RESIDENTIAL OVERLAY DISTRICT

A Component of the Pineville Comprehensive Plan

Comprising:

Residential Overlay District
Minimum Architectural Standards
Minimum Site Design
Residential Pedestrian and Transportation Plan
Greenway Improvement

Adopted
March 11, 2008

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0.0 RESIDENTIAL DISTRICT OVERLAY MAP

1.0 VISION STATEMENT

To determine and set the long range aspirations, goals, and planning needed in the Residential Overlay District in the form of a small area plan. This plan shall strive to both provide and enhance quality of life through such items as multi-modal forms of transportation (walking, biking, and automobile), overall connectivity and the quality of development throughout this district and the Town of Pineville.

All Encompassing Goals:

- **To provide for the continued growth and economic sustainability for the Town of Pineville**
- **To expand and better the Town of Pineville in all areas of design and regulation.**
- **To provide solutions and improve land use, traffic, and parking for the long term needs of Pineville.**

Goals

Objectives

1] Maintain and Reinforce Downtown Pineville as the Center of the Community.

[To reinforce downtown Pineville through the primary transportation corridors leading into it.]

A]-Encourage convenient pedestrian friendly residences and amenities with easy walkable access to town goods and services into downtown and elsewhere.
B]-Encourage infill housing.
C]-Encourage restorations, improvements, landscaping, and general ammenites.
D]-Enhance district identity.

2] Improve the Consistency and Predictability of Development.

[*To achieve manageable, organized, aesthetically pleasing and interconnected town network.*]

A]-Development should follow a consistent manner that enhances and integrates into the existing town.
B]-Set a specific form, allowances, details, and features for development throughout the Residential Overlay District.
C]-Create building template(s) that are user friendly and easily followed by staff, residents, and developers alike.
D]-Require 'build to' line along property frontages instead of minimum or maximum setbacks to ensure a consistent streetscape building line.

Goals

Objectives

3] Simplify Development Codes to Promote Best Development and Feasibility.

[*To make building and doing the right thing easy to understand, fast, and streamlined.*]

A]-Blend town goals with development feasibility to ensure the realization of future plans.
B]-Streamline the process for higher quality development in the Residential Overlay District.
C]-Simplify zones and allowable use tables.
D]-Enact new zoning and/or zoning overlay districts to fit current and best future land uses to minimize or ease rezoning requests.

4] Improve the Design Quality of Development

[To make the Town of Pineville the most attractive and appealing place to live, work and play possible.]

A]-Focus on a buildings details, street front, massing, placement and general aesthetics.
B]-Require architectural minimal standards for all development.
C]-Require all development and façade retrofits to submit elevations of all sides of a project for staff approval.
D]-Require greenway accesses and improvements.

5] Improve Walkability

[To create a vibrant town focused on people and the spaces and goods we all use and need rather than around the automobile. Reduce automobile dependence by placing goods, services, and residents within easy reach of each other and promote the outdoors and exercise.]

A]-Well designed public/private amenities to facilitate walkability and neighbor interaction should be specified and provided. Cater streets to pedestrians and bicyclists instead of to the automobile.
B]-Adopt standard streetscape sections showing the design of pedestrian, bicycle, and planting (tree) locations.
C]-Require streetscape sections including wide sidewalks, bike lanes and planting strips to be implemented.
D]-Attractively manage and provide for residential parking needs.
E]-Implement rear alleys and garages where possible.
F]-Install and improve sidewalks and street trees.

3.0 PLANNING CONCEPTS

Build and Enhance Small Town Character

-Focus on traditional town design and organization, line streets with buildings instead of parking lots. Provide wide sidewalks, street trees, and multiple/mixed-use developments to foster a pedestrian friendly and walkable town.

Centeredness and Districts

-Focus and center Pineville on the Downtown Core along Main Street. Create distinct yet interconnected districts to provide individual identity to different sections of Pineville that interact and support Downtown Pineville.

Community

-Reinforce community by districts, design, and architecture to create a sense of place focused on public places, people, and memorable buildings.

Connectivity

-Connectivity in all forms of transportation and movement is critically vital for the overall health, well-being, and future of Pineville. All streets should be as interconnected as possible and made to be extended (if possible) in the future. Wider sidewalks and bicycle lanes should also be installed where absent and improved where applicable.

Amenities

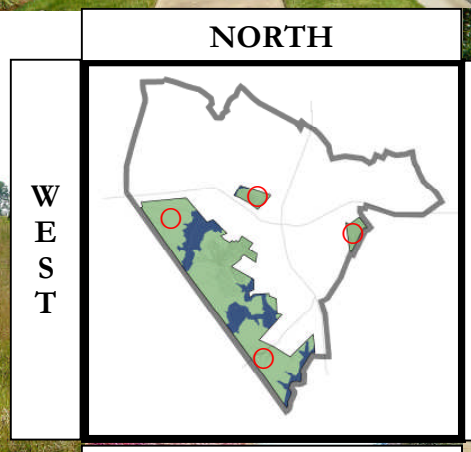
-Set the ground work for amenities desired and needed for the future. Amenities such as parks, schools, public parking, transportation, and government/civic buildings should be accommodated in the future.

