

ARTICLE 9. DESIGN AND PARKING

9.1. SITE DESIGN STANDARDS

9.1.1. Purpose

Site design standards focus on the site-level aspects of development that impact welfare, safety, walkability, and overall user experience. These requirements serve to:

- A. Control the flow and safety of traffic (pedestrian, automotive, and otherwise) in and around sites;
- B. Provide easily identifiable, safe, and accessible access to sites and buildings via a direct path;
- C. Reduce congestion on public streets;
- D. Reduce visual impact of unsightly exterior functions; and
- E. Promote context-sensitive site grading.

9.1.2. Access to Commercial Buildings

A. Applicability

The standards contained in this subsection apply to all commercial structures.

B. Pedestrian Access

1. Street-facing entrances and/or corner entrances are required to enhance accessibility and concentrate pedestrian activity along the street edge.
2. Direct pedestrian access via a path is required from the public sidewalk to the primary street-facing entrance of the building in all nonresidential and mixed-use districts.
3. Pedestrian access shall be provided through retaining walls in situations where a retaining wall is located between the building entrance and the sidewalk in the public right-of-way and there are no other pedestrian access points or a sidewalk along a driveway within 200 feet on each street frontage.
4. Street-facing entrances shall be counted per façade, per building.
5. A corner entrance shall be counted as one entrance for each adjoining side of the building.
6. In the TBD and AC districts, entrances shall be provided in the quantity of at least one per building or leasable unit, plus a minimum of one entrance every 125 feet along each public-facing façade. If security is a concern, these entrances may be locked per the requirements of the tenant.

7. In the TBD and AC districts, an entrance is required within 25 feet along the façade from a corner where two public rights-of-way meet.

9.1.3. Lot Access

Single family detached residential, duplexes, and townhomes with individual driveways shall not have driveways that directly access a major or minor thoroughfare.

9.1.4. Waste Collection Areas

Residential uses with more than four dwelling units per structure or nonresidential uses greater than 10,000 square feet shall provide a centralized waste collection area.

9.1.5. Site Grading

- A. Grading activities shall be staged; prior to proceeding to another stage, the developer shall stabilize the present stage with adequate ground cover sufficient to restrain erosion and have drinking water, sewer, and stormwater infrastructure installed.
- B. In no case shall mass grading exceed 20 acres per stage (aka phase or project site), including grading necessary for on-site infrastructure.
 1. In cases where a single-structure project occupies more than 20 acres, such as with very large industrial sites, this requirement may be exempted.
 2. In cases where the acreage of the entire project is 25 acres or less, the entire site may be graded as if it were one stage.
 3. In cases where the stage being graded is distant from existing infrastructure and needs grading to make a connection, those connecting areas are exempt from the 20-acre limit provided they do not extend more than 10 feet beyond the necessary right-of-way or path of the infrastructure.
- C. Graded acreage in single-family residential subdivisions must retain at least 80 percent of the pre-development drainage areas within their natural basins.
- D. Where a single family residential development (or any portion of a project that is such) is three dwelling units per acre or less, grading shall be limited to areas where underground infrastructure is installed and individual lots shall remain undisturbed until after a building permit is issued for that lot, except for those portions of the lot used to install supporting infrastructure.
- E. Other exemptions:
 1. Grading in emergency situations necessary to protect against immediate danger to life, property, or substantial fire hazard.

2. Grading directly related to bona fide farm activities on a bona fide farm property.
3. Grading in AC, TBD, and HI districts.

9.2. PARKING AND LOADING REQUIREMENTS

9.2.1. Purpose and Intent

In the interest of the public health, safety, and welfare, the Town Council finds it prudent and necessary to:

- A. Allocate space to accommodate vehicle parking and loading in appropriate areas;
- B. Promote safety for motorists and pedestrians;
- C. Encourage efficiency in traffic operations;
- D. Ensure uniform development of parking and loading areas;
- E. Promote visual harmony of parking and loading areas with the environment;
- F. Reduce excess parking spaces; and
- G. Minimize the negative impacts of impervious surface on stormwater quantity and water quality.

9.2.2. Applicability

- A. The standards contained herein apply to all uses in the Town of Garner and its ETJ.
- B. The standards contained herein are the Town's minimum standards for approval.

