum | 35% |  | |
| **Lot Standards** | | |
| Lot Area, minimum (square feet) | N/A |  | |
| Lot Width (ft.) | 40’ minimum | Does not apply to governmental and public uses | |
| 200’ maximum |
| Lot Depth |  | Lot depth shall not exceed 4 times lot width | |
| Lot Coverage (% lot area) | 65% maximum |  | |
| Perimeter Fill Setback (ft.) | N/A |  | |
| Riparian Buffer | 30’ |  | |
| **Setbacks** | | | |
| Front Setback, minimum (ft.) | 20’ |  | |
| Major Arterial Street Setback, minimum (ft.) | 50’ |  | |
| Side Setback, minimum (ft.) | 10’ |  | |
| Corner Side Setback, minimum (ft.) | 10’ |  | |
| Rear Setback, minimum (ft) | 10’ |  | |
| Accessory Use Setback, minimum (ft.) | 10’ |  | |
| **Building Standards** | | | |
| Building Height, maximum | 3 stories |  | |
| Building Stepback | N/A |  | |

#### Oak Trail Sub-District

##### Sub-District Intent

The Oak Trail sub-district is intended to reflect those areas generally identified as environmentally sensitive including but not limited to native habitats, wetlands, riparian buffers, and floodplain. Low density and low impact residential uses and recreational uses may be permitted upon determination of the environmental area limits.

##### Sub-District Characteristics

The Oak Trail sub-district characteristics include a transition area between more intense uses and activities by providing lower densities and intensities.

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| --- | --- | --- | --- |
| TABLE 3.3.1.M: Intensity And Dimensional Standards | | | |
| **Type** | **Standard** | **Additional Standard** | |
| **Development Standards** | | | |
| Density, maximum (du/ac) | 0.5 | Maximum 1.0 du/ac may be allowed for a development that provides regional stormwater | |
| Intensity/FAR, maximum (% of lot) | N/A |  | |
| Open Space Set-Aside, minimum | 50% |  | |
| **Lot Standards** | | |
| Lot Area, minimum (square feet) | 40,000 sf |  | |
| Lot Width (ft.) | 100’ minimum |  | |
| 200’ maximum |
| Lot Depth |  | Lot depth shall not exceed 4 times lot width | |
| Lot Coverage (% lot area) | 25% maximum |  | |
| **Setbacks** | | | |
| Front Setback, minimum (ft.) | 50’ |  | |
| Major Arterial Street Setback, minimum | 50’ |  | |
| Side Setback, minimum (ft.) | 25’ |  | |
| Corner Side Setback, minimum (ft.) | 25’ |  | |
| Rear Setback, minimum (ft) | 50’ |  | |
| Accessory Use Setback, minimum (ft.) | 25’ |  | |
| Perimeter Fill Setback, minimum (ft.) | 10’ |  | |
| Riparian Buffer | 30’ |  | |
| **Building Standards** | | | |
| Building Height, maximum | 35’ |  | |
| Building Stepback | N/A | N/A | |

#### District-Specific Standards for the PD-CS District

##### General Design Standards

Development in the Currituck Station district shall meet the requirements of this ordinance. Development patterns shall be in general compliance with the *Currituck Station Pattern Book*.

##### Development Center

A PD-CS district shall be designed with a development center (Center Station sub-district designation) intended to serve as a public gathering area for residents. A development center shall include and be served by open space resources that allow pedestrians to walk to and through the development center.

The development center shall include on-street and off-street parking resources that allow residents to park their vehicles and walk to destinations within the district.

##### Connectivity

###### The streets, driveways, alleys, and multi-modal connections within the district shall be functional, attractive, and designed to accommodate multi-modes of transportation and where possible incorporate Complete Streets elements.

###### The arrangement of streets shall provide for the alignment and continuation of existing and proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are developed and include opportunities for connections.

##### Use Mixing

A PD-CS district shall be structured to provide a mix of uses, such as residential, retail, office, employment, civic, and recreational uses. The integration of residential and nonresidential uses allows residents to meet more of their daily needs within the development.

Civic uses such as churches, post offices, and community centers are encouraged, but not required, as part of the district’s nonresidential uses.

##### Open Space Design

The PD-CS district shall include formal open space areas for recreation and community gathering.

Open spaces shall include pedestrian and bicycle features that allow residents and visitors to move through and around commercial and mixed-use portions of the district.

Open space resources shall connect new developments with existing developments so that it is accessible to and usable by all persons living in the project area.

##### Signage

Signs shall be well-designed, communicate a message clearly, and shall not dominate the building or property. Signs shall be compatible and complementary to the architectural designs of the building. Sign patterns shall be compatible with the district or sub-district development.

##### Building Configuration

###### Location and Relationship between Buildings

Buildings in a PD-CS Center Station sub-district shall be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings shall have a fairly consistent, narrow setback alignment along the street frontage.

###### Relationship between Building Types

Buildings in a PD-CS district should be built on a human scale, designed with common harmonious architecture, and landscaped to lend an intimate and personal feel to the streetscape. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

##### Building Design

##### Buildings in the PD-CS district are intended to utilize architectural patterns and features in the building design that are consistent with the Currituck vernacular as provided in the *Currituck Station Pattern Book*. Deviations to the local vernacular may be permitted, as provided in the master plan, when the development meets the requirements of Chapter 5, Development Standards and incorporates simple design elements typically known as the Currituck vernacular including but not limited to:

###### Deep porches;

###### Pitched roofs with overhangs;

###### Shutters (fixed, operable, Bermuda);

###### Roof dormers;

###### Chimneys;

###### Elevated buildings; and,

###### Gabled masses that break up long facades

## Overlay Zoning Districts

### Purpose

Overlay zoning districts are superimposed over portions of one or more underlying base zoning districts, conditional zoning districts, or planned development districts with the intent of supplementing generally applicable development regulations with additional development regulations that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying zoning district.

### Establishment of Overlay Zoning Districts

Table 3.8.2, Overlay Zoning Districts Established, sets out the overlay zoning districts established by this Ordinance. Except where specifically provided in this Ordinance, variances from the overlay zoning district standards shall not be granted.

| Table 3.8.2: Overlay Zoning Districts Established | |
| --- | --- |
| District Name | Abbreviation |
| Airport Overlay | AO |
| Corolla Village Overlay [placeholder only] | CVO |
| Transportation Corridor Overlay District | TCOD |

### Transportation Corridor Overlay District (TCOD)

#### Purpose

##### The purpose of the Transportation Corridor Overlay District (TCOD) is to protect and promote the desired character of the transportation corridors, enhance the economic and aesthetic appeal, reduce the unnecessary visual distractions, and provide consistent and orderly development of lands adjacent to existing and proposed major transportation corridors in the county.

#### Boundaries of the TCOD Established

##### **The TCOD extends 500 feet from the right-of-way boundary on either side of roadways, following identifiable boundaries whenever possible. The established TCOD boundaries include:**

##### NC 168 (Caratoke Highway) from the North Carolina/Virginia State Line southward to the intersection of SR 1227 (South Mills Road); and,

##### SR 1227 (South Mills Road) from its intersection with NC 168 (Caratoke Highway) westward to the intersection of SR 1218 Northwest Backwoods Road.

#### Applicability

##### Development and use of lands within the TCOD shall be subject to the standards in this section. In the case of conflict between the standards of the TCOD and other standards in this ordinance, the overlay standards shall control.

#### Modifications of Otherwise Applicable Standards

##### Development in the TCOD shall comply with the following standards:

##### Prohibited Uses

The following uses are prohibited in the TCOD:

###### Adult entertainment;

###### Outdoor storage, as a principal use;

###### Tattoo parlor; and

###### Vehicle sales and service, light and heavy;

##### Access Management

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds three acres or generates 60 or more peak hour vehicle trips. The traffic impact shall be prepared by a qualified professional specializing in transportation.

**Item 4:** That Chapter 4 is amended by deleting the following strikethrough language and adding the underlined language

# Use Standards

## Use Table

### Explanation of Use Table Structure

#### General

Table 4.1.1A. and Table 4.1.1.B. Summary Use Table, lists use types and indicates whether they are allowed by right, allowed with a use permit, allowed in a conditional zoning district, allowed in a planned development zoning district, or prohibited in a zoning district. The use table also includes references to any additional requirements or regulations applicable to the specific use type.

The status of a use in a conditional zoning district shall be the same as in the parallel base zoning district unless such status is modified by conditions imposed as part of the conditional rezoning designating the conditional zoning district.

#### Uses Allowed Subject to a Planned Development District Classification

A “MP” in a cell of the use table indicates that the corresponding use category or use type is allowed in the corresponding planned development district, subject to compliance with the use-specific regulations set forth in the final column of the table and provided the use is included in the required list of possible use types in the planned development master plan. An “U” in the cell of the use table indicates that the corresponding use category or use type is allowed in the corresponding planned development district only upon approval of a use permit in accordance with Section 2.4.6, Use Permit, and any conditions imposed as part of the approved master plan and terms and conditions. Allowed uses are subject to other applicable regulations in this Ordinance, including those set forth in Section 3.7, Planned Development Base Zoning Districts.

#### Prohibited Uses

A blank cell in the use table indicates that the corresponding use category or use type is prohibited in the corresponding zoning district. Use types with a blank cell are not allowable in a corresponding planned development district, and shall not be included in the planned development master plan.

The following activities or use types are not identified in Table 4.1.1,A and Table 4.1.1.B. but are prohibited in all zoning districts in the county.

Use of a parked motor vehicle to buy, sell, or store goods or services, except as allowed in Section 4.3 Accessory Use Standards or Section 4.4, Temporary Use Standards:

Use of a boat, houseboat, or other floating structure as a temporary or permanent residence (this shall not prevent the overnight occupancy of a vessel temporarily docked while in transit on navigable waters);

Use of a travel trailer as a permanent residence or use of a travel trailer as a temporary residence;

Operation of a principal (non-accessory) commercial use located solely on the beach strand (uses simply transporting customers to the beach from an approved off-beach location are exempted); and

Manufactured home parks or private campgrounds as a principal use.

