

**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~~ of the Unified Development Ordinance is amended as follows:

**Chapter B – Zoning Ordinance
Article II – Zoning Districts, Official Zoning Maps and
Uses**

2-1 ZONING DISTRICTS

2-1.3 Commercial Zoning Districts- Purpose Statements and Regulations

The following commercial districts are established:

Table B.2.2

Commercial Zoning Districts

TABLE INSET:

Symbol	District Name
NO	Neighborhood Office
NO-S	Neighborhood Office - Special
LO	Limited Office
LO-S	Limited Office - Special
CPO	Corporate Park Office
CPO-S	Corporate Park Office - Special
GO	General Office

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GO-S	General Office - Special
NB NB-S	Neighborhood Business Neighborhood Business - Special
PB PB-S	Pedestrian Business Pedestrian Business - Special
LB LB-S	Limited Business Limited Business - Special
NSB NSB-S	Neighborhood Shopping Center Business Neighborhood Shopping Center Business - Special
HB HB-S	Highway Business Highway Business -- Special
GB GB-S	General Business General Business -- Special
CB CB-S	Central Business Central Business -- Special
MRB-S	Major Retail and Business - Special

The purposes of establishing these commercial districts are to provide areas which accommodate the establishment and operation of business and office uses and to assist the community in meeting the growth management goals of *Legacy*. When a commercial rezoning proposal is considered, the *Growth Management Plan* and the commercial, office, and industrial land use goals and recommendations contained in *Legacy*, and the *Clemmons Area Development Guide* shall be used as guides, in conjunction with other factors, in determining the appropriateness of the proposed district.

2-1.3.1 General Design Requirements for Commercial Zoning Districts

General Design Requirements. All general design requirements shall be reviewed and approved by the Village of Clemmons Planning Staff prior to City/County inspections approval of zoning permits. The Village of Clemmons Planning Staff shall provide written notification of approval or denial to the inspections division of approval within five days of plan receipt.

~~(a) Facade. All new and redeveloped sites/structures as defined in by Chapter B, Article 1-5.5 shall provide windows and doors arranged so that 40% of the length of the first floor building elevation facing the street meet this requirement. Multi-story structures shall provide windows arranged so that 20% of the length of the secondary stories has the said treatment. Windows shall not be constructed of a reflective material. Architectural Features. Building design shall incorporate material to convey permanence.~~

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~~substance, timelessness with low maintenance. Each building shall be constructed of one or more of the following materials consisting of at least fifty percent (50%) of the exterior materials. Any exterior building wall visible from the corridor shall be constructed of one or more of the following (min 50%):~~

- ~~— Clay or masonry brick~~
- ~~— Customized concrete masonry with striated, scored or broken faced brick type units (sealed) with color consistent with design theme~~
- ~~— Poured in place, tilt-up, or precast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture or coating~~
- ~~— Architectural flat metal panels or glass curtain walls.~~
- ~~— Stucco or EIFS~~
- ~~— Natural and Synthetic Stone~~
- ~~— Vinyl siding provided that buildings are enhanced by the application or brick, decorative masonry or decorative stucco surface in combinations with decorative fascia, overhangs and trim.~~
- ~~— Additional materials may be approved by the Village of Clemmons Planning Staff provided that the substituted or additional material meets the purpose and intent of this chapter and is similar in nature to those specified above~~

- ~~— Non decorative exposed concrete block buildings are prohibited~~
- ~~— Ground floor building facades of commercial and office buildings visible from identified corridors shall have a minimum of 20 percent glass windows~~
- ~~— Any portion of a building façade that exceeds one hundred (100) feet shall incorporated windows or architectural and design elements to break up the expanse of the wall. Examples include, but are not limited to, windows, lighting, material changes, articulated wall surfaces, architectural treatments such as sculptured wall features or shadow lines, vertical accents, texture changes and/or color changes. Landscaping may be used in combination with the design elements listed above~~
- ~~— Building entrances, excluding emergency exits, shall be designed as focal points and shall be enhanced through the use of elements such as canopies, peaked roofs, paving materials, planters, landscaping features and outdoor seating areas~~
- ~~— To assist with interpretation the Village of Clemmons Planning Department will catalog all approved building designs and materials as well as provide sketches as a reference~~
- ~~— Facade. All new and redeveloped sites/structures as defined in by Chapter B, Article 1-5.5 shall provide windows and doors arranged so that 40% of the length of the first floor building elevation facing the street meet this requirement. Multi-story structures shall provide windows arranged so that~~

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~~20% of the length of the secondary stories has the said treatment. Windows shall not be constructed of a reflective material.~~