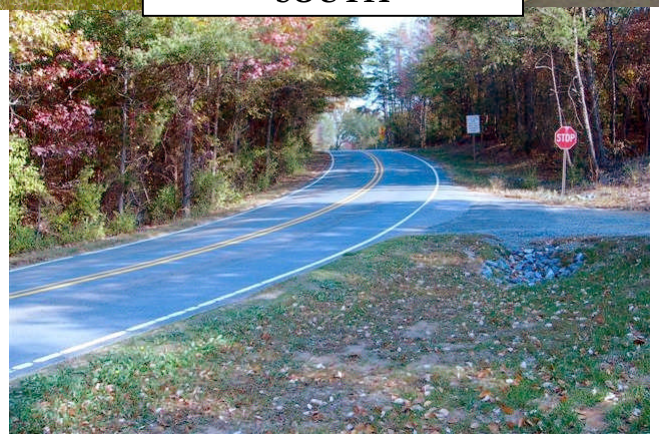
4.0 EXISTING CONDITIONS AND FUTURE DEVELOPMENT MODELS

4.1 Existing Corridor Areas

Key Issues to Address:

- Maintaining and improving streetscape design and infill development.
- Additional street trees to be added
- Wider sidewalks, bike lanes, and pedestrian features to be added
- Street network connectivity





4.2 Neighborhood Mixed-Use District

The Mill Village, a quiet established neighborhood south of Main Street businesses featuring large mature trees and within easy walking distance to both downtown and the Belle Johnston Community Center.

The undeveloped land that will soon become the McCullough residential and mixed-use development is the spearhead of new residential interest in the area.

This is a rendering of the upcoming McCullough project. Time proven materials, organization, and features will be used to enhance this development and further the quality and character of development in the Town.

Typical brick ranch housing outside of the Mill Village area where sidewalks and street trees could be added.

Typical Mill Village housing and large maturing trees.

Maturing street trees adds visual appeal to streets calms traffic and offers pedestrian comfort. .

4.3 Future Residential Development Pattern: DETAIL and LAYERS

Image 4.4

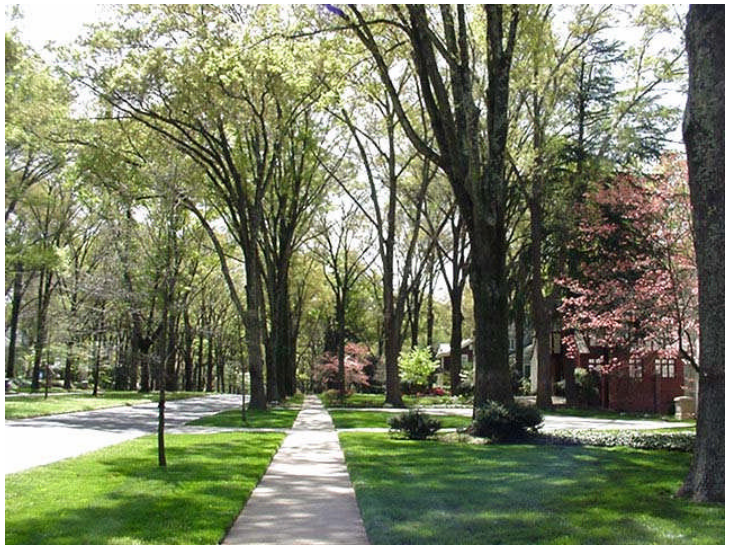


Image 4.5

Appropriate scale, detail, and layers shall be incorporated in the creation of pedestrian friendly streetscapes. Features such as architecture, trees, street lights, and benches shall be used to provide comfortable and human scaled public places.

Image 4.4

- All facades facing the public have windows and attractively detailed (no blank walls)
- Proportionate and appropriate windows
- Three dimensional and appropriately scaled cornice
- Well defined corners

Image 4.5

- Pedestrian friendly streetscape
- Street trees on both sides of sidewalk
- Divided thoroughfare with planted median

Image 4.6

- Visual diagram illustrating progression to improve streetscape.
- Added: House elevated from grade, higher roof pitch, streetlights, sidewalk pulled back from street, trees on both sides of sidewalk, and bicycle lane.

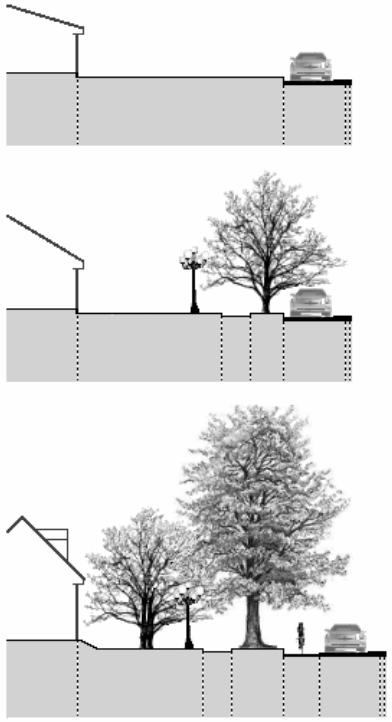


Image 4.6

4.4 Future Residential Development: Examples

Larger Single Family:

Medium Single Family:

Compact Single Family :

Duplexes: Must aesthetically mirror the above.