#### Use-Specific Standards

### Use Table

| Table 4.1.1.A.: Summary Use Table | | | | | | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Z = Zoning Compliance Permit; U = Use Permit; MP = Allowed with Master Plan;  CZ= Allowed in a Conditional Zoning District blank cell = Prohibited | | | | | | | | | | | | | | | | | | |
| Use Category | Use Type | Zoning District  [note: overlay or sub-district requirements may further limit uses] | | | | | | | | | | | | | | | | Additional Req. (4.2.\_\_\_) |
| RC | AG | SFM | SFO | SFR | SFI | MXR | GB | LB | CC | VC | LI | HI | ~~PD-R~~ | ~~PD-M~~ | ~~PD-O~~ |
| Agricultural Use Classification | | | | | | | | | | | | | | | | | | |
| **Agriculture / Horticul-ture** | All | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Animal Husbandry** | All |  | Z |  |  |  | Z |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 1.A |
| **Agriculture Support and Services (Directly Related)** | Agri-education | Z | Z |  |  |  | Z |  | Z | Z | Z |  |  |  |  | ~~MP~~ |  | 1.B.2 |
| Agri-entertainment | Z | Z |  |  |  | Z |  | Z | Z | Z |  |  |  |  | ~~MP~~ |  | 1.B.2 |
| Agricultural processing |  | Z |  |  |  |  | U |  |  |  |  | Z | Z |  | ~~MP~~ |  | 1.B |
| Agribusiness |  | Z |  |  |  | Z |  | Z | Z | Z |  |  | Z |  | ~~MP~~ |  | 1.B |
| Equestrian facility |  | Z | Z |  |  | Z |  | Z |  | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 1.B.3 |
| Farmers market |  | Z |  |  |  | Z |  | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 1.B |
| Nursery, production |  | Z |  |  |  | Z |  | Z | Z |  |  | Z | Z | ~~MP~~ | ~~MP~~ |  | 1.B.4 |
| Roadside market |  | Z |  |  |  |  |  | Z |  |  |  |  |  |  |  |  | 1.B.5 |
| **Agriculture Support and Services (Not Directly Related)** | Agricultural research facility |  | Z |  |  |  |  |  | Z | Z | Z |  | Z | Z |  | ~~MP~~ |  | 1.C |
| Distribution hub for agricultural products |  | Z |  |  |  |  |  | Z | Z |  |  | Z | Z |  | ~~MP~~ |  | 1.C |
| Farm machinery sales, rental, and service |  | Z |  |  |  |  |  | Z | Z | Z |  | Z | Z |  | ~~MP~~ |  | 1.C |
| Stockyard / Slaughterhouse |  | U |  |  |  |  |  |  |  |  |  |  | U |  |  |  | 1.C |
| **Silviculture** | All | Z | Z | Z |  |  | Z | Z | Z | Z |  |  | Z | Z | ~~MP~~ | ~~MP~~ |  | 1.C |
| Residential Use Classification | | | | | | | | | | | | | | | | | | |
| **Household Living** | Dwelling, duplex |  |  | Z/U |  |  |  | Z |  |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.A.1 |
| Dwelling, live/work |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.A.2 |
| Dwelling, mansion apartment |  |  |  |  |  |  | CZ |  |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.A.3 |
| Dwelling, manufactured home (class A) |  | Z | Z |  |  | Z | Z | Z |  |  |  |  |  |  |  |  | 2.A.4 |
| Dwelling, manufactured home (class B) |  | Z | Z |  |  | Z | Z | Z |  |  |  |  |  |  |  |  | 2.A.4 |
| Dwelling, multi-family |  |  |  |  |  |  | CZ |  |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.A.5 |
| Dwelling, single-family detached |  | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Dwelling, townhouse |  |  |  |  |  |  | CZ |  |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.A.5 |
| Dwelling, upper story |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.A.6 |
| **Group Living** | Dormitory |  |  |  |  |  |  | Z | Z | U | Z | Z |  |  |  | ~~MP~~ |  | 2.B.1 |
| Family care home |  |  | Z | Z | Z | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.B.2 |
| Rooming or boarding house |  |  |  |  |  |  | Z | Z |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 2.B.3 |
| Institutional Use Classification | | | | | | | | | | | | | | | | | | |
| **Community**  **Services** | Community center |  |  | Z | Z | U | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Cultural facility | U |  | Z | Z |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Library |  |  | Z | Z |  | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Museum |  |  | Z |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Senior center |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Youth club facility |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Day Care** | Adult day care center |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Child care center |  |  | Z | Z |  | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.A |
| **Educational Facilities** | College or university |  |  |  |  |  |  |  | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| School, elementary |  | U | Z | Z |  | U | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| School, middle |  | U | Z | Z |  | U | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| School, high |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Vocational or trade school |  |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | 3.B |
| **Govern-ment Facilities** | Government maintenance, storage, or distribution facility |  |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Government office |  | Z | Z | Z |  | Z | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Health Care Facilities** | Blood/tissue collection facility |  |  |  |  |  |  |  | Z |  | U | U | Z |  |  |  |  |  |
| Drug or alcohol treatment facility |  |  |  |  |  |  |  | Z | U | U | U | Z |  |  |  |  | 3.C.1 |
| Hospital |  |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | 3.C.2 |
| Medical treatment facility |  |  |  |  |  |  |  | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Institutions** | Assisted living facility |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Auditorium, conference, and convention center |  |  |  |  |  |  |  | Z | Z | Z | Z |  |  |  | ~~MP~~ | ~~MP~~ | 3.D.1 |
| Club or lodge |  |  | U |  |  |  | U | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Halfway house |  |  |  |  |  |  | U | U |  |  |  | U |  |  |  |  | 3.D.2 |
| Nursing home |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Psychiatric treatment facility |  |  |  |  |  |  | U |  |  |  |  | U |  |  |  |  |  |
| Religious institution |  | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.D.3 |
| **Parks and Open Areas** | Arboretum or botanical garden | Z | Z | Z | Z |  | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Cemetery, columbaria, mausoleum |  |  |  |  |  |  | Z |  |  |  |  | Z | Z |  | ~~MP~~ |  | 3.E |
| Community garden | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Park, public or private | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Public Safety** | Correctional facility |  |  |  |  |  |  |  |  |  |  |  | U | U |  |  |  |  |
| Police, fire, or EMS facility |  | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Security training facility |  | U |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.F |
| **Trans-portation** | Airport |  | U |  |  |  |  |  | U |  | U |  | U | U |  | ~~MP~~ | ~~MP~~ |  |
| Helicopter landing facility |  |  |  |  |  |  |  | U |  | U |  | U | U |  | ~~MP~~ |  | 3.G |
| Passenger terminal, surface transportation |  |  | U | U |  |  |  | Z |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Utilities** | Solar array |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Telecommunications antenna collocation on tower or building |  | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.H.2 |
| Telecommunications tower, freestanding |  | U |  |  | U |  |  | U | U |  |  | U | U |  |  |  | 3.H.2 |
| Utility, major | U | U | U | U | U | U | U | U | U | U | U | U | U | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.I |
| Utility, minor | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.J |
| Wind energy facility, large |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Commercial Use Classification | | | | | | | | | | | | | | | | | | |
| **Adult Entertain-ment** | All |  |  |  |  |  |  |  |  |  |  |  |  | U |  |  |  | 4.A |
| **Animal Care** | Animal grooming |  |  |  |  |  |  |  | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.B |
| Animal shelter |  |  |  |  |  |  |  | Z |  |  |  |  | Z |  | ~~MP~~ |  | 4.B |
| Kennel |  | U |  |  |  |  |  | Z | Z |  | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | 4.B |
| Veterinary clinic |  | U |  |  |  |  |  | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.B |
| **Eating Establish-ments** | Dinner theater |  |  |  |  |  |  |  | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Restaurant, with indoor or outdoor seating |  |  |  |  |  |  | U | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.C |
| Specialty eating establishment |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Offices** | Business and sales |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.D |
| Professional services |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.D |
| **Parking,**  **Com-mercial** | Parking lot |  |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.E.1 |
| Parking structure |  |  |  |  |  |  |  |  |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.E.2 |
| **Recreation/ Entertain-ment, Indoor** | Fitness center |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Recreation, indoor |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Theater |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Recreation / Entertainment, Outdoor** | Automotive Racing |  |  |  |  |  |  |  |  |  |  |  |  | U |  |  |  |  |
| Arena, amphitheater, or stadium |  |  |  |  |  |  |  | U |  | U | U |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.F.1 |
| Athletic facility |  |  | Z | Z |  | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.F.2 |
| Golf course |  |  | U | U |  |  | U |  |  |  |  |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Golf driving range |  |  |  |  |  |  | Z | Z | Z |  |  |  |  | ~~MP~~ | ~~MP~~ |  |  |
| Marinas |  |  |  |  |  |  | U | Z |  | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.F.3 |
| Outdoor shooting range |  | U |  |  |  |  |  |  |  |  |  |  | U |  |  |  | 4.F.5 |
| Outdoor tour operator |  |  |  |  |  |  |  | U | U | Z | Z |  |  |  | ~~MP~~ | ~~MP~~ | 4.F.6 |
| Recreation, outdoor |  |  |  |  |  |  | U | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.F.4 |
| **Retail Sales & Services** | Artisan Food and Beverage Producer |  |  |  |  |  |  |  | Z |  |  |  | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Auction House |  |  |  |  |  |  |  |  |  |  |  | Z |  |  | ~~MP~~ |  |  |
| Bar, nightclub, or cocktail lounge |  |  |  |  |  |  |  | Z |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.G.1 |
| Brewery, Large |  |  |  |  |  |  |  |  |  |  |  | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Convenience store |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Crematory |  |  |  |  |  |  |  |  |  |  |  |  | U |  |  |  |  |
| Distillery |  |  |  |  |  |  |  |  |  |  |  | Z |  |  |  |  |  |
| Drug store or pharmacy |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Entertainment establishment |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Financial institution |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Flea market |  |  |  |  |  |  |  |  |  |  |  | Z | Z | ~~MP~~ | ~~MP~~ |  | 4.G.2 |
| Funeral home |  |  |  |  |  |  |  | Z | Z | Z | Z |  |  |  | ~~MP~~ | ~~MP~~ |  |
| Grocery store |  |  |  |  |  |  |  | Z |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Laundromat |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Pawn shop |  |  |  |  |  |  |  | U |  |  |  | U |  |  |  |  |  |
| Personal services establishment |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Repair establishment |  |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | 4.G.3 |
| Retail sales establishments |  |  |  |  |  |  |  | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Shopping center |  |  |  |  |  |  |  | U |  | Z | Z |  |  |  | ~~MP~~ | ~~MP~~ | 4.G.4 |
| Tattoo parlor/body piercing establishment |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  |  |  | 4.G.5 |
| Winery |  |  |  |  |  |  |  | Z |  |  |  | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Vehicle Sales and Services,** **Heavy** | Aircraft parts, sales, and maintenance |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  |  |  |  |
| Automotive wrecker service |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  |  | ~~MP~~ | 4.H.2 |
| Boat and marine rental, sales, and service |  |  |  |  |  |  |  | Z |  |  |  | Z | Z |  |  |  | 4.H.3 |
| **Vehicle Sales and Services, Light** | Automotive parts and installation |  |  |  |  |  |  |  | Z |  | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | 4.I.1 |
| Automobile repair and servicing (including painting/bodywork) |  |  |  |  |  |  |  | Z |  | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | 4.I.2 |
| Automobile sales or rentals |  |  |  |  |  |  |  | U |  | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | 4.I.3 |
| Car wash or auto detailing |  |  |  |  |  |  |  | Z |  | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.I.4 |
| Taxicab service |  |  |  |  |  |  |  | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.I.5 |
| **Visitor**  **Accommodations** | Bed and breakfast inn |  |  | Z | Z |  | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.J.1 |
| Hotel or motel |  |  |  |  |  |  |  | Z |  | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 4.J.2 |
| Hunting lodge |  | U |  |  |  |  | Z | Z | Z |  |  |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Industrial Use Classification | | | | | | | | | | | | | | | | | | |
| **Extractive Industry** | All uses |  | U |  |  |  |  |  |  |  |  |  | U | U |  |  |  | 5.A |
| **Industrial Services** | Contractor service |  |  |  |  |  |  |  | Z |  | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ |  |
| Crabshedding |  | Z |  |  |  |  | Z | Z |  |  |  | Z | Z | ~~MP~~ | ~~MP~~ |  | 5.B.1 |
| Fuel oil/bottled gas distributor |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  |  |
| General industrial service and repair |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 5.B.2 |
| Heavy equipment sales, rental, and service |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 5.B.3 |
| Laundry, dry cleaning, and carpet cleaning plants |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 5.B.4 |
| Manufactured home and prefabricated building sales |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  |  |  | 5.B.5 |
| Research and development |  |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| **Manu-facturing and Produc-tion** | Manufacturing, heavy |  |  |  |  |  |  |  |  |  |  |  |  | Z |  |  |  | 5.C.1 |
| Manufacturing, light |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 5.C.2 |
| **Warehouse and Freight Movement** | Cold storage plant |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  |  |  |  |
| Outdoor storage (as a principal use) |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  |  |  | 5.D.1 |
| Self-service storage |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 5.D.2 |
| Truck or freight terminal |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 5.D.3 |
| Warehouse (distribution) |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ |  | 5.D.3 |
| Warehouse (storage) |  |  |  |  |  |  |  |  |  |  |  | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ | 5.D.3 |
| **Waste-Related Services** | Incinerator |  |  |  |  |  |  |  |  |  |  |  |  | U |  |  |  | 5.E.1 |
| Landfill, land clearing and inert debris or construction debris |  |  |  |  |  |  |  |  |  |  |  | U | U |  |  |  | 5.E.2 |
| Public convenience center/transfer station |  | U | U | U | U | U | U | U | U |  |  | U | U |  |  |  | 5.E.3 |
| Recycling center, processing |  |  |  |  |  |  |  |  |  |  |  |  | U |  |  |  | 5.E.4 |
| Recycling center, transfer |  |  |  |  |  |  |  |  |  |  |  | U | U |  |  |  | 5.E.5 |
| Salvage and junkyard |  |  |  |  |  |  |  |  |  |  |  |  | U |  |  |  | 5.E.6 |
| Waste composting |  | U |  |  |  |  |  |  |  |  |  | U | U |  |  |  |  |
| **Wholesale Sales** | All uses |  |  |  |  |  |  |  |  |  |  |  | Z | Z |  | ~~MP~~ | ~~MP~~ |  |