9.2.3. Administrative Modifications

- A. Strict adherence to the parking standards contained herein may result in inadequate or excessive parking; therefore, the Administrator shall permit modifications from the requirements of up to 20 percent upon written request and a parking study certified by an engineer showing that:
 - 1. Any such modification shall not reduce the required number of accessible parking spaces.
 - 2. No reduction shall be granted for uses in the Residential Use Category as defined in Article 6, Use Regulations.
- B. Nonresidential development in the AC district shall be permitted a 25 percent reduction in off-street parking requirements.
- C. In the TBD District:
 - 1. Nonresidential uses shall be permitted a 20 percent reduction in off-street parking requirements.
 - 2. Parking on the street in front of property lines may be counted toward parking requirements. However, this parking is not proprietary to the establishment.

- D. All permitted or required modifications shall be noted on associated permits for the development.

9.2.4. Accessible Parking

Accessible parking shall be provided in accordance with the North Carolina General Statutes, the NCDOT Manual on Uniform Traffic Control Devices for Streets and Highways, and the North Carolina State Building Code.

9.2.5. Off-Street Parking Requirement

- A. The table below lists the recommended minimum number of spaces for each use listed in the Table of Permitted Uses in Article 6, Use Regulations. It is recognized that many uses will desire to tailor the parking provided to their particular business model, often installing more than that listed in the table, and that these parking minimums serve as a floor and not a recommendation.
- B. If application of this table results in a fraction of a space, the number of required spaces shall be rounded up to the nearest whole number.
- C. For purposes of this section, minimums based on capacity and occupancy rates shall be calculated using the latest formulas for use and occupancy classifications found in the North Carolina State Building Code, unless otherwise indicated.
- D. Property owners, developers, and operators shall be responsible for determining any parking and loading needs above the listed minimum requirements.
- E. Where a site includes a mix of uses, the parking requirement for each use shall be calculated independently and summed. No area shall be counted twice in the calculation.
- F. In single-family, duplex, townhome, and mobile home uses:
 - 1. The first parking space in a garage shall not count toward the off-street parking minimum.
 - 2. Required parking spaces shall not block the route from the garage to street.

Table of Parking Requirements	
Use	Minimum Number of Vehicle Spaces
RESIDENTIAL USE CATEGORY	
Single-Family Detached	2 spaces per dwelling unit plus 1 space per room after the first four bedrooms
Two-Family Dwelling (2 dwelling units per structure, aka Duplex)	2 spaces per dwelling unit

Table of Parking Requirements	
Use	Minimum Number of Vehicle Spaces
Townhouse (3 or 4 dwelling units per house-scaled structure)	2 spaces per dwelling unit plus one guest space for every 8 units; individually-locked or leasable garage spaces only count as 0.5 parking space
Townhome (>4 dwelling units per structure in development)	2 spaces per dwelling unit plus one guest space for every 8 units; individually-locked or leasable garage spaces only count as 0.5 parking space Guest parking shall be distributed proportionately throughout the site and should be within 250 feet of the structure it serves
Multifamily (triplex or quadplex, up to 2,500 sq ft building footprint)	1.6 spaces per dwelling unit
Multifamily (>4 units per structure or over 2,500 sq ft building footprint)	1.6 spaces per dwelling unit plus 1 space for every 8 units; individually-locked or leasable garage spaces only count as 0.5 parking spaces Guest parking shall be distributed proportionately throughout the site and should be within 250 feet of the structure it serves
Upper-Story Residential	1.4 spaces for each one-bedroom unit and 1.6 spaces per all other dwelling units; plus 1 guest space per 10 dwelling units
Manufactured Home – Class A	2 spaces per dwelling unit
Manufactured Home – Class A	2 spaces per dwelling unit
Manufactured Home Park	2 spaces per dwelling unit plus 1 space per 8 dwelling units
Security or Caretaker's Quarters	2 spaces per unit
Other Group Living Uses Not Listed	1 space per 2 beds
Group Care (with 9 or fewer residents)	1 space per 3 beds
Group Care (with more than 9 residents)	2 spaces for every 5 beds
CIVIC AND INSTITUTIONAL USE CATEGORY	
Other Civic and Institutional Uses Not Listed	1 space per 500 square feet
Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses	1 per 100 square feet in highest-capacity gathering space Accessory uses such as childcare, offices, or food service shall provide parking according to their use
Library, Museum, Art Gallery	1 space per 300 square feet in principal building
Community Center	1 space per 100 square feet in highest-capacity structure
Higher Education	5 spaces per classroom