4.5 Future Bicycle and Pedestrian Network Photographic Examples

Image 4.7

●Central fountain or other pedestrian design element inside all usable open space

Image 4.8

●Dedicated bicycle lanes throughout town

Image 4.9

●Sidewalks with street trees on both sides reinforced by attractive architecture and landscaping

Image 4.10

●Usable urban open space at places of natural or centralized pedestrian congregation
●ample public seating and other features

Image 4.7

Image 4.8

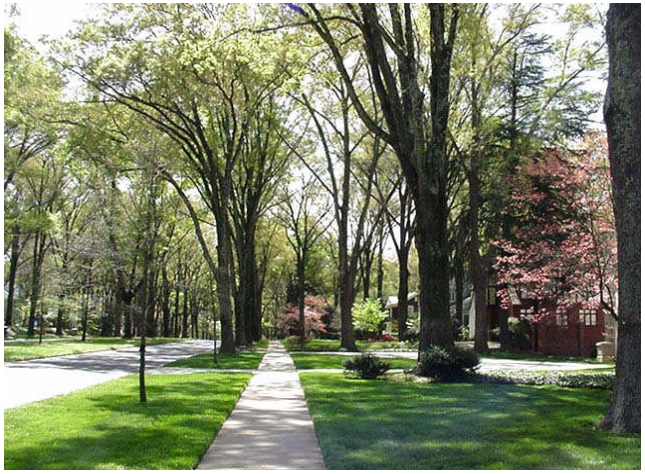


Image 4.9

Image 4.10

4.6 Current Greenways

[Sugar Creek] See Downtown Overlay District
[Little Sugar Creek] See Downtown Overlay District
[McMullen/McAlpine Creek] See Corridor Overlay District

4.7 Future Greenway Amenities and Features

See Chapter 12 Public Open Space and Greenways.

5.0 INTENT

The purpose of the following guidelines is to enact regulations that implement the information from both the preceding, and following chapters into a specific set of design regulations for the Residential Overlay District.

These regulations are to be in the form of an overlay to supplement existing zoning regulations. The overall intent is to guide the design of all projects within this overlay district into the most attractive, long lasting, sustainable, and pedestrian friendly environment possible. Design features within this overlay district include placing minimum architectural standards as well as streetscape features to foster a more comfortable pedestrian environment. As sidewalks remain the principal place of pedestrian movement and casual social interaction, designs and a local/regional architectural aesthetic should therefore reinforce that function and create a well defined sense of place.

These regulations are also intended to meet the long term goals as stated in Chapter 2 managing such things as improving quality of life, managing development pressure, and providing various forms of amenities for all residents of Pineville to enjoy. Buildings are expected to be added to the area that reinforce, improve, and define a lasting architectural character of Pineville. It is the ultimate intent to encourage both well planned and high quality sustainable development. Uses in this district are foreseen to be primarily single family detached residences arranged around a neighborhood center and/or usable common open spaces.

6.0 USER'S GUIDE

Users of this document will hopefully notice that the Urban Code, Land Use Plan and other ideas and documents have been consolidated into this document for ease of use. This document is intended as the starting point for any development interest within the Residential Overlay District. It is also to be used in connection with any and all other applicable documents such as the Pineville Zoning Ordinance. It should be noted that these documents are by no means a replacement for actual consultation, recommendations, and review from all appropriate officials. All non-single family or duplex developments in this district are deferred to the Neighborhood Mixed-Use Small Area Plan for compliance rather than this document.

7.0 APPLICABILITY MATRIX

The standards described or referenced in this document apply to both new and existing development as listed or exempted in the adjacent table for all parcels in the Residential Overlay District. All such projects shall require full compliance with all applicable regulation including reviews/approvals/permits from the Pineville Planning Department prior to the start of any project or any land disturbance. All non-single family or duplex developments are deferred to the Neighborhood Mixed-Use Small Area Plan for compliance rather than this document.

	Sidewalk and Streetscape Features	Site Design	Architectural Minimum Standards	Greenway Dedication	Full Compliance
Parking Area Expansion					
Existing Development					
Renovation Due to Disaster (Fire, Flood, etc) See Zoning Ordinance 2.8.4					
Change in Use	✓			✓	
Subdivision	✓	✓ *(For new development)*	✓ *(For new development)*	✓	✓
Exterior Renovation without Expansion (Facelifts).					
Alteration on Existing Development Footprint ≤75% of total area.*					
Alteration on Existing Development Footprint >75% of total area*	✓	✓	✓	✓	✓
New Construction					
New Construction (Including Out Parcels), Tear-Down Redevelopments, etc. (must meet 11.1+)	✓	✓	✓	✓	✓

✓ - Compliance with regulations required.
No Check = Compliance not required.

Notes:

***** Total square footage of individual home(s), altered; demolition included. Alterations are counted as cumulative over time. No new development may be placed that obstructs any proposed road network connectivity.

8.0 ADMINISTRATION

8.1 APPROVAL AND COMPLIANCE

The Planning Director or their designee shall make all determinations of approval and/or compliance of the standards or interpretations of this document unless otherwise specified. This document and all other applicable regulations or documents must be met before any permits are granted or land disturbance begun. The approval process set forth in the Zoning Ordinance or other adopted legislation shall be followed relating to other rules, processes, and procedures not found in this document.