| Table 4.1.1.B: Summary Use Table | | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Z = Zoning Compliance Permit; U = Use Permit; MP = Allowed with Master Plan;  CZ= Allowed in a Conditional Zoning District blank cell = Prohibited | | | | | | | | | | | | | | |
| Use Category | Use Type | PLANNED DEVELOPMENT ZONING DISTRICT  [overlay or sub-district requirements may further limit uses] | | | | | | | | | | | | | |
| PD-R | PD-M | PD-O | PD-CS ZONING DISTRICT  Sub-District Designations | | | | | | | | | Additional Req. (4.2.\_\_\_) | |
|  | CENTER STATION | CHARTER | CROSSROADS | CYPRESS | JUNCTION | MOYOCK RUN | NEWTOWN | OAK TRAIL |
| Agricultural Use Classification | | | | | | | | | | | | | | |
| **Agriculture / Horticulture** | All | MP | MP | MP |  |  |  |  |  |  |  |  | MP |  |
| **Animal Husbandry** | All |  | MP |  |  |  |  |  |  |  |  |  | 1.A |
| **Agriculture Support and Services (Directly Related)** | Agri-education |  | MP |  |  |  |  |  |  |  |  |  | 1.B.2 |
| Agri-entertainment |  | MP |  |  |  |  |  |  |  |  |  | 1.B.2 |
| Agricultural processing |  | MP |  |  |  |  |  |  |  |  |  | 1.B |
| Agribusiness |  | MP |  |  |  |  |  |  |  |  |  | 1.B |
| Equestrian facility | MP | MP | MP |  |  |  |  |  |  |  |  | 1.B.3 |
| Farmers market | MP | MP | MP | MP | MP |  |  |  |  |  | MP | 1.B |
| Nursery, production | MP | MP |  |  |  |  |  |  |  |  | MP | 1.B.4 |
| Roadside market |  |  |  |  |  |  |  |  |  |  |  | 1.B.5 |
| **Agriculture Support and Services (Not Directly Related)** | Agricultural research facility |  | MP |  |  |  |  |  |  |  |  |  | 1.C |
| Distribution hub for agricultural products |  | MP |  |  |  |  |  |  |  |  |  | 1.C |
| Farm machinery sales, rental, and service |  | MP |  |  |  |  |  |  |  |  |  | 1.C |
| Stockyard / Slaughterhouse |  |  |  |  |  |  |  |  |  |  |  | 1.C |
| **Silviculture** | All | MP | MP |  |  |  |  |  |  |  |  |  | 1.C |
| Residential Use Classification | | | | | | | | | | | | | | |
| **Household Living** | Dwelling, duplex | MP | MP | MP |  | MP | MP |  | MP | MP |  | MP |  | 2.A.1 | |
| Dwelling, live/work | MP | MP | MP |  | MP |  |  |  |  |  |  | 2.A.2 | |
| Dwelling, mansion apartment | MP | MP | MP | U | U |  |  | U |  | U |  | 2.A.3 | |
| Dwelling, manufactured home (class A) |  |  |  |  |  |  |  |  |  |  |  | 2.A.4 | |
| Dwelling, manufactured home (class B) |  |  |  |  |  |  |  |  |  |  |  | 2.A.4 | |
| Dwelling, multi-family | ~~MP~~  U | ~~MP~~  U | ~~MP~~  U | U | U |  |  | U |  | U |  | 2.A.5 | |
| Dwelling, single-family detached | MP | MP | MP |  | MP |  | MP | MP |  | MP | MP |  | |
| Dwelling, townhouse | MP | MP | MP | U | U |  |  | U |  | U |  | 2.A.5 | |
| Dwelling, upper story | MP | MP | MP | U | U |  |  |  |  |  |  | 2.A.6 | |
| **Group Living** | Dormitory |  | MP |  |  |  |  |  |  |  |  |  | 2.B.1 | |
| Family care home | MP | MP | MP |  |  |  |  |  |  |  |  | 2.B.2 | |
| Rooming or boarding house | MP | MP | MP |  |  |  |  |  |  |  |  | 2.B.3 | |
| Institutional Use Classification | | | | | | | | | | | | | | | |
| **Community**  **Services** | Community center | MP | MP | MP |  |  | MP |  |  |  | MP |  |  |  | |
| Cultural facility | MP | MP | MP |  | MP |  |  |  | MP |  |  |  | |
| Library | MP | MP | MP | MP | MP |  | MP | MP | MP | MP | MP |  | |
| Museum | MP | MP | MP | MP | MP |  | MP | MP | MP | MP | MP |  | |
| Senior center | MP | MP | MP |  |  |  |  |  | MP |  |  |  | |
| Youth club facility | MP | MP | MP |  |  |  |  | MP | MP | MP |  |  | |
| **Day Care** | Adult day care center | MP | MP | MP |  |  |  |  |  |  | MP |  |  | |
| Child care center | MP | MP | MP |  | MP |  | MP | MP |  | MP |  | 3.A | |
| **Educational Facilities** | College or university | MP | MP | MP |  | U | U |  |  | U |  |  |  | |
| School, elementary | MP | MP | MP |  | MP | MP | MP | MP | MP | MP |  |  | |
| School, middle | MP | MP | MP |  | MP | MP | MP | MP | MP | MP |  |  | |
| School, high | MP | MP | MP |  | MP | MP | MP | MP | MP | MP |  |  | |
| Vocational or trade school |  | MP | MP |  | MP | MP |  | MP | MP | MP |  | 3.B | |
| **Government Facilities** | Government maintenance, storage, or distribution facility | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP |  | |
| Government office | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP |  | |
| **Health Care Facilities** | Blood/tissue collection facility |  |  |  | U | MP |  |  |  |  |  |  |  | |
| Drug or alcohol treatment facility |  |  |  |  |  |  |  |  |  |  |  | 3.C.1 | |
| Hospital |  | MP | MP | U | U |  |  |  | U |  |  | 3.C.2 | |
| Medical treatment facility | MP | MP | MP | MP | MP |  |  |  |  |  |  |  | |
| **Institutions** | Assisted living facility | MP | MP | MP | U | U |  | U | U |  | U |  |  | |
| Auditorium, conference, and convention center |  | MP | MP |  |  |  |  |  |  |  |  | 3.D.1 | |
| Club or lodge | MP | MP | MP |  | MP |  |  |  | MP |  |  |  | |
| Halfway house |  |  |  |  |  |  |  |  |  |  |  | 3.D.2 | |
| Nursing home | MP | MP | MP |  |  |  |  | MP |  | U |  |  | |
| Psychiatric treatment facility |  |  |  |  |  |  |  |  |  |  |  |  | |
| Religious institution | MP | MP | MP | MP | MP |  | MP | MP | MP | MP |  |  | |
| **Parks and Open Areas** | Arboretum or botanical garden | MP | MP | MP |  |  |  |  |  |  |  |  |  | |
| Cemetery, columbaria, mausoleum |  | MP |  |  |  |  |  |  |  |  |  |  | |
| Community garden | MP | MP | MP |  |  |  |  |  |  |  | MP |  | |
| Park, public or private | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP |  | |
| **Public Safety** | Correctional facility |  |  |  |  |  |  |  |  |  |  |  |  |  | |
| Police, fire, or EMS facility | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP | MP |  | |
| Security training facility |  |  |  |  |  |  |  |  |  |  |  |  | |
| **Transportation** | Airport |  | MP | MP |  |  |  |  |  |  |  |  |  | |
| Helicopter landing facility |  | MP |  |  |  |  |  |  |  |  |  |  | |
| Passenger terminal, surface transportation | MP | MP | MP |  |  |  |  |  |  |  |  |  | |
| **Utilities** | Solar array |  |  |  |  |  |  |  |  |  |  |  |  | |
| Telecommunications antenna collocation on tower or building | MP | MP | MP |  |  |  |  |  |  |  | U |  | |
| Telecommunications tower, freestanding |  |  |  |  |  |  |  |  |  |  | U |  | |
| Utility, major | MP | MP | MP |  |  |  |  |  | U |  |  |  | |
| Utility, minor | MP | MP | MP |  |  |  |  |  | U |  |  | 3.J | |
| Wind energy facility, large |  | MP | MP |  |  |  |  |  |  |  |  | 3.K | |
| Commercial Use Classification | | | | | | | | | | | | | | | |
| **Adult Entertainment** | All |  |  |  |  |  |  |  |  |  |  |  |  | 4.A | |
| **Animal Care** | Animal grooming | MP | MP | MP | MP | MP |  |  |  |  |  |  | 4.B | |
| Animal shelter |  | MP |  |  |  |  |  |  |  |  |  | 4.B | |
| Kennel |  | MP | MP |  |  |  |  |  |  |  |  | 4.B | |
| Veterinary clinic | MP | MP | MP | MP | MP |  |  | MP |  | MP |  | 4.B INDOOR NO BOARDING | |
| **Eating Establishments** | Dinner theater | MP | MP | MP | MP |  |  |  |  |  |  |  |  | |
| Restaurant, with indoor or outdoor seating | MP | MP | MP | MP | MP | U | MP | MP |  | MP |  | 4.C | |
| Specialty eating establishment | MP | MP | MP | MP | MP | U | MP | MP |  | MP |  |  | |
| **Offices** | Business and sales | MP | MP | MP | MP | MP | MP | MP |  |  | MP |  | 4.D | |
| Professional services | MP | MP | MP | MP | MP | MP | MP |  |  | MP |  | 4.D | |
| **Parking,**  **Commercial** | Parking lot | MP | MP | MP |  | U |  |  |  |  |  |  | 4.E.1 | |
| Parking structure | MP | MP | MP | U | U |  |  |  |  |  |  | 4.E.2 | |
| **Recreation/ Entertainment, Indoor** | Fitness center | MP | MP | MP | MP | MP |  | MP |  |  |  |  |  | |
| Recreation, indoor | MP | MP | MP | U | U |  |  |  |  |  |  |  | |
| Theater | MP | MP | MP | MP | MP |  |  |  |  |  |  |  | |
| **Recreation / Entertainment, Outdoor** | Automotive Racing |  |  |  |  |  |  |  |  |  |  |  |  | |
| Arena, amphitheater, or stadium | MP | MP | MP |  |  |  |  |  |  |  |  | 4.F.1 | |
| Athletic facility | MP | MP | MP |  |  |  |  |  |  |  |  | 4.F.2 | |
| Golf course | MP | MP | MP |  |  |  |  |  |  |  |  |  | |
| Golf driving range | MP | MP |  |  |  |  |  |  |  |  |  |  | |
| Marinas | MP | MP | MP |  |  |  |  |  |  |  |  | 4.F.3 | |
| Outdoor shooting range |  |  |  |  |  |  |  |  |  |  |  |  | 4.F.5 | |
| Outdoor tour operator |  | MP | MP |  |  |  |  |  |  |  |  | 4.F.6 | |
| Recreation, outdoor | MP | MP | MP |  |  |  |  |  |  |  |  | 4.F.4 | |
| **Retail Sales & Services** | Artisan Food and Beverage Producer | MP | MP | MP | MP | MP | MP |  |  |  |  |  |  | |
| Auction House |  | MP |  |  |  |  |  |  |  |  |  |  | |
| Bar, nightclub, or cocktail lounge | MP | MP | MP |  |  |  |  |  |  |  |  | 4.G.1 | |
| Brewery, Large | MP | MP | MP | MP | MP | MP |  |  |  |  |  |  | |
| Convenience store | MP | MP | MP | U | U | U | U | U |  | U |  |  | |
| Crematory |  |  |  |  |  |  |  |  |  |  |  |  | |
| Distillery |  |  |  | U | U | MP |  |  |  |  |  |  | |
| Drug store or pharmacy | MP | MP | MP | MP | MP |  |  |  |  |  |  |  | |
| Entertainment establishment | MP | MP | MP |  |  |  |  |  |  |  |  |  | |
| Financial institution | MP | MP | MP | MP | MP |  |  |  |  |  |  |  | |
| Flea market | MP | MP |  |  |  |  |  |  |  |  |  | 4.G.2 | |
| Funeral home |  | MP | MP |  |  |  |  |  |  |  |  |  | |
| Grocery store | MP | MP | MP | U |  |  |  |  |  |  |  |  | |
| Laundromat | MP | MP | MP |  |  |  |  |  |  |  |  |  | |
| Pawn shop |  |  |  |  |  |  |  |  |  |  |  |  | |
| Personal services establishment | MP | MP | MP | MP |  |  |  |  |  |  |  |  | |
| Repair establishment |  | MP | MP |  |  |  |  |  |  |  |  | 4.G.3 | |
| Retail sales establishments | MP | MP | MP | MP | MP |  |  |  |  |  |  |  | |
| Shopping center |  | MP | MP | MP | U |  |  | U |  | U |  | 4.G.4 | |
| Tattoo parlor/body piercing establishment |  |  |  |  |  |  |  |  |  |  |  | 4.G.5 | |
| Winery | MP | MP | MP | MP | U |  |  |  |  |  |  |  | |
| **Vehicle Sales and Services,** **Heavy** | Aircraft parts, sales, and maintenance |  |  |  |  |  |  |  |  |  |  |  |  | |
| Automotive wrecker service |  |  | MP |  |  |  |  |  |  |  |  | 4.H.2 | |
| Boat and marine rental, sales, and service |  | MP | MP |  |  |  |  |  |  |  |  | 4.H.3 | |
| **Vehicle Sales and Services, Light** | Automotive parts and installation |  | MP | MP |  |  |  |  |  |  |  |  |  | 4.I.1 |
| Automobile repair and servicing (including painting/bodywork) |  | MP | MP |  |  |  |  |  |  |  |  | 4.I.2 |
| Automobile sales or rentals | MP | MP | MP |  |  |  |  |  |  |  |  | 4.I.3 |
| Car wash or auto detailing | MP | MP | MP |  |  |  |  |  |  |  |  | 4.I.4 |
| Taxicab service | MP | MP | MP |  |  |  |  | U |  | U |  | 4.J.5 |
| **Visitor**  **Accommodations** | Bed and breakfast inn | MP | MP | MP | MP | MP |  |  |  |  | U |  | 4.J.1 |
| Hotel or motel | MP | MP | MP |  | MP |  |  | MP |  | MP |  |  |
| Hunting lodge | MP | MP | MP |  | MP |  |  | MP |  | MP |  |  |
| Industrial Use Classification | | | | | | | | | | | | | | |
| **Extractive Industry** | All uses |  |  |  |  |  |  |  |  |  |  |  |  |  | |
| **Industrial Services** | Contractor service |  | MP | MP |  |  |  |  |  |  |  |  |  | |
| Crabshedding | MP | MP |  |  |  |  |  |  |  |  |  | 5.B.1 | |
| Fuel oil/bottled gas distributor |  | MP |  |  |  |  |  |  |  |  |  |  | |
| General industrial service and repair |  | MP |  |  |  |  |  |  |  |  |  | 5.B.2 | |
| Heavy equipment sales, rental, and service |  | MP |  |  |  |  |  |  |  |  |  | 5.B.3 | |
| Laundry, dry cleaning, and carpet cleaning plants |  | MP |  |  |  |  |  |  |  |  |  | 5.B.4 | |
| Manufactured home and prefabricated building sales |  |  |  |  |  |  |  |  |  |  |  | 5.B.5 | |
| Research and development | MP | MP | MP |  | MP | MP |  |  |  |  |  |  | |
| **Manufacturing and Production** | Manufacturing, heavy |  |  |  |  |  | MP |  |  |  |  |  | 5.C.1 | |
| Manufacturing, light |  | MP |  |  | U | MP |  |  |  |  |  | 5.C.2 | |
| **Freight Movement** | Cold storage plant |  |  |  |  |  |  |  |  |  |  |  |  | |
| Outdoor storage (as a principal use) |  |  |  |  |  |  |  |  |  |  |  |  | |
| Self-service storage |  | MP |  |  |  |  |  |  |  |  |  | 5.D.2 | |
| Truck or freight terminal |  | MP |  |  |  |  |  |  |  |  |  | 5.D.3 | |
| Warehouse (distribution) |  | MP |  |  | U | MP |  |  |  |  |  | 5.D.3 | |
| Warehouse (storage) | MP | MP | MP |  | U | MP |  |  |  |  |  | 5.D.3 | |
| **Waste-Related Services** | Incinerator |  |  |  |  |  |  |  |  |  |  |  |  | |
| Landfill, land clearing and inert debris or construction debris |  |  |  |  |  |  |  |  |  |  |  |  | |
| Public convenience center/transfer station |  |  |  |  |  |  |  |  |  |  |  |  | |
| Recycling center, processing |  |  |  |  |  |  |  |  |  |  |  |  | |
| Recycling center, transfer |  |  |  |  |  |  |  |  |  |  |  |  | |
| Salvage and junkyard |  |  |  |  |  |  |  |  |  |  |  |  |  | |
| Waste composting |  |  |  |  |  |  |  |  |  |  |  |  | |
| **Wholesale Sales** | All uses |  | MP | MP |  |  | MP |  |  |  |  |  |  | |

## Use-Specific Standards

Use-specific standards are the requirements applied to individual use types regardless of the zoning district in which they are located or the review procedure by which they are approved. This section is intended to identify the use-specific standards for all principal uses identified in Table 4.1.1.A. and 4.1.1.B, Summary Use Table, as subject to “Additional Req.” These standards may be modified by other applicable requirements in this Ordinance.