Table of Parking Requirements	
Use	Minimum Number of Vehicle Spaces
School, Primary or Secondary	1.6 spaces per classroom or office in elementary schools; 5 spaces per classroom or office in high schools
Emergency Services	n/a
Prison, Jail, Detention Facility	1 per employee plus 1 visitor space per 20 inmates
Cemetery	n/a
Hospice	1 space per 4 beds
Hospital	1 space per bed plus 1 space per employee at the most intensive shift
Ambulatory Health & Emergency Care Facility	1 space per 400 square feet of gross floor area
Religious Institution	1 per 100 square feet in highest-capacity gathering space Accessory uses such as childcare, offices, or food service shall provide parking according to their use
RECREATIONAL AND ENTERTAINMENT USE CATEGORY	
Other Recreational and Entertainment Uses Not Listed	2 spaces per acre, plus 1 per 250 square feet of developed park facility
Bar, Nightclub, Tavern	1 space per 200 square feet of gross floor area
Golf Course or Country Club, Private	1 space per 200 square feet of building area plus any outdoor gathering area spaces
Horse Stables and Related Facilities	1 space per 4 horses at maximum capacity
Indoor Athletic or Entertainment Facility	1 space per 4 persons at 75% maximum capacity
Electronic Gaming Centers	1 space per 3 persons at maximum occupancy
Outdoor Athletic or Entertainment Facility	1 space per 4 persons at 75% maximum capacity
Theater	1 space for every 4 seats
Other Parks and Open Space Uses Not Listed	1 space per acre, plus 1 per 250 square feet of developed park facility
Public Park, Passive Open Space, Nature Park	2 spaces per acre, plus 1 per 250 square feet of developed park facility
Sexually Oriented Business	1 space per 3 persons at maximum occupancy
Theater, Drive-In	1 space per speaker outlet

Table of Parking Requirements	
Use	Minimum Number of Vehicle Spaces
Recreational community amenity areas (pool, clubhouse, or other amenity area) that are solely for the use of the residents of said development, and not generally open to the outside public	4 spaces plus 1 per every 20 dwelling units farther than 0.5 miles by road or walkway from amenity area
OVERNIGHT ACCOMMODATION USE CATEGORY	
Other Overnight Accommodation Uses Not Listed	1 space per bedroom
Bed and Breakfast, 8 rooms or fewer	1 space per room plus 1 space for every 2 employees on the maximum shift
Bed and breakfast, 9-30 rooms	1 space per room plus 1 space for every 2 employees on the maximum shift
Hotel / Motel	1 space per room plus 1 space for every 2 employees on the maximum shift
COMMERCIAL, OFFICE, RETAIL, SERVICE USE CATEGORY	
Other Office Uses Not Listed	1 space per 500 square feet of gross floor area
Medical Office	1 space for every 200 square feet of gross floor area
Other Restaurant and Food Service Uses Not Listed	1 space per 4 occupants at maximum occupancy
Restaurant, Sit-down Establishment	1 space per 4 occupants at maximum occupancy
Restaurant, with Drive-In or Outdoor Curb Service	1 space for each 3 seats, plus reserve lane capacity equal to 5 spaces per drive-up window.
Convenience Store, without Fuel Sales	1 space per 300 square feet of gross floor area
Convenience Store, with Fuel Sales	1 space per 500 square feet of gross floor area
In-Home Child Day Care	1 space in addition to required residential space(s)
Day Care Center	1 space per employee plus 1 space per 8 clients enrolled
Gym, Spa, Indoor Tennis Court, or Pool	1 space per 4 persons at maximum occupancy
Funeral Home	1 space per 2 employees plus 1 per 100 square feet in highest-capacity gathering space
Crematorium	1 space per 2 employees
Personal or Professional Services (up to 5,000 square foot ground floor footprint)	1 space for every 300 square feet of gross floor area