8.2 MODIFICATION OF STANDARDS

The Planning Director or their designee may make modifications to these standards found in this document upon the written request of the applicant if the standard(s) in question conflict with mandated standards, or other legitimate non-monetary concerns such as preserving existing vegetation, so long as the proposal is in compliance with intent and spirit of this document. Where FEMA or other governmental regulation come into conflict these regulations they shall be modified to be within full compliance of all applicable laws while still maintaining the spirit of these regulations. Under no circumstance will financial expense be considered a legitimate concern for the modification of these standards in any instance whatsoever. If the applicant and Planning Director or their designee cannot come to an agreement the proposal shall then be decided by the Town Council following typical procedure unless otherwise specified.

8.3 CONFLICTING REQUIREMENTS

Where these requirements conflict with each other or with any requirement of the Zoning Ordinance, subdivision regulation, or similar not specifically noted and addressed herein, the more strict standards shall apply as determined by the planning director or their designee. Any part or portion herein that is found to be unconstitutional or similar shall be held separate and severable from the remainder of this document.

8.4 CONNECTIVITY AND OTHER COMPLIANCES

Where new streets are shown on any town adopted plan and full compliance is mandated by the applicability matrix in this document, the reservation and construction of any portion of these streets and pedestrian features thereof as proposed in any applicable streetscape section shall be public and constructed across the entirety of the parcel(s) in question and stopped in such a way at property boundaries as to be allowed to connect and continue into adjacent properties. Permanent cul-de-sacs are prohibited. Street stubs and temporary cul-de-sacs which can be extended in the future are allowed and required into adjacent parcels where most feasible for future connectivity. Projects with more than 100 housing units shall be required to conduct a Traffic Impact Study and shall be responsible for any improvements called for in the study.

8.5 CARRY-OVER STANDARDS

Where any standard, definition, requirement, or similar exists in one overlay district is missing or is less specific in another, the applicable and relevant standard(s) shall be carried over and have the same applicability.

9.0 ZONING OVERLAY DISTRICT

9.1 RESIDENTIAL OVERLAY DISTRICT

Residential Overlay District

(ROD)

The Residential Overlay District is intended to manage and guide continued growth and development pressure for the district shown on the right in green. This district has been established based on location, land use plans, and the general development trend in these areas. It is anticipated that the development model in these areas will be the creation of attractive and classic time proven residential (generally single family) neighborhood designs.

High architectural integrity and additional streetscape features such as street trees, seating, bicycle lanes, and wide sidewalks are required and intended to greatly improve both the aesthetics and pedestrian oriented potential in these areas.