### Residential Uses

##### Dwellings, Multi-Family and Townhouse

Multi-family and townhouse dwellings shall comply with the multi-family design standards in Section 5.7, the community compatibility standards in Section 5.10 (as appropriate), and the following standards:

No accessory structure shall be less than ten feet from another structure.

No improved recreation area shall be located within required exterior setbacks or within 20 feet of any dwelling unit.

No individual building shall exceed a length of ~~250~~ 200 feet.

A townhouse building shall contain at least three but no more than six side-by-side dwelling units.

## Accessory Use Standards

### Purpose

This section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. The purpose of this section is to allow a broad range of accessory uses, so long as such uses are located on the same site as the principal use, and so long as they comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

### General Standards and Limitations

#### Table of Common Accessory Uses

Table 4.3.2.E, Table of Common Accessory Uses, specifies common types of accessory use and the zoning district where each type may be permitted.

| Table 4.3.2.E: Table of Common Accessory Uses  P = Permitted by-right Z= Zoning Compliance Permit U = Use Permit MP = Allowed with master plan blank cell = Prohibited | | | | | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Accessory Use Type | Zoning District | | | | | | | | | | | | | | | | Additional Req. (4.3.\_\_\_) |
| RC | AG | SFM | SFO | SFR | SFI | MXR | GB | LB | CC | VC | LI | HI | ~~PD-R~~ | ~~PD-M~~ | ~~PD-O~~ |
| Accessory Dwelling Unit |  | Z | Z | Z | Z | Z | Z | Z | Z | P | P |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.A |
| Aggregate Storage and Processing |  | Z |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.B |
| Amateur Ham Radio |  | P | P |  |  | P | P |  |  | P | P |  |  | ~~MP~~ | ~~MP~~ |  | 3.C |
| Automated Teller Machine |  |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Campground, Public | U | Z |  |  |  |  | Z | Z |  |  |  |  |  | ~~MP~~ |  |  | 3.D |
| Cemetery (family or religious institution) |  | Z | Z |  |  | Z | Z | Z | Z |  |  |  |  | ~~MP~~ | ~~MP~~ |  | 3.E |
| Child Care, Incidental |  | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.F |
| Community Agriculture | P | P | P |  |  | P | P |  |  |  |  |  |  | ~~MP~~ |  |  | 3.G |
| Dock, Pier, Boat House, or Boatlift | P | P | P | P | P | P | P | P | P | P | P | P | P | ~~MP~~ | ~~MP~~ | ~~MP~~ |  |
| Drive-Through |  |  |  |  |  |  |  | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.H |
| Electronic Gaming Operation |  |  |  |  |  |  |  | Z |  |  |  |  |  |  |  |  | 3.I |
| Excavation |  | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.J |
| Gasoline Sales |  |  |  |  |  |  |  | Z |  | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.K |
| Home Occupation |  | P | P | P | P | P | P | P | P | P | P |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.L |
| Housing for Poultry |  | P | P |  |  | P | P | P |  |  |  |  |  | ~~MP~~ | ~~MP~~ |  | 3.M |
| Ice House |  |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | 3.N |
| Inoperable Vehicle |  | P | P | P | P | P | P | P |  |  |  |  |  |  |  |  | 3.O |
| Land Application of Sludge or Septage |  | U |  |  |  | U |  |  |  |  |  |  | U |  |  |  | 3.P |
| Outdoor Display/Sales |  |  |  |  |  |  |  | Z | Z | Z | Z | Z |  |  | ~~MP~~ | ~~MP~~ | 3.Q |
| Outdoor Storage |  | Z |  |  |  |  |  | Z | Z | Z | Z | Z | Z |  | ~~MP~~ | ~~MP~~ | 3.R |
| Parking of Boats or Watercraft |  | P | P | P | P | P | P | P | P |  |  |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.S |
| Parking of Heavy Trucks, or Trailers |  | P |  |  |  |  |  | P |  |  |  | P | P |  | ~~MP~~ |  | 3.T |
| Parking of Major Recreational Equipment |  | P | P | P |  | P | P | P |  |  |  |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.T |
| Produce Stand |  | P |  |  |  |  |  | P | P | P | P |  |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.U |
| Retail Sales from a Vehicle |  | P |  |  |  |  | P | P | P | P | P | P |  | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.V |
| Solar Energy Equipment | P | P | P | P | P | P | P | P | P | P | P | P | P | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.W |
| Stable (horses) |  | P | P |  |  | P |  | P |  |  |  |  |  | ~~MP~~ |  |  | 3.X |
| Underground Storage Tank |  | P |  |  |  |  |  | P | P | P | P | P | P |  | ~~MP~~ |  | 3.Y |
| Wind Energy Facility, Small |  | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | ~~MP~~ | ~~MP~~ | ~~MP~~ | 3.Z |

| Table 4.3.2.E: Table of Common Accessory Uses | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Z = Zoning Compliance Permit; U = Use Permit; MP = Allowed with Master Plan;  blank cell = Prohibited | | | | | | | | | | | | | |
| Accessory Use Type | PLANNED DEVELOPMENT Zoning District  [overlay or sub-district requirements may further limit uses] | | | | | | | | | | | | | |
| Planned Development | | | PD-CS ZONING DISTRICT | | | | | | | | | Additional Requirements  (4.3.\_\_) | |
| PD-R | PD-M | PD-O |  | CENTER STATION | CHARTER | CROSSROADS | CYPRESS | JUNCTION | MOYOCK RUN | NEWTOWN | OAK TRAIL |
| Accessory Dwelling Unit | MP | MP | MP |  |  |  |  |  |  |  |  |  | 3.A |
| Amateur Ham Radio |  | MP |  |  |  |  |  |  |  |  |  | 3C. |
| Automated Teller Machine | MP | MP | MP |  | MP | MP |  |  |  |  |  |  |  |
| Campground, Public | MP |  |  |  |  |  |  |  |  |  |  |  | 3.D. |
| Cemetery (family or religious institution) | MP | MP |  |  |  |  |  |  |  |  |  |  | 3.E. |
| Child Care, Incidental | MP | MP | MP |  |  | MP | MP | MP | MP |  | MP |  | 3.F. |
| Community Agriculture | MP |  |  |  |  |  |  |  |  |  |  | MP | 3.G. |
| Dock, Pier, Boat House, or Boatlift | MP | MP | MP |  |  |  |  |  |  |  |  |  |  |
| Drive-Through | MP | MP | MP |  | U | MP |  |  |  |  | U |  | 3.H. |
| Excavation | MP | MP | MP |  |  |  |  |  |  |  |  |  | 3.J. |
| Gasoline Sales | MP | MP | MP |  | U |  | U | U |  |  | U |  | 3.K. |
| Home Occupation | MP | MP | MP |  |  | MP |  | MP | MP |  | MP | MP | 3.L. |
| Housing for Poultry | MP | MP |  |  |  |  |  |  |  |  |  |  | 3.M |
| Ice House |  | MP | MP |  |  |  |  |  |  |  |  |  | 3.N |
| Outdoor Display/Sales |  | MP | MP |  | MP | MP |  |  |  |  |  |  | 3.Q. |
| Outdoor Storage |  | MP | MP |  |  |  | MP |  |  |  |  |  | 3.R. |
| Parking of Boats or Watercraft | MP | MP | MP |  |  |  |  |  |  |  |  |  | 3.S. |
| Parking of Heavy Trucks or Trailers |  |  | MP |  |  |  |  |  |  |  |  |  | 3.T. |
| Parking of Major Recreational Equipment | MP | MP | MP |  |  |  |  |  |  |  |  |  | .3.T. |
| Produce Stand | MP | MP | MP |  |  |  |  |  |  |  |  |  | .3.U. |
| Retail Sales from a Vehicle | MP | MP | MP |  |  |  |  |  |  |  |  |  | 3.V. |
| Solar Energy Equipment | MP | MP | MP |  | U |  |  | U |  |  |  | U | 3.W. |
| Stable (horses) | MP |  |  |  |  |  |  |  |  |  |  | MP | 3.X. |
| Underground Storage Tank |  | MP |  |  |  |  |  |  |  |  |  |  | 3.Y. |
| Wind Energy Facility, Small | MP | MP | MP |  |  |  |  |  |  |  |  |  | 3.Z.. |

### Specific Standards for Certain Accessory Uses

#### Drive-Through

Drive-through facilities shall be located at least 100 feet from any detached single-family dwelling or single-family residential zoning district.

Outdoor speakers associated with a drive-through shall be at least 50 feet from any lot line.

Drive-through facilities shall not be located on the front façade of the building they serve.

Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.

Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.

Any portion of the drive-through lane adjacent to and between an order box and pick-up window shall provide a landscaped planting area at least three-feet in width or a masonry wall at least 30 inches in height and utilizing exterior finishing materials compatible with the principal use.

In addition to streetscape and site landscaping, any portion of a drive-through lane located between the principal building and the street shall provide a landscaped planting area at least three feet in width.

#### Gasoline Sales

Gasoline sales may be permitted as an accessory use in accordance with the following standards:

##### Location

Gasoline pumps, canopies, and associated service areas are prohibited in any ~~established~~ front ~~yard~~ setback, side corner setback, or major arterial setback ~~in the CC, and VC districts~~.

If the gasoline sales use is located on a corner lot, the lot shall have an area of at least 30,000 square feet and a frontage of at least 200 feet on each street side. In all other cases, the lot shall have an area of at least 15,000 square feet and a lot width of at least 150 feet.

##### Circulation

The gasoline sales use shall have no more than two vehicular access points. Access points shall be located at least 150 feet from each other and from any intersecting street right-of-ways, and at least 15 feet from any other lot line.

**Item 5:** That Chapter 5 is amended by deleting the following strikethrough language and adding the underlined language

# 

# Development Standards

## Off-Street Parking and Loading



### Off-Street Parking Standards

#### Parking Plan Required

The parking plan shall accurately designate the required parking spaces, access aisles, pedestrian connections, materials, dimensions, ~~and~~ driveways, loading area and circulation, and the relation of the off-street parking facilities to the development the facilities are designed to serve.

#### Minimum Number of Spaces Required

Unless otherwise expressly stated in this section or approved through an alternative parking plan, the minimum number of off-street parking spaces shall be provided in accordance with Table 5.1.3.C, Minimum Off-Street Parking Standards.

#### Maximum Number of Spaces Permitted

##### ~~Provision up to 175 Percent of Minimum~~

Commercial and Industrial uses of 5,000 square feet in area or larger listed in Table 5.1.3.C, Minimum Off-Street Parking Standards, shall not exceed 125 percent of the minimum number of parking spaces required in the table.

Through approval of an alternative parking plan in accordance with Section 5.1.6.A, Provision Over the Maximum Allowed, commercial and industrial uses may provide up to a maximum of 175 percent of the minimum number of parking spaces required in the table.

Provision of more than 175 percent of the minimum number of parking spaces for uses subject to the standards of this section shall require approval of a use permit in accordance with Section 2.4.6, Use Permit.

#### Stacking Spaces

##### Required Number of Stacking Spaces

##### In addition to meeting the off-street parking standards in Table 5.1.3.C, Minimum Off-Street Parking Standards, uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service shall provide the minimum number of stacking/standing spaces established in Table 5.1.3.D, Required Stacking Spaces, and Figure 5.1.3.D, Stacking Spaces.

| Figure 5.1.3.D, Stacking Spaces | Table 5.1.3.D: Required Stacking Spaces | | |
| --- | --- | --- | --- |
| Use or Activity | Minimum Number of stacking Spaces | Measured From |
| Automated teller machine (drive-up) | 2 | Teller window |
| Automobile repair and service | 2 per bay | Bay entrance |
| Car wash | 1 per bay | Bay entrance |
| Day care center, elementary, and middle school | 2 | Main building entrance |
| Financial institution or drug store with drive-through service | 3 per lane | Agent window |
| Gasoline sales | 1 per pump island | Each end of the outermost gas pump island |
| Nursing home or assisted living facility | 3 | Building entrance |
| Personal services with drive-through (e.g., laundry/dry-cleaning establishment) | 3 per lane | Agent window |
| Restaurant, with drive-through service | 3 per window/lane + 3 per order ~~board~~ box | |

##### Design and Layout

##### Required stacking spaces shall:

###### Be a minimum of 10 feet wide and 20 feet long; and,

###### Not impede on-site and off-site vehicular, bicycle, or pedestrian movements or movements into or out of required off-street parking spaces.

### Configuration of Vehicular Use Areas

#### General Standards for Off-Street Parking, Stacking, and Loading Areas

##### Surfacing

Except for development within PD districts, SFR district, single-family dwellings on lots of three acres in area or larger, and as provided for in Section 5.1.6.F, Alternative Materials, all off-street parking, loading, and circulation areas shall be surfaced with asphalt, concrete, brick, crushed stone, pavers, aligned concrete strips, or an equivalent material. These materials shall be maintained in a smooth, well-graded condition.