Table of Parking Requirements	
Use	Minimum Number of Vehicle Spaces
Personal or Professional Services (over 5,000 square foot ground floor footprint)	1 space for every 500 square feet of gross floor area
Banks or Financial Institution	1 space for every 500 square feet of gross floor area
Banks or Financial Institution, with Drive-thru or Vehicular ATM	1 space for every 500 square feet of gross floor area
Sales / Retail (no outdoor operations)	1 space per 250 square feet of gross floor area
Sales / Retail (with outdoor operations up to 25 percent of total sales area)	1 space per 250 square feet of gross floor area
Sales Oriented Use (with outdoor operations greater than 25 percent of total sales area)	1 space per 250 square feet of gross floor area
Parking Lot, Commercial	1 space per employee on the maximum shift
Self Storage, Mini Storage	1 per 10,000 square feet of area devoted to storage
Manufactured Home Sales	1 per employee on the maximum shift
Veterinarian / Kennel, Indoor	1 space per 300 square feet of gross floor area
Veterinarian / Kennel, with Outdoor Operations	1 space per 300 square feet of gross floor area
Vehicle Sales, Rental, Service, Repair	5 spaces per service bay plus 1 space for each employee
Vehicle Towing, Storage	1 space per employee
INDUSTRIAL, MANUFACTURING, WAREHOUSING, WASTE SERVICES, AND TRANSPORTATION USE CATEGORY	
Flex Space, Other Light Industrial, Manufacturing, Warehousing, or Transportation Uses Not Listed	1 per 1,000 square feet of gross floor area
Microbrewery / Microdistillery	1 per 1,000 square feet of gross floor area
Wholesale Sales	1 space for every 4 employees on maximum shift
Industrial, Manufacturing, or Production, Indoor Only	1 space for every 4 employees on the maximum shift
Industrial, Manufacturing, or Production with Outdoor Operation	1 space for every 4 employees on the maximum shift
Outdoor Storage (greater than 10' above grade)	1 space for every 4 employees on the maximum shift
Resource Extraction	1 space for every 4 employees on the maximum shift

Table of Parking Requirements	
Use	Minimum Number of Vehicle Spaces
Passenger Terminals	1 per 300 square feet
Truck Terminal, Fueling Terminal	1 space per 4 employees on maximum shift
Aviation Service and Freight	1 space per 2 employees, plus one visitor space per 200 square feet of office
Warehouse and Freight Movements	1 space per 4 employees on maximum shift
Other Waste Related Services	1 space per 4 employees on maximum shift
Recyclable Materials Collection Center	1 space per 4 employees on maximum shift plus 1 space per vehicle used in operation
Sanitary Landfill, Junk or Salvage Yard	1 space per 4 employees on maximum shift plus 1 space per vehicle used in operation
UTILITIES USE CATEGORY	
Other Utilities Uses Not Listed	None
Minor Utility	None
Solar Farms	1 space
Telecommunication Facility	1 per service vehicle
Concealed Telecommunication Facility	1 per service vehicle
AGRICULTURAL AND MISCELLANEOUS USE CATEGORY	
Other Agricultural Uses Not Listed	1 space per 2 employees on maximum shift
Agriculture or Silviculture	1 space per 2 employees on maximum shift
Greenhouse, Nursery (Commercial), indoor operations	1 space per 4 employees
Greenhouse, Nursery (Commercial), outdoor operations	1 space per 4 employees
ACCESSORY, TEMPORARY, AND HOME OCCUPATION USE CATEGORY	
Accessory Uses and Structures – Section 6.12	None
Home Occupations – Section 6.13 and 6.14	See corresponding residential use
Temporary uses – Section 6.15	None
Cluster Mailbox Units (CBUs)	2 spaces per first 20 units and 1 per each additional 20 units 1 per every 30 units after first 100 units

9.2.6. Design and Dimensional Standards

A. Parking Spaces

See Town of Garner Engineering Manual, Section 1.6.

9.2.7. Vehicle Accommodation Area (VAA)

A. Design of VAAs shall meet the following standards:

1. Vehicles shall exit the VAA without backing into a public street. This provision shall not apply to driveways serving a single dwelling unit or areas accessed from a minor local street.
2. Vehicles shall not overhang property lines, obstruct public rights-of-way or sidewalks, conflict with vegetation, or damage any structure.
3. VAAs shall not pose a danger to pedestrians or other motorists.
4. VAAs may not interfere with parking areas.
5. Dead-end parking areas are prohibited unless a turnaround space is striped, signed, and provided.

B. To protect against potholes, erosion, and dust, VAAs meeting the criteria below shall be graded and surfaced with asphalt, concrete, or other similar dust-free material approved by the Administrator, and treated as VSA for landscaping purposes:

1. VAAs with drive-thru-lanes; or
2. VAAs with 10 or more parking spaces and that are used five or more days per week.

C. VAAs with Nonpermanent Pavement and Three or More Parking Spaces

1. Where permanent paving is not used, the surface shall be graded with crushed stone, gravel, or other suitable material approved by the Administrator.
2. The perimeter of areas without permanent paving shall be delineated by bricks, stones, railroad ties, or similar devices.
3. These areas are not subject to the VSA landscaping requirements of Article 10, Lighting and Landscaping; however, any screening requirements shall still apply.

D. A minimum of five feet shall be provided between the right-of-way line or property line and the edge of the vehicle accommodation area.

E. VAAs shall be landscaped in accordance with Article 10, Lighting and Landscaping, except as otherwise provided for herein.

F. The pavement and parking space markings of VAAs shall be maintained in good condition. Markings should be visible and distinct.