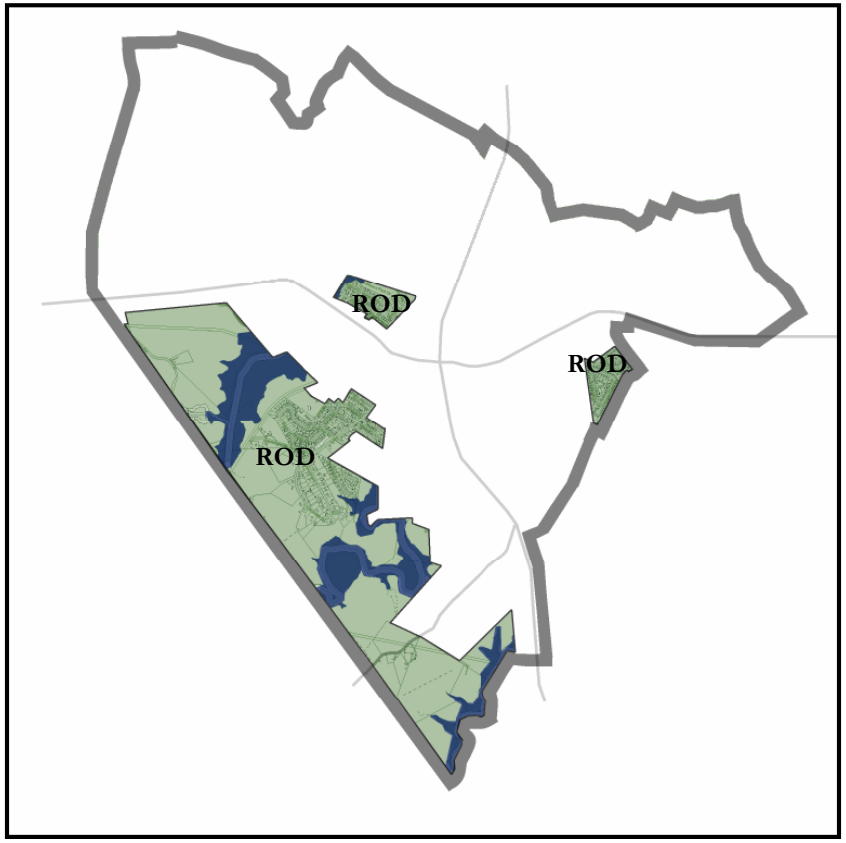


Image 9.1

9.2 SUMMARY TABLE OF PROVISIONS[1]

Lot Setbacks	
Front Setback[2]	See streetscape sections and Zoning Ordinance
Side Setback[2]	See streetscape sections and Zoning Ordinance
Rear Setback[2]	See streetscape sections and Zoning Ordinance
Minimum Linear Building Frontage	0%
Height	
Minimum[3]	1 story
Maximum[4]	3 Stories
Single Occupant	
Maximum Single Occupant Size	None
Parking Requirements, Minimum (also see Section 11.5)	
On-Street Parking	Parallel only
Residential (Single Family Detached)	See Zoning Ordinance
Residential (Multifamily)	See Zoning Ordinance
Detention	
Storm water runoff	Phase II compliant or similarly approved regulation.
Roadway Specifications	
Travel Lane Width (minimum)	See Meck. Co. Building Standards
Curb Return Radii (maximum)	20 ft
Curb and Gutter	Curbing mandatory or drainage as required.
Street Planting Strip Specifications (Minimum)	
Street Planting Type[5]	Continuous Strip
# Required Trees[6]	Standard street tree requirements and 1 approved large or small maturing tree elsewhere on the property.
Planting Strip Width (minimum)	10ft
Street Tree Spacing[7,8]	35 ft (on center)
Pedestrian Streetlights (average)	105 ft (on center) minimum 10' maximum 16' height
Sidewalk Requirements	
Sidewalk Width (minimum)	5ft
Architectural Requirements See Section 10	
Site Design See Section 11	

1 *The requirements of this overlay district shall apply to single family detached and duplex development only. All other development shall be deferred to the standards of the Neighborhood Mixed-Use Small Area Plan.*

2 *Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, balconies, roof overhangs and raised doorways are permitted to encroach into the setbacks up to 2 feet with permission from the Town.*

3 *Minimum of one floor above street level or grade.*

4 *Three stories measured above street level or grade (including finished attics). Basements and daylight basements are excluded.*

5 *Street trees are required to be of oak or disease resistant 'Princeton' Elm where utilities are not overhead, where overhead utilities must remain similar single trunk small maturing approved trees shall be substituted.*

6 *35' street tree spacing still applies.*

7 *Spacing of all street trees shall be 35 feet. See also streetscape sections.*

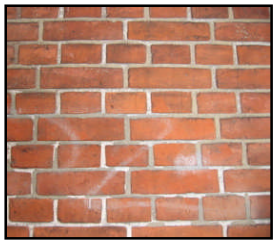
8 *Where overhead utilities or similar restrictions require the use of a shorter or more compact tree, an approved small maturing tree shall be substituted in place of a large maturing tree.*

10.0 ARCHITECTURAL REQUIREMENTS

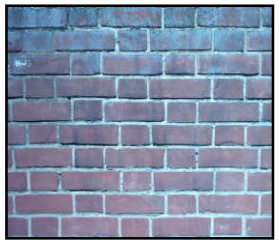
10.1 Materials

10.1.1 Façade and Building Materials:

The materials used for external siding shall be entirely of brick (a,b,c patterns), fiber-cement or wood clapboards (d), horizontally oriented cultured or natural stone (e), fiber-cement or wood shakes (f), and vinyl siding (g) except where additionally specified for trim. Vinyl siding is subject to the mandatory requirements set fourth in Appendix A. Mortar joints between brick may be no greater than 1/2 inch. Mortar color shall be gray or brick colored, white grout is prohibited. Stonework that does not have an overall horizontal pattern and other material not listed are prohibited.



a



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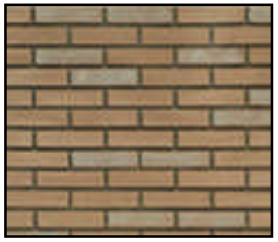

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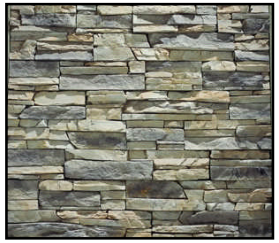
d



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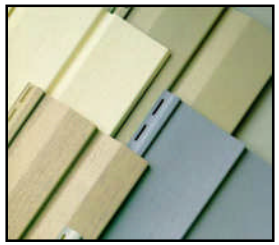


g

h

Trim:

In addition to the permitted primary façade materials listed above, additional materials may be used to detail or embellish a façade if they do not become greater than 25-35% of a façade and/or overpower the primary façade material (as determined by the Planning Director or their designee). The additional materials permitted for trim shall be non-reflective or patina metals such as copper or zinc (i), concrete (j), painted wood (k), vinyl soffits/vents (as approved) (l), and terra cotta or architectural fiberglass composite such as GFRC (glass fiber reinforced concrete), GRG (glass reinforced gypsum/plaster) or similar (m).

i

j

k

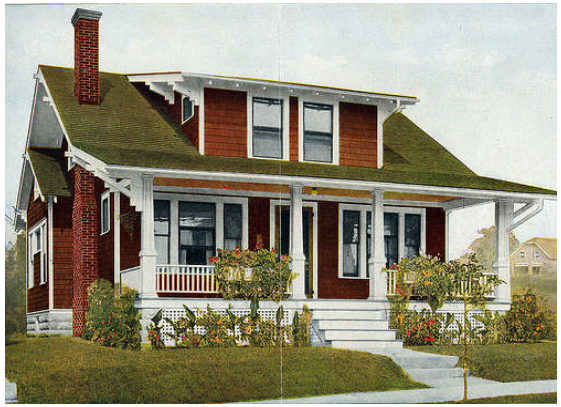
l

m

10.2 Styles

Residential designs and styles must be similar to traditional common local and regional styles. A historic style must be selected. Styles such as Log Cabin, Southwestern, Pueblo, Mediterranean and similar are prohibited. The appropriate design details and styles shall be determined by the Planning Director or their designee. Some acceptable styles are shown below. Appropriate detailing shall be dependant on the style such as, cornice trim and symmetrical organization for Georgian styles and exposed rafters and deep roof overhangs for a Craftsman.