All required parking, loading, and circulation areas within PD districts shall be surfaced with asphalt, concrete, brick pavers, or an equivalent material. The use of crushed stone or similar material is not permitted.

Religious institutions overflow parking and parking for special events may take place on grass surfaces.

##### Curbs and Motor Vehicle Stops

All off-street parking, loading, and circulation areas shall be designed to prevent vehicles from overhanging a sidewalk or walkway less than six feet wide, or adjacent property. Motor vehicle stops shall be prefabricated concrete or recycled plastic product manufactured specifically for this use. The use of railroad ties or other non-traditional stops shall not be permitted. Nothing shall prevent planting islands from serving as stormwater management devices (see Figure 5.1.4.11, Parking Lot Stormwater Devices).

### Alternative Parking Plans

#### On-Street Parking

An on-street alternative parking plan may be allowed for uses listed in the Planned Development-Currituck Station district (PD-CS) in accordance with the following standards:

##### Center Station Sub-District

###### No more than 20% of the total number of spaces shall be designated as on-street parking.

###### On-street parking shall be located within 1,000 feet walking distance of the primary pedestrian entrance to a building.

###### On-street parking shall not be permitted on major arterial or collector streets.

##### Charter Sub-District, Junction Sub-District, Newtown Sub-District, and Moyock Run Sub-District

###### No more than 10% of the total number of spaces shall be designated as on-street.

###### On-street parking shall be located within 1,000 feet walking distance of the primary pedestrian entrance to a building.

###### On-street parking shall not be permitted on major arterial or collector streets.

##### Cypress Sub-District

###### On-street parking shall not be permitted on major arterial or collector streets.

### Bicycle Parking

~~Lots located within a Full Service area (as depicted in the Land Use Plan), used for residential development with 30 or more dwelling units and nonresidential development with 5,000 or more square feet of gross floor area shall provide individual or shared bicycle parking facilities in accordance with the following standards. Nonresidential uses of up to 30,000 square feet in size may share bicycle parking facilities in accordance with this section.~~

Planned developments, mixed-use developments, and non-residential uses of 15,000 square feet or more shall provide individual or shared bicycle parking facilities or racks in accordance with the following standards: ~~General Standards~~

~~Bicycle parking facilities shall be conveniently located, but in no case shall such facilities be located more than 150 feet from the primary building entrance.~~

~~Bicycle parking spaces shall be provided at the rate of one bicycle parking space for every 30 residential dwelling units and/or every 5,000 square feet of nonresidential floor area.~~

~~Bicycle facilities shall include a rack or other device to enable bicycles to be secured.~~

Bicycle parking facilities or racks shall:

##### Be located in a visible, well-lit ground-level area;

##### Be within 75 feet of the primary pedestrian building entrance;

##### Be securely anchored to the ground;

##### Enable bicycles to be secured;

##### Not interfere with pedestrian or vehicular traffic; and,

Bee consistent in material and style of the development.

#### Shared Bicycle Parking

~~Nonresidential uses of 30,000 square feet in size or less may share bicycle parking spaces provided:~~

~~Each use provides or is served by improved pedestrian access from the bicycle parking facility to the primary building entrance; and~~

~~The shared bicycle parking facility and improved pedestrian access is depicted on a site plan (see Section 2.4.7).~~

Uses on the same or opposing block faces may establish shared or consolidated bicycle parking spaces in central or mid-block locations.

### Loading Spaces

#### Number of Required Off-street Loading Berths

The following uses shall provide on-site loading areas or berths in accordance with the standards in Table 5.1.8, Required Off-Street Loading Berths.

|  |  |  |  |
| --- | --- | --- | --- |
| Table 5.1.8: Required off-street loading berths [1] | | | |
| Use Or Activity | Minimum Number of Loading Berths | | |
| Gross Floor Area (GFA) | Short Loading | Long Loading |
| Offices and personal service establishments in multi-story buildings [2] | 7,500 sf or more | 1 | 0 |
| All other commercial or industrial use types [1] | 7,500 sf – 30,000 sf | 1 | 0 |
| 30,001 ~~sf or more~~- 50,000 sf | 1 | 1 |
| Over 50,000 | 0 | 2 |
| Each additional 100,000 sf | 0 | 1 |
| NOTES:  [1] Residential floor area within a mixed–use development is not included within the GFA.  [2] Single-story buildings may utilize temporary loading spaces. | | | |

#### Standards

##### Minimum Dimensions

~~Each loading space required by this subsection shall be at least 12 feet wide by 30 feet long (or deep) for small-sized trucks; with at least 15 feet of overhead clearance. Each off-street loading space shall have adequate, unobstructed means for the ingress and egress of vehicles.~~

###### Short Loading Areas or Berths

Unless otherwise specified, a required short loading area or berth shall be at least 12 feet in width and 30 feet in length, exclusive of aisle and maneuvering space and shall have a vertical clearance of at least 15 feet.

###### Long Loading Areas or Berths

###### Unless otherwise specified, a required long loading area or berth shall be at least 12 feet in width by at least 50 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 15 feet.

## Landscaping Standards

### Purpose and Intent

The purpose of this section is to promote and protect the public health, safety, and general welfare by providing for the planting, maintenance, and preservation of trees, shrubs, and other plants within the county. The intent of this section is to promote this purpose by:

Ensuring and encouraging the planting, maintenance, restoration and survival of trees, shrubs, and other plants;

Contributing to the protection of community residents and visitors from personal injury and property damage, and the protection of the county from property damage, caused or threatened by the improper planting, maintenance or removal of trees, shrubs or other plants;

Mitigating against erosion and sedimentation;

Reducing stormwater runoff and the costs associated therewith;

Encouraging low impact development techniques like bio-retention and other best management practices for dealing with stormwater, in appropriate locations;

Preserving and protecting the water table and surface waters;

Restoring soils and land denuded as a result of construction and/or grading;

Increasing the tree canopy to provide shade and moderate the effect of urban heat islands;

Providing incentives for greater use of sustainable development practices like green roofs, use of native plant materials, and techniques to reduce the need for irrigation;

Protecting and enhancing property values and aesthetic qualities;

Providing additional improvements to air quality through the carbon dioxide uptake process provided by trees and landscaping; ~~and~~

Soften the appearance of expansive paved areas and building mass; and,

Providing visual screening, where appropriate.



### General Requirements

#### Landscape Plan

To ensure compliance with the standards of this section, a landscape plan demonstrating how landscaping will be planted on a development site shall be included as a part of any application for site plan, subdivision plan, zoning compliance permit, or temporary use permit, as appropriate.

In the event of phased development, a landscape plan shall be required for each distinct phase of the development, and shall depict landscaping associated with the particular phase of development.

A landscape plan shall contain, at minimum, the following:

###### Location and identification of required and proposed streetscape, site landscaping, vehicular use area landscaping, buffers, and screening;

###### Calculations of required and proposed landscaping;

###### Locations, species, and caliper of existing vegetation to be retained that is to be counted towards the minimum landscaping requirement;

###### Reforestation areas; and,

###### Heritage tree inventory, trees identified to be removed and required mitigation plantings, and proposed tree protection zones.

### Site Landscaping

#### General

Site landscaping, for the purpose of this section, is landscaping that is not:

Required vehicular use area landscaping;

Located within a required perimeter buffer; or

Required screening.

#### Purpose and Intent

Site landscaping material is intended to soften the visual impact of the building base and provide for the even dispersal of trees and other plantings across a development site.

#### Site Landscaping Standards

Except for single-family detached dwellings, site landscaping shall be required for all development, and shall be supplied in the amounts identified in Table 5.2.4, Required Site Landscaping Plantings, and Figure 5.2.4, Site Landscaping Placement. Site landscaping shall meet the minimum size standards for new planting specified in the Administrative Manual.

#### Location

Required shrubs shall be planted along building facades facing streets. Required shrubs may be planted up to 15 feet from the building provided there is a sidewalk located between the planting area and the building wall. Foundation planting shall be continuous, except as needed for stairs, sidewalk connection, or building entrance.



### Perimeter Landscape Buffers

#### Purpose and Intent

Perimeter landscape buffers are intended to mitigate potential negative effects of contiguous uses in different zoning.

#### Applicability

All development shall provide a perimeter landscape buffer to separate it from adjacent lands with a different zoning district designation, in accordance with Table 5.2.6.A, Buffer Types, and Table 5.2.6.B, Buffer Type Application.

#### Types of Buffers

##### ~~Table 5.2.6.A, Buffer Types, describes three different buffering options in terms of their function, opacity, width, and planting requirements. Where a particular buffer type is required in Table 5.2.6.B, Buffer Type Applications, the requirement may be met using either Option 1 or Option 2. Option 3 is available for use within the CC and VC districts only. Where an option utilizing a fence is selected, the fence shall comply with the standards of Section 5.3, Fences and Walls, as appropriate.~~

When development subject to the requirements of this section is in a zoning district adjacent to a different zoning district, the buffer requirement of this section shall apply. Where a particular buffer type is required in Table 5.2.6.B., Buffer Type Applications, the requirement may be met using either Option 1 or Option 2, as appropriate. Option 3 is available for use in the CC and VC districts only. Where an option utilizing a fence is selected, the fence shall comply with the standards of Section 5.3., Fences and Walls, as appropriate.

#### Buffer Type Application

Table 5.2.6.B, Buffer Type Application, specifies the type of perimeter landscape buffer that new development shall provide between it and adjacent property, based on the zoning district of the development site and that of the adjacent property. The buffer type is indicated by a letter corresponding to one of the three buffer types depicted in Table 5.2.6.A, Buffer Types.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Table 5.2.6.b: Buffer Type Application [1]  A= Type A Buffer B = Type B Buffer C = Type C Buffer D = Type D Buffer N/A = No Buffer Required | | | | | | |
| Zoning Classification of Proposed Site ~~[2]~~ | Zoning Classification of Adjacent Development | | | | | |
| RC & AG | SFM, SFO, SFR, SFI, & single-family development | MXR, GB, & LB | VC & CC | LI | HI |
| RC, AG | N/A | N/A | N/A | N/A | N/A | N/A |
| SFM, SFO, SFR, SFI | N/A | N/A | N/A | N/A | N/A | N/A |
| MXR, GB, LB | A | B | N/A | N/A | N/A | N/A |
| PD | [2] | [2] | [2] | [2] | [2] | [2] |
| VC, CC | B | B | N/A | N/A | N/A | N/A |
| LI | C | C | C | N/A | N/A | N/A |
| HI | D | D | D | D | C | N/A |
| NOTES:  [1] Letters correspond to the buffer types in Table 5.2.6.A.  [2] Development in PD districts is subject to perimeter buffer requirements in the PD master plan and additional district specific standards. In cases where development is proposed next to an existing PD district having no perimeter buffer, the proposed development shall provide a perimeter buffer that is consistent with the type of buffer required if the adjacent use was in a differing base district appropriate for the type of use. | | | | | | |

#### Responsibility for Buffer Installation

##### Vacant Parcels

Where a developing parcel is adjacent to a vacant parcel and a perimeter buffer is required in accordance with this section, the developing parcel shall provide a minimum of one-half of the perimeter buffer required adjacent to the vacant land.

##### Existing Land Uses

Where a perimeter buffer meeting the standards in this section has already been provided by the adjoining existing development, the proposed development shall be responsible for 50 percent of the minimum buffer width and screening required in Table 5.2.6.A, Buffer Types, and Table 5.2.6.B, Buffer Type Application, if there is a written recorded agreement documenting the buffer requirements for each property. ~~Where a developing parcel is adjacent to an existing use and a perimeter buffer is required in accordance with this section, the developing parcel shall provide the full perimeter buffer required adjacent to the existing use in accordance with Table 5.2.6.A, Buffer Types, and Table 5.2.6.B, Buffer Type Application, unless a portion or all of a perimeter buffer that complies with the standards of this section already exists between the lots. Where part of a perimeter buffer exists, but the buffer does not fully comply with the standards of this section, the developing parcel shall be responsible for providing only the additional planting material on site necessary to meet the standards of this section.~~

~~The landscape plan shall include photographs and a description of existing vegetation on adjacent lands that are to be counted towards meeting the perimeter buffer requirements in this section.~~



### Maintenance

#### General

The owner shall be responsible for the maintenance of all landscape areas not in the public right-of-way. Such areas shall be maintained in accordance with the approved Landscape Plan or Alternative Landscape Plan and shall present a healthy and orderly appearance free from refuse and debris. All ~~plant life~~ vegetation shown on an approved Landscape Plan or Alternative Landscape Plan shall be replaced if it dies, is seriously damaged, or removed. This section is not intended to prevent normal, routine maintenance.

## Fences and Walls

### Purpose and Intent

The purpose and intent of this section is to regulate the location, height, and appearance of fences and walls to maintain visual harmony within neighborhoods and throughout the county, protect adjacent properties from the indiscriminate placement and unsightliness of fences and walls, and ensure the safety, security, and privacy of properties.

### Applicability

The provisions of this section shall apply to all construction, substantial reconstruction, or replacement of fences or walls not required for support of a principal or accessory structure, and to any other linear barrier intended to delineate different portions of a lot.

Temporary fences for construction sites, sand fencing in beachfront areas, or tree protection fencing are exempted from these standards, but shall comply with the requirements of the State Building Code adopted by the county, and the standards of Section 4.4, Temporary Use Standards.

In the event of any inconsistency between the provisions of this section and any screening standard in Section 5.2.7, Screening, the standards in Section 5.2.7 shall control.

Fences and walls located in the Planned Development – Currituck Station district shall be subject the standards of this section and the additional standards for the individual sub-district.



## Exterior Lighting



### Applicability

#### General

The provisions of this section shall apply to all development in the county unless exempted in accordance with Section 5.4.2.D, Exemptions.