G. Head-in or angled parking spaces shall be separated from walkways by at least four feet.

- H. Where parallel parking spaces abut a sidewalk or pedestrian way, an additional two feet of clearance from the parking shall be provided.

9.2.8. Shared Parking Standards

Shared parking allows for a reduction in the total number of parking spaces required for certain properties where a mix of adjacent land uses have varying peak periods of parking demand.

A. Applicability

1. Shared parking shall be considered only for new developments or significant increases in building size or additions.
2. Shared parking may not include a reduction in accessible parking spaces.
3. Shared parking is only permitted in the NC, TBD, AC, CMU, I-1, and I-2 districts.
4. A use for which an application is made for shared parking shall be located within 800 feet of the parking facility.

B. Shared Parking Agreement

1. The parties involved shall execute a shared parking agreement, which shall be filed with the Planning Department.
2. The agreement shall continue as long as the agreement, binding on all parties, remains in force. If the agreement is no longer in force, parking shall be provided as otherwise required by this Ordinance.

C. Shared Parking Plan

1. The shared parking agreement shall include a shared parking plan.
2. The plan shall include all the following elements:
 - a. Parking spaces (numbered).
 - b. Required parking calculations.
 - c. Any directional signage directing drivers to the most convenient parking locations.
 - d. Pedestrian walkways and connections.
 - e. Connections between parking areas and land uses.
 - f. Timing of operations.

D. Parking Study

A formal parking study shall not be required.

E. Calculation

The Planning Director shall permit uses requiring different amounts of parking to reduce the number of spaces required for the use with the

Commentary:
Parallel parking spaces abutting a sidewalk or pedestrian way require an additional two feet of clearance. One way that this can be accomplished is by widening the sidewalk by two feet.

higher requirement, according to the Table of Parking Requirements, by up to 30 percent.

9.2.9. Satellite Parking

- A. If the required number of parking spaces cannot reasonably be provided on the same lot as the use they serve, then spaces may be provided on nearby lots in accordance with this section.
- B. The developer must provide proof by written consent of the owner of the lot where the parking area is to be located.
- C. Satellite parking areas must be located within 400 feet of the use they serve.
- D. Satellite parking areas must satisfy all requirements for vehicle accommodation areas and vehicular surface areas found in this Ordinance.

Commentary:
 As long as one parking space is entirely within the 400-foot distance, the vehicular accommodation area will qualify.

9.2.10. Loading and Unloading Areas

- A. Where normal business operations require routine shipping activity, sufficient off-street parking and loading shall be provided for safety and convenience.
- B. The area must be able to accommodate the number and types of vehicles used or likely to be used. The following table includes the required number and dimensions of spaces by building gross floor area.
- C. The Planning Director shall approve modifications to the number or size of spaces if provided written justification signed and sealed by an engineer licensed in North Carolina.

Gross Floor Area	Number of Spaces with Maximum Dimensions of 12 feet X 25 feet and Overhead Clearance of 14 feet From Street Grade
0—39,999	1 space
40,000—99,999	2 spaces
100,000—159,999	3 spaces
160,000—239,999	4 spaces
240,000—319,999	5 spaces
320,000—399,000	6 spaces
400,000 and over	6 spaces plus one space for each additional 90,000 square feet over 400,000 square feet or fraction thereof

- D. Loading and unloading areas shall be designed and located so that vehicles can:
 - 1. Maneuver safely to and from a public right-of-way; and
 - 2. Complete operations without obstructing or interfering with any public right-of-way, parking spaces, or parking lot aisle.
- E. Loading and unloading areas shall not be used to satisfy parking requirements and vice versa.
- F. Loading and unloading areas within industrial subdivisions shall not be visible from any right-of-way or residential use or district. They shall be located to the rear or side of structures. Where this is not feasible the loading docks and doors shall be screened in accordance with Article 10, Lighting and Landscaping.

9.2.11. Bicycle Parking

- A. General Provisions
 - 1. Bicycle parking is required in the MF1, MF2, NC, CMU, and I-1 zoning districts.
 - 2. All uses within applicable districts shall provide a minimum of two bicycle spaces.
 - 3. In TBD and AC Districts, the Town of Garner shall provide bicycle parking.
 - 4. In a multi-tenant development, minimum requirements shall be based on overall square footage of each use. In such case, bicycle parking may be clustered, provided that every tenant has a cycle rack within 50 feet of their primary entrance.
 - 5. Bicycle parking must be located within 50 feet of primary building entrance or as close as possible. For parks, cycle racks must be located within 150 feet of primary park entrance.
 - 6. Racks must support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.
 - 7. Bicycle parking locations with dimensions shall be shown on the preliminary site plan.
 - 8. See Article 10 for lighting requirements in bicycle parking areas.
 - 9. Cycle racks shall be on graded, paved areas with direct paved access to walkways and sidewalks.
- B. Bicycle Parking Minimums
 - 1. New or existing automobile required parking may be replaced by bicycle parking at a ratio of one automobile parking space for every four bicycle parking spaces provided. No more than 5% of the

required automobile parking spaces for nonresidential uses shall be replaced at a site.