10.2.1 Craftsman/Bungalow:
Large usable porches, simple structural detailing, exposed rafters, wide roof overhangs, tapered columns or foundations, and large front porches.



10.2.2 Georgian/Federal/Adams/etc.
Symmetrical and well proportioned two storey facades, tall divided glass windows, cornices, simple medium pitched roofs, and restrained overall detail.

10.2.3 Cape, Dutch, etc. Colonial Revivals:
Simple Williamsburg style with higher pitched gable, gambrel, or hipped roofs, multiple chimneys well proportioned but very simple façade detailing often symmetrical with brick foundation, double hung 9 over 9 windows, and clapboard siding.

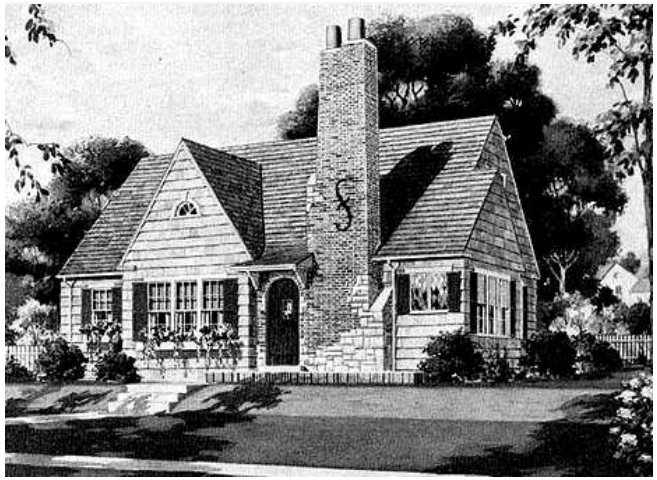
10.2.4 Classical Revivals
Based generally on Greek temple designs the forms are usually boxy in composition, and two stories. Large two storey porches with simple or elaborate cornices and columns are also typical. Windows are large and mostly orthogonal with functional shutters (see below).

10.2.5 American Four-Square:

Boxy overall form with rooms pushed to each corner; usually 4 per floor. Roofs are usually of simple hip or sometimes gable design with a single dormer on the front façade. Large front porches are standard as are wide roof overhangs and asymmetrical door and/or chimney locations.

10.2.6 English Cottage:

Simple and complex organizations of rooms and detailing. A primary focus is on the use of high quality materials (usually brick and stone) with asymmetrical façade arrangements. The roof is usually cross-gabled as shown below with a large tapering front facing chimney with chimney pots as shown.



10.2.7 Folk Victorian:

Façade arrangements are mostly asymmetrical in design as shown below. Roofs and dormers are gabled with often red or green standing seam metal roofing. Windows are 6 over 6 style and multiple bay windows, chimneys, and porches are common. Less ornate than regular Victorians.

10.2.8 Victorian: (Italianate, Queen Anne, etc.)

Facades are asymmetrical featuring elaborate materials, paint and detailing all over but especially on corners, cornices, chimneys, and around windows and doors. Bay and arched windows are common as are turrets and wrap around porches.

10.2 General Requirements

10.2.1 Colors:
No garish or otherwise inappropriate colors. (Image 10.1)

10.2.2 Corporate, Overly Repetitive, and Non-Single Family architecture:
Corporate, Overly Repetitive, and Non-Single Family architecture is prohibited.

10.2.3 Window, Door, etc. Trim:
All trim work around windows, doors, and similar must be a minimum width of 4 inches or as deemed appropriate. Windows, doors, etc. must be recessed into (not flush) with the adjacent wall or frame.

10.2.4 Blank Walls:
Blank, unappealing, windowless or architecturally undefined walls within common or public view are prohibited. Blank wall area on each floor longer than 10 feet facing the street or public space is prohibited unless otherwise significantly architecturally enhanced, historically relevant and approved.

10.2.5 Details:
All building elements must be sturdy, integrated, proportionate and well detailed.

10.2.6 Required Documents:
All information, elevations and/or sections needed to determine compliance shall be submitted.

10.2.7 Compliance:
The Planning Director or their designee shall determine either compliance or non-compliance with architectural and all other regulation within this document unless otherwise specified. All projects must be pass architectural review and be within full compliance before any permits or similar are granted.

10.2.8 Violations:
Violation or non-compliance of any condition or requirement of this document other than what has been approved by the Planning Director or their designee shall warrant either a denial and/or revocation of all applicable documents and/or fines per day per violation or similar as specified in the Zoning Ordinance to its fullest extent for any work other than what has been approved.

10.2.9 Awnings:
Awnings and similar are prohibited unless they cannot be seen from the street or common public area. (Image 10.2)

10.2.10 Equipment:
Any variety of pipes, wires, mechanical equipment, satellite dishes, air conditioner vents, or similarly associated features are prohibited from all public facing facades unless completely screened or otherwise hidden from view (Image 10.3). Gutters excluded.