#### Time of Review

Review for compliance with the standards of this section shall occur as part of the review of an application for a site plan (Section 2.4.7), planned development master plan (Section 2.4.5), or zoning compliance permit (Section 2.4.9), as appropriate.

#### Existing Development

Compliance with these standards, to the maximum extent practicable, shall also apply to redevelopment of an existing structure, building, or use when it is expanded, enlarged, or otherwise increased in intensity equivalent to or beyond 50 percent.

#### Exemptions

The following is exempted from the exterior lighting standards of this section:

FAA-mandated lighting associated with a utility tower or airport;

Lighting associated with navigational beacons, the United States flag, North Carolina flag, or Currituck County flag;

Holiday lighting during the months of November, December, and January, provided the lighting does not create unsafe glare on street rights-of-way;

Battery-powered emergency lighting; ~~and~~

Architectural lighting of 450 lumens or less;

Temporary lighting for circuses, fairs, carnivals, theatrical, and other performances provided such lighting is discontinued upon completion of the performance; and,

Lighting for public monuments or statuary.

### Lighting Plan

To ensure compliance with the standards of this section, a lighting plan demonstrating how exterior lighting will comply with the standards of this section shall be included as part of any application for site plan, planned development master plan, subdivision, zoning compliance permit, or temporary use permit, as appropriate. The lighting plan shall include:

Exterior lighting fixture type, shielding, and mounting height;

Exterior lighting pole height;

Footcandle measurements and lumens levels;

Hours of illumination; and,

Certification by person preparing the lighting plan that the proposed development complies with the exterior lighting standards of this ordinance.

### Prohibited Lighting

The following lighting is prohibited:

Light fixtures that imitate an official highway or traffic control light or sign;

Light fixtures in the direct line of vision with any traffic control light or sign;

Light fixtures that have a flashing or intermittent pattern of illumination, except for time and temperature displays;

Privately-owned light fixtures located in the public right-of-way; or

Searchlights, except when used by Federal, State or local authorities.

#### In the PD-CS district, light types of limited spectral emission, such as high/low pressure sodium or mercury vapor lights.

### Street Lighting

Private streets, public streets dedicated to the North Carolina Department of Transportation, sidewalks, and other common areas or facilities in developments may be illuminated to ensure the security of land and the safety of persons using such roads, sidewalks, and other common areas or facilities. When provided, illumination shall be in accordance with a plan designed by the utility company.

All street lights shall be located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring.

The light structure and light color of street lights shall be consistent throughout the subdivision.

Illumination standards must be met prior to final plat approval (see Section 2.4.8) or prior to occupancy, when final plat approval is not required.

### General Standards for On-Site Exterior Lighting

#### Hours of Illumination

Institutional uses, commercial uses, and industrial uses that are adjacent to existing residential development shall extinguish all exterior lighting—except lighting necessary for security or emergency purposes—by 10:00 P.M. or within one hour of closing, whichever occurs first. For the purposes of this subsection, lighting “necessary for security or emergency purposes” shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

|  |
| --- |
| Figure 5.4.6.B,  Full Cut-Off Fixtures  5 |

#### Shielding with Full Cut-Off Fixtures

Except for single-family detached and two-to-four family dwellings, all exterior luminaries, including security lighting, shall be full cut-off fixtures and directed downward, consistent with Figure 5.4.6.B, Full Cut-Off Fixtures. In no case shall lighting be directed above a horizontal plane through the lighting fixture.

#### Maximum Height

Except for athletic fields or performance areas, the height of outdoor lighting, whether mounted on poles, walls, or by other means, shall ~~be no greater than 25 feet above grade~~comply with the standards in Table 5.4.6.C., Maximum Height for Exterior Lighting.

| Table 5.4.6.C: Maximum Height for exterior Lighting | |
| --- | --- |
| Type of Use [1] | maximum height (measured from grade) |
| Residential (street lights) | 15 feet |
| Commercial, Institutional, Industrial, [2] | 25 feet |
| Industrial use | 25 feet |
| NOTES:  [1] Exterior lighting located within 100 feet of a Residential base zoning district shall not exceed 15 feet.  [2] Includes mixed-use development, but excludes residential uses in mixed-use, mulit-story buildings. | |

#### Maximum Illumination Value

All outdoor lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in footcandles at ground level at a lot line shall not exceed the standards in Table 5.4.6.D. Maximum Illumination Levels, ~~and Figure 5.4.6.D, Maximum Illumination Value~~.

##### In no instance shall illumination levels within a site or development exceed 30 footcandles.

| Table 5.4.6.D: Maximum Illumination Levels | |
| --- | --- |
| Type of Use Abutting a Lot Line [1] | Maximum Illumination Level at Lot Line (footcandles |
| Residential uses or vacant land zoned for residential development | 0.5 |
| Institutional use | 1.0 |
| Commercial use, or vacant land zoned for commercial development[2] | 2.0 |
| Industrial use | 3.0 |
| Parking lot | 2.5 |
| NOTES:  [1] See Table 4.1.1A. and Table 4.1.1.B. Summary Use Table  [2] Includes mixed-use development | |

|  |
| --- |
| ~~30-5Figure 5.4.6.D, Maximum Illumination Value~~ |

#### Signage

Lighting for signage shall be governed by the standards in Section 5.12, Signage.

### Design Standards for Specific Uses and Site Features

#### Pedestrian Lighting

##### Pedestrian lighting shall comply with the following:

##### Bollard lamps shall be mounted no higher than 4 feet above grade; and

##### Light poles shall not exceed 15 feet above grade.



## Community Form Standards



### Internal Street Connectivity

#### Minimum Connectivity Index Score Required

All development shall achieve an internal street connectivity score in accordance with Table 5.6.4, Minimum Street Connectivity Index:

| Table 5.6.4: Minimum Street Connectivity Index | |
| --- | --- |
| Zoning District Where Development is Proposed | Minimum Connectivity Index Score |
| AG, SFM, SFO, SFI, HI | 1.20 |
| MXR, GB, LB, LI, PD-M | 1.40 |
| CC, VC, PD-R, PD-O, PD-CS | 1.60 |



### Driveway and Access Standards

#### Restricted Access Streets

When sufficient frontage on a separate street is not available or access from a separate street is not practicable, the following standards shall apply to driveways on a major arterial street.

##### Where Applied

The following restricted access street standards shall apply to lots fronting the following streets:

US 158;

NC 168;

NC 12;

NC 34;

NC 136;

NC 615;

SR 1222 (Tulls Creek Road); ~~and~~

SR 1131 (Poplar Branch Road); and,

SR 1227 (South Mills Road)



### Sidewalks and Pedestrian Circulation

#### Location

##### Sidewalks shall be located within an existing public street right of way or an easement dedicated to the public and running parallel to the street. Pedestrian pathways and trails shall be located within open space set-asides.

##### Sidewalks shall be required on both sides of all streets, except:

###### In the SFR and SFI districts, and in subdivisions of five or fewer lots (where no sidewalks are required);

###### Along alleys (where no sidewalks are required);

###### In residential subdivisions where the average lot area is greater than one acre in size, or there are fewer than 20 lots (in these instances, pedestrian pathways or trails are required that provide an equivalent level of pedestrian circulation);

###### On cul-de-sacs less than 500 feet in length (where sidewalks are required only on one side of the street);

###### Where an existing or proposed sidewalk or pedestrian pathway paved with asphalt, concrete, or other hard-surface material located outside a street right-of-way trail can provide an equivalent level of pedestrian circulation to all lots in the subdivision; and

###### In cases where environmental or topographic conditions make such provision prohibitive and no practicable alternative design is available.

#### Configuration

~~Sidewalks shall be ADA-accessible, at least five feet wide, and may be required to match the width of a connecting sidewalk that exceeds five feet in width.~~ Except as otherwise provided in this ordinance,

###### Sidewalks shall be ADA-accessible, at least five feet in width, may be required to match the width of a connecting sidewalk that exceeds five feet in width; and,

###### Pedestrian pathways, walkways, and trails shall be ADA-accessible and at least eight feet in width;

Sidewalks, pedestrian pathways, and trails shall be constructed of asphalt, concrete, or other hard-surface materials, consistent with an approved site plan, or with the established sidewalk patterns in the general area of the development;

Pedestrian street crossings and crosswalks shall be:

###### Ten feet in width on major arterial streets and no less than six feet in width on all other streets; and,

###### Well defined and raised above the adjacent street level, be a different material, or be striped as a traffic-calming measure.

Sidewalks, ~~and~~ pedestrian pathways, and trails shall connect with existing or planned sidewalks at property boundaries. In cases where the property boundary is within a drainage swale or ditch, the sidewalk connection shall terminate at the edge of the swale, ditch, or drainage easement. An easement shall be established that will grant current and future owners of the abutting properties the right to construct sidewalk connections. The new development shall connect to the sidewalk stub to form pedestrian circulation; and

New nonresidential, mixed-use, and multi-family development shall provide at least one on-site improved connection between the development and the adjacent public sidewalk system (planned or existing).

## Multi-Family Design Standards

### Purpose and Intent

The~~se~~ purpose for these multi-family design standards is to:

Promote greater compatibility between multi-family development and other allowable uses in the county; and

Establish a minimum level of quality for multi-family development.

### Applicability

#### General

These standards apply to all new multi-family and townhouse development in the county.

#### Time of Review

Review for compliance with the standards of this section shall occur during review of a site plan (Section 2.4.7), planned development master plan (Section 2.4.5), or zoning compliance permit (Section 2.4.9), as appropriate.

#### Existing Development or Redevelopment

Redevelopment of an existing multi-family or townhouse development that exceeds 33 percent of the building’s assessed value shall require the newly redeveloped portions to comply with the standards of this section, to the maximum extent practicable.

#### Community Compatibility Standards

Multi-family development located adjacent to single-family detached development shall also be subject to the community compatibility standards in Section 5.10.

### Multi-Family Design Standards

New multi-family and townhouse development shall comply with the following standards:

#### Access and Circulation

##### Street Network

On sites including new streets, an interconnected network of streets shall be provided, to the maximum extent practicable.

The internal network of streets shall meet NCDOT standards and shall connect to adjacent existing streets to better integrate the development with its context.

##### Pedestrian Circulation

A clearly defined, visible, and identifiable pedestrian network (combination of pathways, low shrub or ground cover plantings, and trees) shall be provided between parking lots, public street sidewalks, open spaces, recreational facilities, and individual buildings.

~~Pedestrian pathways shall be at least five feet in width.~~

The owner or an owners association shall maintain pedestrian walkways ~~outside public rights-of-way~~.

Where possible, pedestrian walkways shall be connected within parks, open spaces or common areas internal and external to the site.

Both vehicular and pedestrian access must be visible from the street or alley serving the development.

Pedestrian entrances to the site shall be accentuated through the use of landscaping, special paving, gateways, or smaller features.

##### Parking Area Design and Location

Except as otherwise provided in this ordinance, ~~No more than 50 percent of the required~~ off-street parking shall not be provided between the front of the principal building(s) and the street it fronts ~~unless the principal building and the parking is screened from view by other development and landscaping~~ (excluding alleys).

Vehicular access to the development shall be provided from a secondary street or an alley, when present.

All parking and vehicular access ways shall be surfaced with concrete, asphalt, or pervious pavement, subject to an approved alternative parking plan (see Section 5.1.6, Alternative Parking Plans).

Off-street parking lots of 200 or more spaces shall be organized into a series of parking bays surrounded by buildings, landscaping or accessways.

#### Building Placement

##### Building Orientation and Entryways

The primary entrance of a single building development shall face the street.

Multi-building development shall create a street edge and be configured so that the primary building entrances are oriented towards external streets, when possible.

All buildings with shared entrances shall be oriented so that primary entrances face the street. In case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address (see Figure 5.7.3.B.1, Multi-family Development Orientation).

Individual multi-family buildings shall be configured so that no single building exceeds 200 linear feet in any direction.

Long corridors and hidden entrance(s) to buildings shall be avoided.

Buildings that do not have a direct and visible pedestrian entrance from a public street shall, at a minimum, have windows or patios facing the street. A Type A perimeter buffer shall be provided between the side and/or rear building façade and the street.

Common open spaces and children’s play areas shall be clearly visible from the dwelling units on the site.

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| 40-5Figure 5.7.3.B.1, Multi-Family Building Orientation |

##### Building Features

Developments abutting public street corners shall provide ~~one~~ two or more of the following elements on the building facades closest to the intersection (see Figure 5.7.3.B.2, Corner Buildings):

Placement of primary pedestrian entry;

Distinctive roof form (e.g. recess, projection, tower, turret, pediment); or

Other architectural features (e.g. porches, canopies).

Building details, including roof forms, siding materials, windows, doors, and trim shall reflect a similar level of quality and architectural detailing on all sides facing:

A street;

Abutting existing single-family development; and

Vacant land designated as a single-family district on the official zoning map.

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| Figure 5.7.3.B.2, Corner Buildings  40-5 |

#### Building Design

##### Maximum Height

Buildings subject to the standards of this section shall have a maximum height of two stories within 100 feet of a lot with an existing single-family detached residential dwelling, without an intervening public street. This standard shall apply regardless of any incentives, administrative adjustments, or master plans.

##### Facade Articulation

Street-facing building facades shall be articulated with wall offsets at least two feet deep for every 30 feet of facade frontage.

In addition to wall offsets, front facades facing streets shall provide a minimum of three of the following articulation elements (see Figure 5.7.3.C, Front Facades):

~~A covered porch;~~

One or more dormer windows or cupolas;

Pillars, posts or pilasters;

One or more bay windows with a minimum twelve-inch projection from the facade plane;

Multiple windows with a minimum of four-inch-wide trim;

Raised corniced parapets over the door;

Eaves with a minimum of four-inch-wide trim; or

Integral planters that incorporate landscaped areas and/or places for sitting.