2. Bicycle parking shall be provided in the following quantities:

Principal Use Category	Minimum Cycle Parking Spaces
Residential - Multifamily over 4 units, Upper story residential, group living	1 per 10 bedrooms
Civic and Institutional	4 bike spaces per 20,000 square feet of interior space
Recreation and Entertainment	4 bike spaces per 20,000 square feet of interior space
Overnight Accommodation	2 per site
Commercial, Office, Retail, and Service	4 bike spaces per 20,000 square feet of interior space
Industrial	1 per 40,000 square feet of interior space
Park or Open Space	8 spaces per acre for parks up to 3 acres, 2 spaces per acre after the first 3 acres. Minimum of 8 parking spaces per parking area

9.2.12. Electric Vehicle Charging

Two electric vehicle (EV) charging stations are required in all parking lots greater than 100 spaces, with an additional station required for every 100 spaces thereafter. In a parking deck, one EV charging station per 100 spaces is required.

9.3. BUILDING DESIGN

9.3.1. Purpose Statement

Regulation of the following site design elements is necessary in order to encourage design excellence in development. These performance-based design standards influence the qualities of architecture, site design, and open space, and guide individual projects towards successful design outcomes. The requirements address the aspects of building and site design that most influence the public realm while still allowing for innovation and flexibility by the respective designers.

Building design standards help achieve the following goals for Garner’s public realm:

- A. New development that reflects and enhances Garner’s existing character, with consistent architectural styles throughout respective new developments.
- B. Inviting streetscapes that feature active facades and buildings that interact with the street.
- C. Walkable urban environments, in relevant zoning districts, with clear pedestrian entrances and direct access to buildings.
- D. A sense of scale and visual interest through massing, materials, and architectural elements.
- E. Defined, continuous streetwalls where building façade setbacks do not differ too greatly along a block.
- F. Meaningful, inviting public spaces that are accessible to all and incorporate elements such as native planting, shade, enclosure, seating, and lighting.

9.3.2. Applicability

All multi-family development with three or more dwelling units and all nonresidential and mixed-use development and structures are subject to the following standards to the extent that these requirements do not conflict with G.S. § 160D-702(b). Industrial uses shall be exempted, except for office or general sales areas serving the general public. Other applicability specifications are stated where relevant.

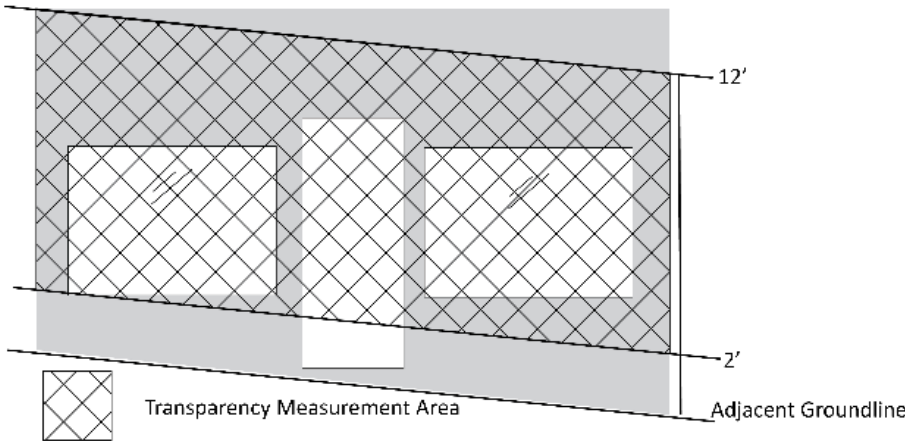
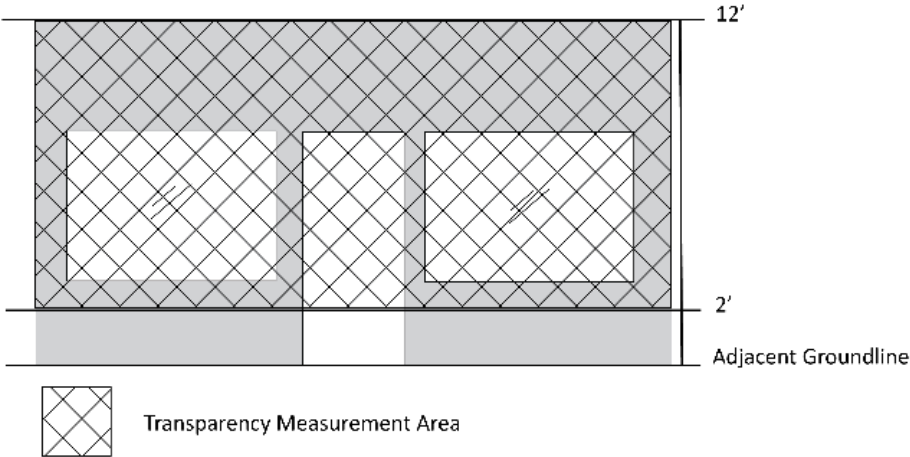
9.3.3. Transparency