10.2.11 Wood:
All visible wood must be painted or stained.

Image 10.1

Image 10.2

Image 10.3

10.2.12 Accessory Structures:
All accessory structures must be located in the rear, side, or interior (courtyard) area and be a minimum of 5 feet inside the property boundary. All accessory structures must be built entirely of the same approved materials and be architecturally compatable with the primary structure.

10.3 Façade Articulation: Foundation

10.3.1 Elevated Foundation:
The first floor above ground must be a minimum of 2 feet above the surrounding grade (Image 10.4). For property with steep topography, one side of the foundation may be flush with grade if it is not the front elevation.

10.3.2 Enclosed:
The foundation must be fully enclosed, uniquely detailed and faced with high quality materials.

Image 10.4

10.4 Façade Articulation: Walls and Associated Features

10.4.1 Walls

10.4.1-1 Any public facing façade cannot have a blank wall area longer than 10 feet on any floor unless: explicitly approved by the planning director or their designee, significantly architecturally enhanced, and in harmony with the established building style.

10.4.1-2 Brick fronts, stone fronts and similar where one or more walls are of a material yet the remaining walls are of another differing material (such as a brick front with clapboard sides) are prohibited. A single comprehensive façade cladding material must be used except where permitted as trim to enhance the selected style of the building(s).

Image 10.5

Image 10.6

10.4.2 Front Door:

10.4.2-1 Formal front door required.

10.4.2-1 Only one formal front door is permitted for Single family residences.

10.4.2-1 Only one formal front door is permitted per façade for duplexes, etc.

10.4.2-2 The front door must directly face (parallel) the front yard and street that it overlooks unless allowed by the Planning Director or their designee.

10.4.2-3 The front door must be architecturally enhanced to convey prominence on the front façade (Image 10.6).

10.4.2-4 The front door shall be designed for direct pedestrian accessibility from the sidewalk or public realm (Image 10.6). This accessibility shall be entirely independent from any driveway. Situations such as Image 10.5 with front door treatment and no direct sidewalk linkage are explicitly prohibited.

10.4.3 Secondary doors:
All external doors that are not a front door (Image 10.6) shall be less dominant, less architecturally enhanced, or otherwise made not to visually compete with the front door. Secondary doors and not permitted on the front façade (Image 10.6) and/or same façade as the formal front door (Image 10.7) unless this façade is longer than 80 feet.

Image 10.7

10.4.4 Windows:

10.4.4-1 All windows are to be orthogonal (90 degree angles) with the exception of arched or curved top windows and rooftop eyebrow dormers. (Image 10.9)

10.4.4-2 The majority of windows shall be approximately twice as tall as wide.

10.4.4-3 Windows should be recessed into the façade, not flush. (Image 10.9)

10.4.4-4 Windows (multiple) are required for any façade facing a street following the typical pattern from the chosen house style. See also 10.4.1-1.

10.4.4-5 Windows must be attractively surrounded by appropriate trim that fits the style of the house. Trim shall be a minimum width of 4 inches (Image 10.8) or as otherwise indicated by the Planning Director or their designee.

10.4.4-6 Window and door openings in portions of brick or stone facades must have special detailing both above and below the opening such as a differing pattern or material in a lintel, arch, jack arch, or similar. (Image 10.9)

10.4.5 Shutters:

10.4.5-1 Any shutters must be proportional to the window and cover neither more nor less than the glass area of the adjacent window.

10.4.5-2 Vinyl, plastic, etc. shutters prohibited.

10.4.6 Corners and Edges:

10.4.6-1 All corners and edges shall be specially detailed with trim that contrasts yet compliments the dominant primary building material or pattern. Elements such as simple vertical corner boards, Pilasters (Image 10.12), or Quoins (Image 10.13) are examples of acceptable edge detailing.

10.4.6-2 Under no circumstance shall stucco, EIFS, or any similar material be acceptable trim materials.

Image 10.8

Image 10.9

Image 10.10

Image 10.11

Image 10.12

Image 10.13

10.4.7 Cornices Etc.:

10.4.7-1 Cornices, rafters, etc. must be located (along rooflines etc.) on styles where they are appropriate.

10.4.7-2 Cornices must consist of traditional three-dimensional horizontal and vertical repetitive elements. (Image 10.14-15)

10.4.7-3 Cornices must be appropriate in scale and detailed to the size and style house that it is on. (Image 10.15)

10.4.8 Columns and Pilasters:

10.4.8-1 The spacing, ornament, shape, visual appearance of materials, and style of all columns and pilasters must be attractive and consistent with the established style of the building.

10.4.8-2 Beams etc. must be centered over columns especially at corners. (Image 10.16)

10.4.9 Balconies, Balustrades, and Railings:

All balconies balustrades, and railings must be attractively detailed and compliment the style of house. (Image 10.17-18)

10.4.10 Garage Doors:

10.4.10-1 Houses with a long protruding garage on the front elevation otherwise known as 'Snout' houses are prohibited. Image 10.19.

10.4.10-2 Garage doors are prohibited on the front façade. Image 10.19.

10.4.10-3 See site design for garage location and additional requirements.