Side and rear facades shall maintain the architectural design, articulation, level of detail, and materials consistent with the front façade. Side and rear facades shall maintain at least ten percent of the facade area as windows.

A covered entryway with a four foot minimum dimension shall be provided at the primary entrance.

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| Figure 5.7.3.C, Front Facades and Roof Forms  Park DuValle RowhouseBaxter Triplex |

##### Roof Form

Development shall incorporate sloped roofs greater than or equal to one foot of vertical rise for four feet of horizontal run (3:12), and less than or equal to one foot of vertical rise for every one foot of horizontal run (12:12), or shall incorporate a three-foot parapet with a dimensional cornice around a flat roof. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or otherwise be configured to the degree practicable, to have a minimal visual impact as seen from the street.

##### Garage Location

Attached garages shall be located to the side or rear of buildings (see Figure 5.7.3.D, Garage Placement) and accessed from alleys or secondary streets, to the maximum extent practicable.

##### Elevated Ground Floor Height

The minimum ground finished floor elevation shall be elevated two feet above established or finished grade.

#### Site Features

##### Accessory Structures

Street-facing detached garages on corner lots shall be located to the side or rear of buildings (see Figure 5.7.3.D, Garage Placement).

Access to accessory structures (such as garages, carports, storages, trash receptacles) shall be provided from alleys or secondary streets, to the maximum extent practicable.

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| Figure 5.7.3.D, Garage Placement  40-5 |

Accessory buildings shall include exterior materials, colors, and roof form designed to be consistent with the principal structure.

Accessory structures shall not physically obstruct pedestrian entrances.

Centralized trash receptacles, if provided, shall be located in an enclosed area located to the rear of principal buildings.

HVAC and mechanical equipment shall be integrated into the overall building design and not visible from adjoining streets or other open space set-asides. Through-wall units and vents shall not be located along the street frontages, unless recessed within a balcony or similar feature.

## Nonresidential Design Standards

### Purpose and Intent

These design standards are intended to identify the county’s goals and expectations for commercial, office, and mixed-use development quality as a means of establishing higher quality development that is more compatible with residential development in the county. More specifically, the purposes of this section are to:

Encourage establishment of a strong sense of place with vibrant commercial, office, and mixed-use development in key areas of the county;

Encourage a more pedestrian-friendly environment through attention to human-scale design and site features;

Foster greater compatibility between adjacent residential and nonresidential development;

Limit the impacts of automobile–oriented development in commercial, office, and mixed-use areas; and

Enhance the appearance of development along major arterial streets.

### Applicability

#### General

Unless exempted in accordance with Section 5.8.2.D, Exemptions, the standards in this section shall apply to all new development located within the GB, LB, CC, VC, PD, and MXR zoning districts.

Large retail development shall comply with the Nonresidential Design Standards in Section 5.8.3 as well as the Large Retail Design Standards in Section 5.8.4. In the event of conflict, the standards in Section 5.8.4, Large Retail Design Standards, shall control.

#### Timing of Review

Review of proposed development to ensure compliance with the standards of this section shall occur at time of site plan (Section 2.4.7), planned development master plan (Section 2.4.5), or zoning compliance permit (Section 2.4.9), as appropriate.

#### Existing Development and Redevelopment

Development existing prior to January 1, 2013 as well as redevelopment of buildings established before January 1, 2013 are encouraged to, but not required to, comply with these standards.

#### Exemptions

Residential, institutional, and agricultural development, development subject to the standards in Section 5.7, Multi-Family Design Standards, and development subject to the standards in Section 5.9, Shopping Center Design Standards, shall be exempted from the standards of this section.

#### Community Compatibility Standards

Commercial, industrial, mixed-use, and multi-family development located adjacent to single-family detached development shall also be subject to the community compatibility standards in Section 5.10.

### Nonresidential Design Standards

All development subject to this section shall comply with the following standards:

#### Access and Circulation

##### Off-Street Parking Location

###### CC and VC Districts

Single-story commercial, office, and mixed-use development in the CC and VC districts shall be configured to locate all required surface off-street parking to the side or rear of the building. Buildings of two or more stories may locate up to two rows of off-street parking between the primary entrance and the street it faces. In no instance shall more than two rows of off-street parking be located between the building and the street it faces (see Figure 5.8.3.A, Parking Location).

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| Parking LocationFigure 5.8.3.A, Parking Location |

###### PD-CS District

In the Center Station sub-district, all off-street parking shall be configured to the side or rear of the building.

In the Charter, Junction, and Newtown sub-districts, no more than 25 percent of the required off-street parking shall be located between the principal building(s) and abutting streets, and shall be limited to no more than one double-loaded bay of parking.

Off-street parking lots with 200 or more spaces shall be organized into a series of parking bays surrounded by buildings, landscaping, or accessways designed to appear as streets.

###### All Other Zoning Districts

No more than 50 percent of the required off-street parking shall be located between the building’s primary façade and the street it fronts.

#### Building Placement

##### ~~Fronting Streets~~ Building Orientation and Entryways

~~Service facilities and operations shall be oriented away from public view or screened to the extent practicable~~. The front façade of all buildings, as defined by the primary entrance, shall face the primary street. Nothing shall prohibit a secondary entrance from facing a surface parking area, secondary street open space, or courtyard.

##### Single Building Development

All single building development shall be oriented parallel or perpendicular to the street it fronts rather than being sited at unconventional angles.

##### Multi-Building Development

Development comprised of multiple buildings shall be configured with two or more of the following design elements (see Figure 5.8.3.B.2, Multi-Building Development):

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| Multi-building developmentFigure 5.8.3.B.2, Multi-Building Development |

Site configuration as a series of smaller “blocks” defined by buildings fronting on-site streets and internal vehicle access ways, utilizing pedestrian oriented design such as walkways, or other circulation routes and multi-modal transportation access/waiting areas when appropriate;

Corner buildings designed to front both sides of an adjacent street intersection or entry point to the development in an “L” configuration;

Buildings facing each other across a relatively narrow vehicular access area with pedestrian amenities in a "main street" character;

Buildings framing and enclosing at least three sides of parking areas, public spaces, or other site amenities; or,

Buildings framing and enclosing outdoor dining or gathering spaces for pedestrians between buildings.

The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets interior to the development, or towards open space areas.

#### Building Design

##### Design Features

~~Front building facades and facades facing streets shall provide a minimum of three of the following six design features~~ Buildings subject to these standards shall be configured so that no single façade visible from a street shall extend more than 50 feet without inclusion of three of the following features: (see Figure 5.8.3.C.1, Required Building Design Features):

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| Big box facade articulationFigure 5.8.3.C.1, Required Building Design Features |

The use of projections or recesses in the building façade wall with a depth of 18 inches from the primary façade plane and a minimum width of 10 feet;

~~Facades of 60 feet in width or wider shall incorporate wall offsets of at least one-foot in depth a minimum of every 40 feet. Each offset shall have a minimum width of ten feet~~;

Façade color changes following the same dimensional standards as the offset standards in (a) above;

A series of four or more pilasters having a minimum depth of eight inches, a minimum width of eight inches, and a minimum height of 80 percent of the façade’s height;

Roofline changes, coupled with correspondingly aligned wall offset facade material changes, including changes in the roof planes or changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall);

A covered front porch occupying at least 25 percent of the front façade ~~(counted as two features)~~; or

~~Glazing of at least 30 percent of the width of street level frontage with visibly permeable windows or doorways~~.

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| Figure 5.8.3.C.2, Roof Form  5 |

##### Roofs

Structures with a flat roof shall include parapet walls with a decorative three-dimensional cornice (see Figure 5.8.3.C.2, Roof Form).

All rooftop equipment shall be screened from view from all streets.

Buildings in the Outer Banks shall use a pitched roof.

A pitched roof shall have eaves that extend a minimum of 12 inches from the building face.

##### Fenestration

###### Buildings subject to these standards shall be configured so that building facades visible from streets include a window or functional general access doorway at least every 20 feet along the façade. False or display casements are an allowable alternative, as approved by the Planning Director.

###### At least 30 percent of the first 10 feet in height of a façade facing a street shall be transparent.

###### First floor windows facing a street shall remain visually permeable and shall not be obstructed by window signs.

###### Ventilation grates or emergency exit doors located at the first floor level oriented toward a street shall be decorative.

##### Outbuildings

Outbuildings located in front of other buildings within the same development shall include a consistent level of architectural detail on all four sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.

##### Prohibited Materials

Metal siding shall not be used on front building facades and facades ~~facing~~ visible from streets. Overly bright, neon, or “day-glow” colors shall not be used as the primary exterior building color.

#### Site Features

##### Loading, Storage, and Service Areas

Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from off-site areas, to the maximum extent practicable.

Loading, service, and equipment areas that are associated with an outparcel building shall be screened through the use of structural elements and similar materials attached to and integrated with the building.







## Currituck Station Development and community Form standards

### Purpose and Intent

The purpose of this section is to create a form and design for development within the Planned Development-Currituck Station (PD-CS) district that will result in greater predictability in an area of the county that is intended for more intense form of development. The intent of these standards is to:

##### Create a well-planned, desirable development to shop, dine, recreate, and live;

##### Provide effective transitions between different uses;

##### Establish a strong sense of place;

##### Establish and maintain vibrant pedestrian-oriented areas where different uses can operate in close proximity to each other; and,

##### Provide an appropriate building and architectural scale through high quality design.

### Applicability

#### General

##### Unless exempted in accordance with Section 5.14.2.E., Exemptions, the standards of this section shall apply to all development located in the PD-CS district.

#### Time of Review

##### Review of proposed development to ensure compliance with the standards of this section shall occur at the time of planned development master plan (Section 2.4.5.), site plan (Section 2.4.7.), subdivision (Section 2.4.8), or zoning compliance permit (Section 2.4.9.), as appropriate.

#### Existing Development or Redevelopment

##### Compliance with these standards shall also apply to redevelopment of an existing building, structure, or use when it is expanded, enlarged or otherwise increased in intensity in amount equivalent to or beyond:

##### 15% or 1,000 square feet, whichever is the lesser amount; or,

##### 15% or 10 parking spaces, whichever is the lesser amount.

#### Conflict

In the event of conflict between these development and community form standards and other standards in this Ordinance, these standards shall control.

### General Design Standards

#### Currituck Station Pattern Book

The *Currituck Station Pattern Book* supplements the standards of this ordinance and provides additional guidance specific to developing properties within the Planned Development Currituck Station district (PD-CS). The pattern book establishes and reinforces the desired character and historic architectural patterns of Currituck County.

#### Currituck Station Master Plan

##### All development shall be consistent with the Currituck Station master plan.

#### Compliance with Other Regulations

##### In addition to the standards in this section, all development in the PD-CS district shall be subject to Section 5.8 Nonresidential Design Standards, Section 5.9 Shopping Center Design Standards, Section 5.10 Community Compatibility Standards, all applicable zoning district requirements, use-specific standards, and other applicable development standards of this Ordinance.

### Street and Connectivity Standards

#### Blocks

##### General

###### Block form of development utilizing an interconnected street grid shall apply to all development in the Center Station, Charter, and Cypress sub-districts.

###### Blocks shall be laid out to provide a functional street pattern, connectivity, and circulation in accordance with the standards in this section.

###### Block length shall be measured using the mid-point of the intersecting streets.

###### The maximum block length may be extended by 50% where the block includes a pedestrian passage or mid-block alley that connects two streets on each block face to accommodate off-street parking and service functions.

###### Deviations to the block standards of this section may be considered as part of the planned development master plan (Section 2.4.5, Planned Developments) when roadways, pre-existing development, tree preservation areas, environmental or topographical limitations, utilities, open space set-aside, stormwater facilities or other impractical situation would result from application of a complete block.

##### Center Station and Charter Sub-District

###### Blocks in the Center Station and Charter sub-district shall be at least 200 feet in length and no more than 800 feet in length except as necessary to secure efficient use of land or desired features of the street pattern, or to reflect the size and configuration of the site.

##### Cypress Sub-District

###### Blocks in the Cypress sub-district shall not exceed 1,000 feet in length.

###### Blocks shall have sufficient width to provide for two tiers of residential lots, except when single tier lots are required to accommodate single loaded streets across from a public park, waterway, or open space to allow for unusual topographical conditions or when adjacent to outer perimeter of the development.

#### Dead-End Streets and Cul-de-Sacs

##### New dead-end streets and cul-de-sacs are prohibited, except for temporary cul-de-sacs, development in the Cypress sub-district, and when topography or natural features make connections infeasible, as determined by the Planning Director and County Engineer.

##### Development in the Cypress sub-district shall be limited to no more than two cul-de-sacs for the development.

##### New dead-end streets and cul-de-sacs allowed by the Planning Director and County Engineer shall be no longer than 300 feet and shall be provided with a cul-de-sac.

### Non-Residential and Mixed Uses

#### Access and Circulation

##### Sidewalks, Pedestrian Access and Connectivity

###### Unless otherwise specified, all sidewalks and pedestrian walkways shall be ADA-accessible, at least six feet in width, and match the width of a sidewalk extension that exceeds six feet in width.

###### Sidewalks shall be provided on both sides of the streets and comply with the following:

Center Station and Charter Sub-Districts

Primary sidewalks shall be 15 feet in width and located adjacent to both sides of the roadway.

Secondary sidewalks shall be 8 feet in width and located adjacent to both sides of the roadway.

###### Sidewalks shall be constructed of asphalt, concrete, or other hard-surface materials, consistent with the approved master plan or with the established sidewalk patterns in the general area of the development.