- A. To encourage active, engaging facades, public safety through “eyes on the street”, and a pedestrian-friendly environment, transparency standards shall apply to all facades that front public rights-of-way.
- B. Transparency is defined as any façade area containing glass windows, doors, or walls (areas of glass) where those areas:
 - 1. Are made of glass that has a transparency rate higher than 80 percent and a rate of external reflectance less than 15 percent;

Commentary:
Streetwalls consist of combined facades of buildings generally built to the property line facing a street or common open space area. A continuous streetwall helps define the public realm of a street and is a large contributor to pedestrian comfort and city design.

- 2. Are free of opaque window treatments;
 - 3. Have visibility into the ground floor of the building, free of building materials, shelving, and other impediments, at a minimum depth of five feet; and
 - 4. Have lawfully-occurring window signage that does not detract from or count against meeting the transparency requirement.
- C. For ground floor transparency, transparency is measured along the entire length of a facade between 2 feet and 12 feet from the adjacent groundline.

Transparency measurement on level and sloped sites



The cross-hatched area represents the portion of the façade where the amount of transparency is measured.

D. Transparency minimums shall apply to the street-facing frontages of buildings.

1. Primary frontages are defined as the building facade where the primary entrance and/or the most publicly-facing storefront facade is located. On a corner building, the façade facing the street with storefront windows, the higher designation, or volume of traffic shall be considered the primary frontage.
2. Residential uses are exempt from transparency minimums.
3. Standards in the I-1 district do not apply to portions of a building housing industrial or manufacturing uses.

	Primary frontage, ground floor	Other frontages, ground floor	Upper-story, all public frontages
NC	50%	33%	20%
CMU	33%	0%	10% (primary frontage only)
TBD	66%	66%	33%
AC	66%	66%	33%
I-1	50%	33%	10%
Other districts	33%	33%	20%

E. Upper-story transparency is measured per story on all floors above the ground floor.

1. If a ground floor extends higher than 18 feet in height, upper-story standards shall apply for every 12-foot-high section, starting 18 feet from the groundline.
2. When a one-story building is between 18 and 30 feet in height, the area between 18 and 30 feet from the adjacent groundline shall be counted as an upper story for purposes of transparency.

F. The maximum horizontal width of a portion of the ground floor level street wall of the primary façade in the TBD and AC districts without transparency shall not exceed 10 feet.

9.3.4. Roof Articulation

- A. To avoid large, continuous building mass of uniform height, no portion of the roofline of may continue for more than 100 feet horizontally without a break.
- B. For these purposes a “break” is defined as a vertical offset of at least 2 feet in height and ten feet in length, which can be achieved through a parapet or other variation in roofline.

Vertical roof articulation



9.3.5. Material Requirements

- A. No metal lap siding or vinyl siding on nonresidential buildings shall be permitted.
- B. At least 50 percent of the primary building materials shall consist of brick, stone, or decorative/scored concrete masonry units.
- C. Buildings shall be limited to a maximum of three types of materials and colors. This excludes decorative and functional elements such as fastenings and trim. No more than 10 percent of the structure’s exterior materials may be metal. Metal fastenings and trim shall not count toward this standard.