~~(b) Blank walls. Blank walls shall not be greater than 20' feet on any elevation.~~

~~(c) Roofs. All roofs shall be pitched or provide a parapet wall to hide all equipment from the ground level of the building.~~

~~(d) Sidewalk. All new and redeveloped site/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of a 5' sidewalk along the entirety of the property frontage.~~

~~(e) Planting Strip. In place of the required streetyard tree planting requirements set forth in Chapter B, 3-4.3 (B) all new and redeveloped sites/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of an 8' planting strip from the back of curb to the sidewalk frontage. All other applicable streetyard requirements apply.~~

~~(1) Number and Spacing of Trees. The planting strip shall contain 4 large variety deciduous or evergreen trees per fifty (50) linear feet, excluding points of motor vehicle ingress or egress. In no case shall any planting strip contain less than one tree. Required trees must be a minimum of eight (8) feet in height at the installation and shall be at least two (2) inches in diameter measured six (6) inches above ground level.~~

~~(1)~~

~~1. Lighting~~

~~Pedestrian scaled lighting fixtures shall be provided in areas designed for pedestrian activity (walkways, plazas, outdoor seating areas)~~

~~Lighting fixtures shall coordinate and complement the general architectural style of development~~

~~All lighting fixtures shall be cut off or shoebox style that only disperses 1/2 candle determined by a photometric lighting plan~~

~~General Design Requirements. All general design requirements shall be reviewed and approved by the Village of Clemmons Planning Staff prior to City/County inspections approval of zoning permits. The Village of Clemmons Planning Staff shall provide written notification of approval or denial to the inspections division of approval within five days of plan receipt.~~

~~A. Façade and Building Elevations. All new and redeveloped sites/structures as defined in by Chapter B, Article 1-5.5 shall provide windows and doors arranged so that 40% of the length of the first floor building elevation facing the street meet this requirement. Multi-story structures shall provide windows arranged so that 20% of the length of the secondary stories has the said treatment. Windows shall not be constructed of a reflective material. Blank walls shall not be greater than 20' feet on any elevation.~~

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1. Architectural Features. Building design shall incorporate material to convey permanence, substance, timelessness with low maintenance. Each building shall be constructed of one or more of the following materials consisting of at least fifty percent (50%) of the exterior materials. Any exterior building wall visible from the corridor shall be constructed of one or more of the following (min 50%):
 - a. Clay or masonry brick
 - b. Customized concrete masonry with striated, scored or broken faced brick type units (sealed) with color consistent with design theme
 - c. Poured in place, tilt-up, or precast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture or coating
 - d. Architectural flat metal panels or glass curtain walls.
 - e. Stucco or EIFS
 - f. Natural and Synthetic Stone
 - g. Vinyl siding provided that buildings are enhanced by the application or brick, decorative masonry or decorative stucco surface in combinations with decorative fascia, overhangs and trim.
 - h. Additional materials may be approved by the Village of Clemmons Planning Staff provided that the substituted or additional material meets the purpose and intent of this chapter and is similar in nature to those specified above
2. Non-decorative exposed concrete block buildings are prohibited
3. Building entrances, excluding emergency exits, shall be designed as focal points and shall be enhanced through the use of elements such as canopies, peaked roofs, paving materials, planters, landscaping features and outdoor seating areas
4. To assist with interpretation the Village of Clemmons Planning Department will catalog all approved building designs and materials as well as provide sketches as a reference.
5. Roofs. All roofs shall be pitched or provide a parapet wall to hide all equipment from the ground level of the building.

B. Sidewalk. All new and redeveloped site/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of a 5' sidewalk along the entirety of the property frontage.

C. Planting Strip. In place of the required streetyard tree planting requirements set forth in Chapter B, 3-4.3 (B) all new and redeveloped sites/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of an 8' planting strip from the back of curb to the sidewalk frontage. All other applicable streetyard requirements apply.

(1)Number and Spacing of Trees. The planting strip shall contain 4 large variety deciduous or evergreen trees per fifty (50) linear feet, excluding

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points of motor vehicle ingress or egress. In no case shall any planting strip contain less than one tree. Required trees must be a minimum of eight (8) feet in height at the installation and shall be at least two (2) inches in diameter measured six (6) inches above ground level.

D. Multi-building or Mixed Use projects

1. Prior to the issuance of a building permit on a multi-building development, the applicant shall submit plans that demonstrate the use of consistent design elements throughout the project. Subsequent building permits shall conform to the design elements presented
2. Multi-building developments shall include prominent focal points, which shall include, but not be limited to architectural structures, art, historical and/or landscape features. These features shall be located at or visible from, vehicular and pedestrian entrances to the site.

E. Lighting

1. Pedestrian scaled lighting fixtures shall be provided in areas designed for pedestrian activity (walkways, plazas, outdoor seating areas)
2. Lighting fixtures shall coordinate and complement the general architectural style of development
3. All lighting fixtures shall be cut-off or shoebox style that only disperses ½ candle determined by a photometric lighting plan

2-1.5 Institutional and Mixed Use Zoning Districts-Purpose Statements and Regulations

The following institutional and mixed use districts are established: Table B.2.4

Table B.2.4
Institutional and Mixed Use Zoning Districts

<u>Symbol</u>	<u>District Name</u>
<u>IP</u>	<u>Institutional and Public</u>
<u>IP-S</u>	<u>Institutional and Public - Special</u>
<u>C</u>	<u>Campus</u>
<u>C-S</u>	<u>Campus - Special</u>
<u>MUX-S</u>	<u>Mixed Use - Special</u>

2-1.5.1 General Design Requirements for Institutional and Mixed Use Zoning Districts

General Design Requirements. All general design requirements shall be reviewed and approved by the Village of Clemmons Planning Staff prior to City/County inspections approval of -zoning permits. The Village of Clemmons Planning Staff shall provide

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written notification of approval or denial to the inspections division of approval within five days of plan receipt.

A. Façade and Building Elevations. All new and redeveloped sites/structures as defined in by Chapter B, Article 1-5.5 shall provide windows and doors arranged so that 40% of the length of the first floor building elevation facing the street meet this requirement. Multi-story structures shall provide windows arranged so that 20% of the length of the secondary stories has the said treatment. Windows shall not be constructed of a reflective material. Blank walls shall not be greater than 20' feet on any elevation.

1. Architectural Features. Building design shall incorporate material to convey permanence, substance, timelessness with low maintenance. Each building shall be constructed of one or more of the following materials consisting of at least fifty percent (50%) of the exterior materials. Any exterior building wall visible from the corridor shall be constructed of one or more of the following (min 50%):

- i. Clay or masonry brick
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- k. Poured in place, tilt-up, or precast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture or coating
- l. Architectural flat metal panels or glass curtain walls.
- m. Stucco or EIFS
- n. Natural and Synthetic Stone
- o. Vinyl siding provided that buildings are enhanced by the application or brick, decorative masonry or decorative stucco surface in combinations with decorative fascia, overhangs and trim.
- p. Additional materials may be approved by the Village of Clemmons Planning Staff provided that the substituted or additional material meets the purpose and intent of this chapter and is similar in nature to those specified above

2. Non-decorative exposed concrete block buildings are prohibited

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4. To assist with interpretation the Village of Clemmons Planning Department will catalog all approved building designs and materials as well as provide sketches as a reference.

5. Roofs. All roofs shall be pitched or provide a parapet wall to hide all equipment from the ground level of the building.

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B. Sidewalk. All new and redeveloped site/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of a 5' sidewalk along the entirety of the property frontage.

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C. Planting Strip. In place of the required streetyard tree planting requirements set forth in Chapter B, 3-4.3 (B) all new and redeveloped sites/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of an 8' planting strip from the back of curb to the sidewalk frontage. All other applicable streetyard requirements apply.

(1)Number and Spacing of Trees. The planting strip shall contain 4 large variety deciduous or evergreen trees per fifty (50) linear feet, excluding points of motor vehicle ingress or egress. In no case shall any planting strip contain less than one tree. Required trees must be a minimum of eight (8) feet in height at the installation and shall be at least two (2) inches in diameter measured six (6) inches above ground level.

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D. Multi-building or Mixed Use projects

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1. Prior to the issuance of a building permit on a multi-building development, the applicant shall submit plans that demonstrate the use of consistent design elements throughout the project. Subsequent building permits shall conform to the design elements presented

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2. Multi-building developments shall include prominent focal points, which shall include, but not be limited to architectural structures, art, historical and/or landscape features. These features shall be located at or visible from, vehicular and pedestrian entrances to the site.

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2. Lighting fixtures shall coordinate and complement the general architectural style of development

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3. All lighting fixtures shall be cut-off or shoebox style that only disperses 1/2 candle determined by a photometric lighting plan

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~~(c) Roofs. All roofs shall be pitched or provide a parapet wall to hide all equipment from the ground level of the building.~~

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~~(e) Planting Strip. In place of the required streetyard tree planting requirements set forth in Chapter B, 3-4.3 (B) all new and redeveloped sites/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of an 8' planting strip from the back of curb to the sidewalk frontage. All other applicable streetyard requirements apply.~~

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Section 2. 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

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