###### Pedestrian street crossings and crosswalks shall be:

Ten feet in width on major arterial streets and no less than six feet in width on all other streets; and,

Raised above the adjacent street level, constructed of a different material, or striped as a traffic-calming measure.

###### Where rear parking is provided, buildings greater than 150 feet in width shall provide a lighted pedestrian passageway between the building frontage and rear parking facilities as follows:

One passageway shall be provided for every 150 feet in building width; and,

Each passageway shall be a minimum 10 feet in width and shall be in the form of a well-landscaped courtyard, pedestrian arcade or integrated pathway into a building atrium.

###### All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety as well as the attractiveness of the walkways.

###### Designated pedestrian access shall be provided between parking areas and major entrances of a building or use which is required to provide 50 or more parking spaces, in accordance with Section 5.1, Off-Street Parking and Loading, of this Ordinance.

###### Designated pedestrian access shall be provided between the principal building entrance and the sidewalk on the closest public right of way.

#### Building Orientation and Configuration

##### Single-Building Development

###### All single-building developments shall:

###### Be oriented parallel or perpendicular to the street it fronts rather than being sited at unconventional angles.

###### Not exceed 150 feet in length along the public or private roadway frontage; including drive aisle. Deviations to the building length may be considered by the Board of Commissioners when:

The building exceeds two stories; and,

The building is configured to appear as individual volumes containing 15,000 or fewer square feet through the use of offsets and lateral connections like breezeways.

##### Multi-Building Development

Development composed of multiple buildings shall be configured to:

###### Break up the site into a series of smaller blocks defined by buildings fronting on-site streets and internal vehicle accessways utilizing pedestrian oriented design;

###### Frame the corner of an adjacent street intersection or entry point to the development in an “L” configuration;

###### Frame and enclose a “Main Street” pedestrian or vehicular access corridor with the development site; and

###### Frame and enclose at least three sides of the off-street parking area.

#### Building Design and Materials

##### Prohibited Building Materials

###### Aluminum siding, vinyl siding, metal siding, or other metal cladding is prohibited on any façade visible from a street right of way. Nothing shall limit the use of high quality, decorative metal (e.g. brass, copper, steel) as a building accent material.

###### Overly bright, neon or day-glow colors shall not be used as the primary exterior building colors.

##### Building Entrance

###### The primary building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent public street right-of-way.

###### All buildings with 100 feet or more frontage on a street shall have at least one pedestrian entrance onto a street for every 100 feet of frontage on the street.

###### Where two major arterial streets intersect pedestrian entrances shall be provided on both streets. A corner entrance shall be permitted as a design alternative. Additional entrances are encouraged facing streets, parking lots, plazas, and adjacent buildings.

###### The primary building entrance shall be designed with a protruding front gable, pilaster, columns, stoop, or other projection or recession that clearly identifies the entrance and shall incorporate at least two of the following elements:

Canopies or porticos above the entrance;

Roof overhangs above the entrance;

Arcades that are physically integrated with the entrance;

Raised corniced parapets above the entrance;

Gable roof forms or arches above the entrance;

Outdoor patios or plazas adjacent to the entrance; or,

Integrated planters or wing walls that incorporate landscaped areas or seating areas.

##### Building Façade and Massing

###### The front façade of all buildings, as defined by the primary entrance, shall be oriented on and front a street (when present), courtyard, or plaza.

###### The façade of each building shall be designed with consistent architectural style, detail, and trim features. Facades should be designed to break up large elements of mass and scale.

###### Buildings on corner lots shall incorporate additional height, massing, distinctive architectural treatments, or other distinguishing features to emphasize their prominent location.

###### Side building walls that do not face a street and exceed 50 feet in length shall have façade-articulating elements such as columns and/or changes in plane, texture, or masonry pattern of not less than one foot wide and extending horizontal along the building façade.

###### Blank, windowless walls facing sidewalks, streets, and other public places are prohibited.

###### Outbuildings shall include a consistent exterior material and color, façade articulation and architectural detail on the building sides as the primary building in the development.

###### Street facing facades greater than 50 feet length shall reduce the perceived massing and scale of the building by incorporating at least three of the following elements, spaced no more than 50 feet apart:

Differences in roof form and parapet heights of at least one foot in height;

Pronounced recesses and/or projections in the wall plane of at least one foot in depth and eight feet in length;

Distinct changes in texture and/or color of wall surfaces;

Pilasters that are at least eight inches deep and at least eight inches wide, that have a height of at least 80 percent of the facades height;

Architectural covered features over public entrances of either fabric or hard treatments taking the form of a projected awning or hard canopy with a width of at least that of the entrance and projecting a minimum of three feet from the building entrance;

Second floor galleries or balconies;

Raised cornices; or,

Projected or recessed entries;

###### Currituck Vernacular

##### Buildings in the PD-CS district are encouraged to utilize architectural patterns and features in the building design that are consistent with the Currituck vernacular as provided in the *Currituck Station Pattern Book.* Simple design elements typically known as the Currituck vernacular, include but are not limited to:

Deep porches;

Pitched roofs with overhangs;

Shutters (fixed, operable, Bermuda);

Roof dormers;

Chimneys;

Elevated buildings; and,

Gabled masses that break up long facades

##### Base, Middle, and Top

###### Buildings of three or more stories shall include a clearly recognizable base, middle, and top of the front façade configured in accordance with the following standards:

The building base shall incorporate one or more of the following that distinguishes the building base from the remainder of the façade:

Thicker walls, ledges, and/or sills; or,

Change in materials

The building top shall include one or more of the following features that distinguish the building top from the remainder of the façade:

Three-dimensional cornice treatments;

Sloping roofs with overhangs and brackets;

Stepped parapets; or,

Aligned openings and articulations.

##### Roof Form

###### Roof pitches less than 3:12 shall require a parapet wall on all sides visible from the street. Parapet walls shall fully screen all roof-top mechanical equipment from the street. Parapet walls shall have decorative cornices or caps.

###### Any principal building greater than 15,000 square feet in area with a sloped roof, shall include two or more different sloping roof planes, each with a minimum 3:12 pitch.

###### Parapet walls shall extend at least three feet above the roof line and have three dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.

###### A pitched roof shall have eaves that extend a minimum of 12 inches from the building face.

###### Alternate roof forms or pitches are allowed for small roof sections over porches, entryways, or similar features.

#### Outparcel Development

##### Outparcels and their buildings shall be configured and located to define street edges, development entry points, and spaces for gathering or seating between buildings to the maximum extent practicable.

##### Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as seating areas, gathering spaces, and pedestrian connections.

#### Site Features

##### Loading, and Refuse Collection

###### Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from off-site views.

###### Outdoor storage areas shall be fully screened from adjacent streets and detached single-family dwellings.

###### Centralized trash receptacles shall be located in an enclosed area located to the rear of the principal structure(s).

##### Equipment Areas

###### Roof Mounted Equipment

Roof-mounted equipment shall be screened from line of sight of adjacent streets and sidewalks by a parapet wall, freestanding screen wall, or similar architectural feature. The height of the screening shall equal or exceed that of the equipment being screened.

The screening shall incorporate materials, colors, and design that are visually consistent with the building’ architectural design.

###### Ground and Wall Mounted Equipment

Excluding alleys, ground and wall mounted equipment shall not be located on any surface that directly faces a public right of way.

Ground mounted or wall mounted equipment located on any surface that is visible from public rights of way or sidewalks must be fully screened by landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

The screening shall incorporate at least one of the primary materials of the nearest wall of the primary structure on the lot.

##### Drive-Through Service Facilities

###### In addition to the general standards in Section 4.3.3.H., Drive-Through, drive–through service facilities located in the PD-CS district shall meet the requirements of this section.

###### Pick-up windows and order boxes shall not be located on the front façade of the building they serve.

###### A by-pass lane with a minimum width of 12 feet shall be provided to ensure the free flow of traffic throughout the site.

###### Any portion of the drive-through lane adjacent to and between an order box and a pick-up window, shall provide a landscaped planting area at least three feet in width or a masonry wall at least 30 inches in height and utilize exterior finish materials compatible with the principal use shall be provided along the outside perimeter of the lane.

###### Any portion of the drive-through lane that is located between the principal building and the street shall provide a landscaped planting area at least three feet in width or a masonry wall at least 30 inches in height and utilize exterior finish materials compatible with the principal use shall be provided along the outside perimeter of the lane.

###### Any drive-through facility located along a major arterial shall install a masonry screen wall at least 30 inches in height and utilize exterior finish materials compatible with the principal use shall be provided at the setback and along the major arterial road.

##### Screen Walls

###### In the Center Station and Charter sub-districts, a screen wall shall be required when the principal building does not meet the building setback requirements (build-to-zone) of Section 3.7.6.

###### Screen walls shall be:

Installed at the required setback;

Designed to imitate the architecture of the building;

A minimum three feet and a maximum of five feet in height. Walls greater than three feet in height above grade shall not exceed 50% opacity;

Screen walls shall be constructed of wrought iron, brick, masonry, stone, or other decorative materials consistent with the architecture of the building.

**Item 6:** That Chapter 6 is amended by deleting the following strikethrough language and adding the underlined language

# Subdivision and Infrastructure Standards

## Required Infrastructure

Unless exempted, all development in the county shall comply with the standards in this section.

### Street Standards

##### Deceleration Lanes

Developments with new streets shall:

Install a deceleration lane in accordance with NCDOT standards if the subdivision is for nonresidential development or includes 40 or more residential lots and includes access onto major arterial streets (US 158, NC 168, NC 34, NC 136, NC 615, and NC 12).

Install left turn and deceleration lanes in accordance with NCDOT standards if the subdivision includes 40 or more residential lots and includes access onto Tulls Creek Road (SR 1222), ~~or~~ Poplar Branch Road (SR 1131) and South Mills Road (SR 1227) .

Provide at least one deceleration lane per street front in accordance with NCDOT standards if located along a major arterial and the use is capable of generating more than 60 trips per peak hour, as estimated in the ITE *Trip Generation Manual*.

##### Dedication and Maintenance

Be designated for dedication to NCDOT or for maintenance by an established homeowners or property owners association.

#### Minimum Street Width

All streets in a subdivision subject to these standards shall comply with the minimum street width standards in Table 6.2.1.D, Minimum Street Width Standards.

| Table 6.2.1.D: Minimum Street Width Standards | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Subdivision Type | Minimum Right of Way Width (feet) | Local Street | | Collector Street | | NCDOT Design Standards Applicable? | NCDOT Construction Standards Applicable? |
| Minimum Pavement Width (feet) | Minimum Shoulder Width (feet) | Minimum Pavement Width (feet) | Minimum Shoulder Width (feet) |
| Family Subdivision | 20 | 16 | 2 | N/A | N/A | No | No |
| Residential Subdivision | See NCDOT *Subdivision Roads Minimum Construction Standards* Manual | | | | | Yes | Yes |
| Nonresidential Subdivision | Yes | Yes |
| Conservation Subdivision | 30 | 20 [1] | N/A | N/A | N/A | No | Yes |
| Planned Unit and Planned Development [2] | 30 | 20 [1] | N/A | N/A | N/A | No | Yes |
| NOTES:  [1] See Section 6.2.1.G for one-way street pavement width requirements  [2] Streets in Planned Developments shall be installed in accordance with the approved master plan and the requirements of this section. | | | | | | | |

**Item 7:** That Chapter 7 is amended by deleting the following strikethrough language and adding the underlined language:

# 

# Definitions and Measurement



## Use Classifications, Use Categories, and Use Types

### General

#### Purpose

This section is intended to provide a systematic framework for identifying, describing, categorizing, and consolidating or distinguishing land uses in a way that makes it easier to determine how a particular land use activity, or combination of activities, is to be considered in applying the use table and other provisions in this Ordinance. This section is also intended to provide support in identifying instances where a new or unanticipated land use not identified in the use table is of such a nature, function, or duration that the impact of allowing it in a particular zoning district is so similar to that of a use type already identified in the use table as allowed in the zoning district that allowing the new or unanticipated land use should be interpreted as being consistent with the intent of the zoning district and the use regulations.

#### Structure of this Section

##### General

This section identifies each of the five use classifications in Table 4.1.1.A. and Table 4.1.1.B. Summary Use Table, and includes a section under each use classification identifying each use category. There are “characteristics” and “examples” subsections under each use category (individual use types are defined in Chapter 10: Definitions).

## Definitions

ACTIVE RECREATION USES

Uses or structures intended for specific active recreational uses such as play grounds, ball fields, tennis courts and other similar uses typically located in open space set-aside areas or parks.

Planned Development

When used to describe a type of development, a tract of land that is planned and developed as an integral unit in accordance with a master plan and flexible development standards that illustrate and address land uses, circulation, utilities, parking, setbacks, housing densities, land coverage, landscaping and buffers, open space, and similar features of the project.

When used as a process, terms describe type of zoning district change procedure reviewed and approved or denied by the Board of Commissioners in accordance with Section 2.4.5, Planned Development.

PORCH

A covered projection (can be glazed or screened) from the main wall of a building, usually attached to or part of and with direct access to a building entrance, ~~with a separate roof~~, that is not used for livable space.

sign, institutional

A freestanding sign located on property that contains a use classified as an Institutional Use in Table 4.1.1.A and Table 4.1.1.B.

Stepback

A building setback of a specified distance that occurs at a prescribed number of stories from the property line.

Vernacular architecture

A style of architecture characterized by common building techniques based on the forms and materials of a particular period, region, or group of people.

**Item 8**: Staff suggested Statement of Consistency and Reasonableness:

The requested zoning text amendment is consistent with the 2006 Land Use Plan because:

* .
* .

The request is reasonable and in the public interest because:

* .
* .

**Item 9:** The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

**Item 10:** This ordinance amendment shall be in effect from and after the day of , 2019.

Board of Commissioners’ Chairman

Attest: