

**AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE FOR
THE VILLAGE OF CLEMMONS**

Preamble

Pursuant to the authority conferred by G.S. 160A-381, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the village.

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF CLEMMONS THAT THE UNIFIED DEVELOPMENT ORDINANCE BE AMENDED AS FOLLOWS:

Text Amendment

Section 1. Chapter B, Article II Section 2-1.6 (Overlay and Special Purpose Zoning Districts) of the Unified Development Ordinance is amended as follows:

Chapter B – Zoning Ordinance

Article II – Zoning Districts, Official Zoning Maps and Uses

2-1.6 Overlay and Special Use Purpose Zoning Districts-Purpose Statements and Regulations

(E) Lewisville Clemmons Road (South Overlay District)

(A) Vision.

The Lewisville-Clemmons Road Corridor Overlay District intent would be to facilitate implementation of the *general* intent of the Lewisville-Clemmons Road Strategic Area (south) to promote the redevelopment of the area into a mixed use commercial/office/residential. It is intended to foster development that improves traffic/safety, intensifies land use and economic value, to promote a mix of uses, to enhance the livability of the area, to enhance pedestrian connections, parking conditions, and to foster high-quality buildings and public spaces that help create and sustain long-term economic vitality.

(B) Intent

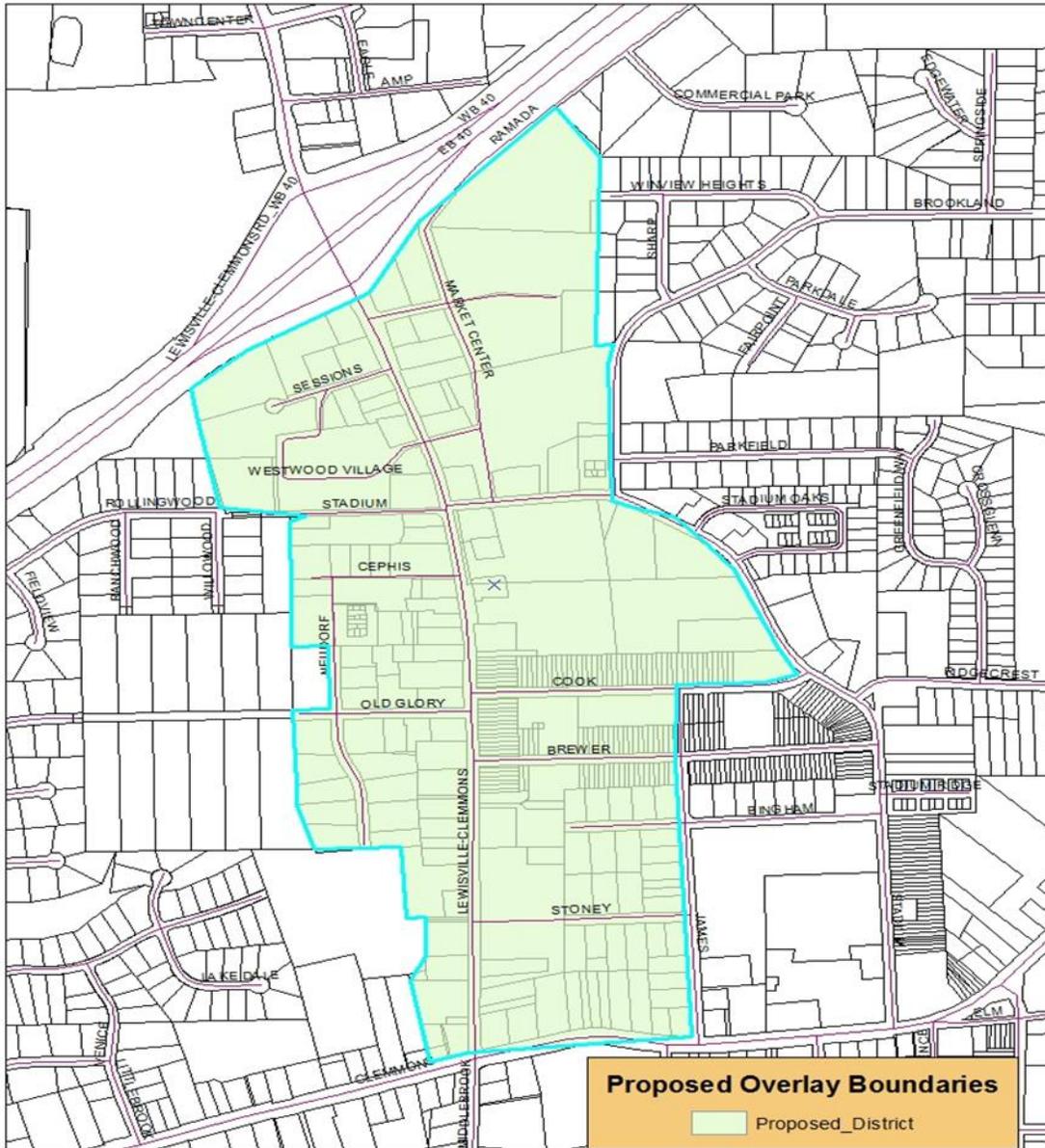
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Lewisville-Clemmons Road is expected to continue carrying significant traffic volumes making development along the corridor highly visible to the traveling public. Therefore, the main objectives of this proposed district is to:

1. Develop visible interconnected alternate traveling routes to provide the motoring public choices in trip destination
2. Strategically close some driveways along the corridor for safety measures and develop cross access opportunities where appropriate
3. Establish high standards for buildings and landscaping improvements with a cohesive street tree plan and consistent standards for building design
4. Establish a safe pedestrian network for residents and visitors to access numerous sites by foot
5. Promote businesses along the corridor by the development of a wayfinding signage program and other applications

Geographic Boundary

The proposed geographic boundary begins at the interchange (I-40/Lewisville-Clemmons Road) and continues south to the intersection of Lewisville-Clemmons Road and Middlebrook. The map shown below provides the specific geographic boundaries by parcel lines.



(C) Application and Exemptions

1. These standards apply to sites (including principal and accessory buildings) that are within the Lewisville-Clemmons Road Corridor Overlay district unless otherwise specified herein, and apply to all permitted uses allowed within the district.
2. Farm uses are exempt from these requirements provided they meet the base zoning district requirements.
3. Existing single family units are exempt from these requirements provided they meet the base zoning district requirements.

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4. Expansions to buildings that exist on the date this ordinance is adopted are exempt from the requirements of this ordinance.
5. New development, building expansions and demolition/rebuilds that are 25% or greater or cumulative additions 25% or greater of the original building footprint shall conform to all requirements of this section. All other requirements noted in this ordinance shall apply to the 25% or great building expansion requirements unless specified below.
6. The streetyard requirements as identified in section B.3-4.3(B):
 - a. Additions to existing sites that are equal to or greater than five (5) percent of the sites' existing building square footage or the addition of one-thousand (1,000) sq. feet or more of building or,
 - b. When ten (10) or more parking spaces are added to a site with no building or,
 - c. Facade changes to ten(10) percent or more of any building wall facing a vehicular way intended for public travel regardless of ownership (e.g. adding or eliminating doors, windows, closings, openings or increased wall area)
7. Right-of-way shall be required to be recorded as shown in "Exhibit A" with a zoning change of use permit as shown in Exhibit A.
8. Any new roadway connectors as shown in "Exhibit A" shall be required with new development and/or by the Village of Clemmons, NC.
9. Driveway Closures. RESERVED
10. Newly created sidewalks as shown in "Exhibit A" shall be required under the same requirements of Section E above.

(D) Permitted Uses

The overlay district provisions apply to any base zoning district set forth in this chapter that exists within the defined overlay area. The following permitted uses are allowed for this proposed geographic area by use category:

1. Residential Uses

Single Family, Townhomes, Multi-family, Congregate Care Facility, Family group care facilities, A, B, and C, Life Care Community

2. Retail and Wholesale Trade

ABC store, Arts and Crafts Studio, Building Materials Supply, Convenience Store, Food/Drug Store, Furniture Store, General Merchandise Store, Hardware Store, Implement Sales and Service, Motorcycle Dealer, Nursery/Lawn/Garden Retail Store, ~~Outdoor Display Retail,~~ Restaurants (with and without drive-through service), ~~Retail Developments larger than 125,000 square feet~~ Retail Developments larger than 90,000 square feet (use Big Box standards for this use), Retail Misc., Whole Trade A

3. Business and Personal Services

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Banking and Financial Services, Bed and Breakfast, Building Contractors General, Car Wash, Funeral Home, Health Services Misc., hotel/motel, Kennel, Medical Lab, Medical Offices, Motor Vehicle, Leasing/Rental, Repair/Maintenance, Body/Paint Shop, Office Misc., Professional Office, Service Personal, Services, Business A/B, Veterinary Services

4. Recreational Services

Recreation Services, Indoor and Outdoor, Public Recreation Services, Swimming Pool, Private, Theater, Indoor

5. Institutional and Public Uses

Academic Medical Center, Adult Day Care, Adult Day Care Center, Child Care facilities, Religious Institutions, Club or Lodge, College/University, Government Offices, Group Care Facilities, Hospital or Health Center, Library, Museum/Art Gallery, Neighborhood Care Institution, Police/Fire Station, Post Office, School

(E) Standards.

1. Pedestrian Accommodations

- a. All new development shall provide pedestrian walkways between the building and entrance/exits and parking areas, and within parking areas to designated walking areas especially where there is a need to connect dispersed buildings with parking areas
- b. All pedestrian amenities in “Exhibit A” shall meet Section 1 (e) requirements for construction
- c. All new development shall provide canopy shade trees, landscape features and seating or other pedestrian amenities near colonnades, storefronts, and pedestrian routes

2. Cross Access and Right-of-ways

- a. Cross access easements between properties are encouraged, however the Village of Clemmons will proactively rank cross access priorities and negotiate with properties outlined in “Exhibit A” to make cross access requirements.
- b. Public Right-of-ways are required to be dedicated as noted in “Applications and Exemptions (G). The Village of Clemmons shall make necessary improvements to the public right of way from a priority list as property owners voluntarily dedicate outside of the development review process. The priority list shall be kept in the Village of Clemmons Planning Office.

3. Driveway modifications. RESERVED

4. Landscaping.

- a. As noted in “Exhibit A” landscaping as defined in section B.3-4(B) is required to form cohesion to the existing corridor and to delineate connectivity routes.

(F) Overlay Flexibility Standards

1. If a developer and/or property owner cannot meet the requirements set forth in this overlay section a creative design option shall be submitted to the Village of Clemmons Planning Department for review. The Village of Clemmons Planning Board shall review the plan for the consistency of the overall intent of the overlay district set forth in vision and intent section of this amendment.

Section 3. This ordinance shall become effective on the date of its adoption.

Adopted this _____ day of _____, 20.

Nickolas B. Nelson, Mayor

Attest:

Lisa Shortt, Village Clerk