9.3.6. Façade Requirements

- A. Structures greater than four units with facades longer than 50 feet in must contain façade articulation in the following manner:
 - 1. Projections and/or recesses of the average wall plane of at least two feet in depth and eight feet in width.
 - 2. No wall plane shall extend for greater than 25 percent of the length of the entire façade.
- B. Structures with facades longer than 50 feet in length in the MF2, TBD, and AC districts must contain at least four of the following building elements on public-facing facades. Elements shall be distributed such

that there shall not be a horizontal distance of more than 12 feet without at least one of the following:

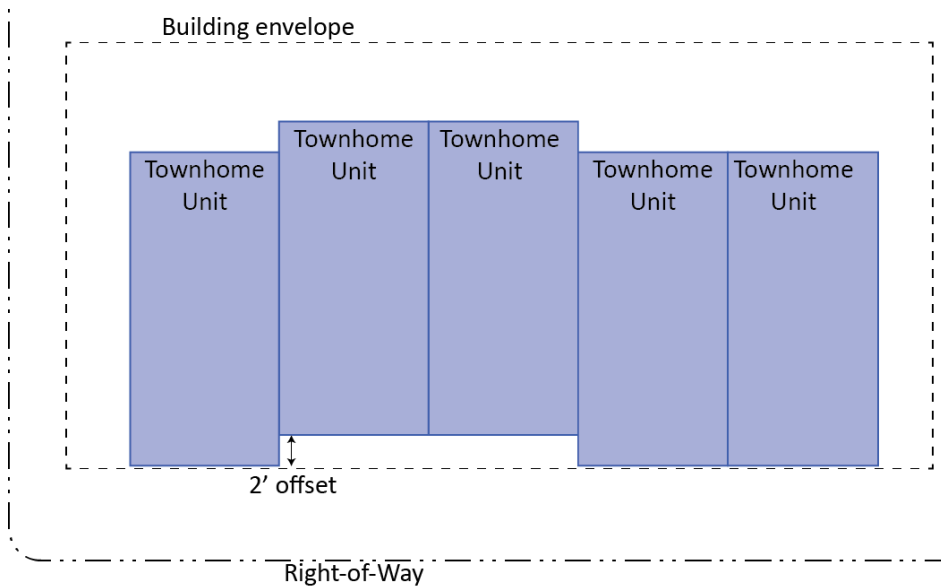
1. A recessed or protruding porch or balcony at least 6 feet wide and 2 feet deep.
2. A vertical articulation, such as a chimney or pilaster of at least 12 inches in depth.
3. A pedestrian arcade.
4. A lighting feature.
5. An awning.
6. An alcove.
7. A recessed entry.
8. An ornamental cornice.
9. A change in material or massing (minimum 2-foot change).

9.3.7. Townhomes

To the extent that it does not conflict with G.S. § 160D-702(b), the following standards apply:

- A. Vehicle access to townhomes shall be from the designated primary street or from a rear alley. Driveways shall not extend from the secondary street.
- B. Townhomes may have pedestrian side entrances on end units.
- C. At least 25 percent of townhome end units within a development shall have a porch or entrance on the side.
- D. A hipped roof is required for the side of the structure abutting a single family detached or duplex residential use.
- E. When abutting a single family or duplex residential use, new structures within 100 feet of the shared property line shall not be more than one story taller than the shortest primary structure on adjacent properties.
- F. Townhome structures shall incorporate roof articulation every two units in the following manner:
 1. A flat roof plane or parapet roof shall incorporate a break (as defined in Section 9.3.4) at least every two dwelling units; and
 2. For peaked roofs, a dormer with window shall be incorporate at least every two dwelling units; and
- G. No more than two adjacent townhome units may share the same front facade line – the facades must be offset at least 2 feet in depth to be considered as having different front building lines.

Townhome building line variation



9.3.8. Multifamily Requirements

To the extent that it does not conflict with G.S. § 160D-702(b), the following standards apply:

- A. All structure sides shall provide a minimum of one glazed window or transparent penetration per floor per dwelling unit.
- B. A hipped roof is required for the side of the structure abutting a single family detached or duplex residential use.
- C. When abutting a single family or duplex residential use, new structures within 100 feet of the shared property line shall not be more than one story taller than the shortest primary structure on adjacent properties.

9.3.9. Requirements for Large-scale Multifamily (Greater than 4 Dwelling Units per Structure) and Upper-story Residential

- A. On the second and third stories, usable balconies protruding at least 3 feet from the primary building face and at least 8 feet wide are required. The required balcony area must have railings that are mostly see-through.
- B. Above the third story, usable balconies protruding at least 2 feet from the primary building face and at least 8 feet wide are required. Alternatively, a minimum 3-foot deep by 8-foot wide balcony may be fully or partly recessed. There is no requirement for transparency in the balcony railing/wall.