Image 10.14

Image 10.15

Image 10.16

Image 10.17

Image 10.18

Image 10.19

10.4.11 Porches, Stoops, Decks, and Patios:

10.4.11-1 Front porches (Image 10.20) and stoops (Image 10.21) must be usable in terms of sufficient depth and width to allow for outdoor enjoyment and small gatherings of people in addition to being well proportioned, integrated, and in keeping with the established style of the house.

10.4.11-2 Front porches and stoops must have a minimum depth of 6 feet and have a permanent and well detailed roof. (Images 10.20-22)

10.4.11-3 All decks must be located in the rear yard only. Image 10.23.

Image 10.20

Image 10.21

Image 10.22

Image 10.23

10.5 Roof Design and Detail

10.5.1 **Materials:**
Roofing materials are limited to slate shingles, fiber-cement singles, asphalt shingles, non reflective metal shingles, or non-reflective standing seam metal. Colors must be historically relevant. Terra cotta tiles are only permitted if flat (no curvature permitted).

10.5.2 **Chimneys:**

10.5.2-1 Any and all externally visible portions of chimneys must be faced with brick or stone only.

10.5.2-2 Chimney tops must be specially detailed (Image 10.26) by such items as corbelling, terra cotta chimney pots, etc. Undetailed chimney tops such as 10.24 and 10.25 are prohibited.

10.5.2-3 Chimney siding and chimney top flashing similar to Image 10.24 is strictly prohibited.

Image 10.24

Image 10.25

Image 10.26

10.5.3 **Soffit/Eaves:**
The underside of roof overhangs also known as soffit or eaves are a critical design feature especially in residential architecture. This feature is often overlooked and poorly detailed despite its prominent location as we look up the side of any building. Soffit detail shall be especially well considered and detailed when designing any building. See also Image 14.1.

10.5.3-1 Un-integrated and undetailed soffit treatment as in Image 10.27 and 10.30 are strictly prohibited.

10.5.3-2 Gutters must be well-integrated. Gutter treatment as shown in Image10.27 prohibited. Well proportioned and integrated gutters as shown in Image 10.28 are required. Low-profile gutters are recommended.

10.5.3-3 Fascia boards, decorative brackets, etc are required as shown in Image 10.28, 10.29, and 10.31 except where other similar decorative features take their place such as applicable exposed rafter ends or detailed cornice trim (if approved). Soffits must be recessed behind the outer most fascia board. Fascia boards are required to be a minimum 10 inches in width for the outermost fascia board and a minimum of 6 inches in width for the inside fascia board along the façade as shown in Image 10.31.

Image 10.27

Image 10.28

Image 10.29

Image 10.30

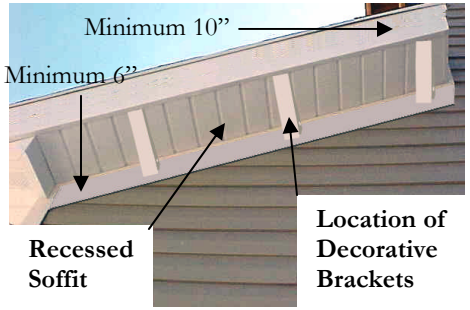


Image 10.31

10.5.3-4 Roof/Soffit/Eave overhang shall be a minimum of 2 feet unless otherwise required. (Image 10.28-29)

10.5.3-5 Soffit vents must be specially integrated and concealed. (Image 10.32)

10.5.4 Dormers:

10.5.4-1 Non-traditional dormer spacing, shape, window shape/size or similar is prohibited. (Image 10.33)

10.5.4-2 All dormers must be fitted with a proportionate clear glass window. (Image 10.34)

10.5.4-3 All dormers must be detailed and shaped to correspond with the established style of the building. (Image 10.34)

10.5.5 Roof Style and Pitch:

10.5.5-1 All roof styles, shapes, pitches, organization, etc. shall adhere to the traditional stylistic and aesthetic standards of the established style of the building. (Image 10.35) The dominant roof form must be a Gable (Image 10.36), Hip (Image 10.37), or Gambrel (Image 10.38) roof. Simple organization of roofs and dormers is recommended. Partial or imitation pitched roofs are prohibited.

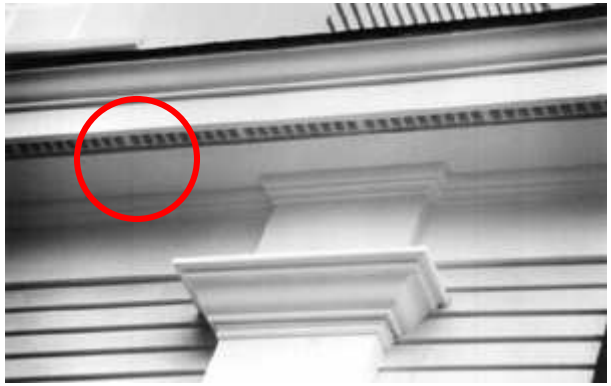


Image 10.32

Image 10.33

Image 10.34

Image 10.35

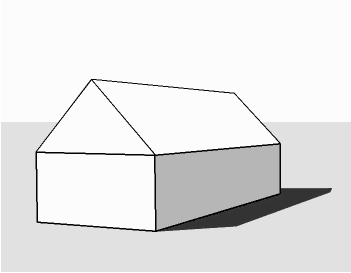


Image 10.36

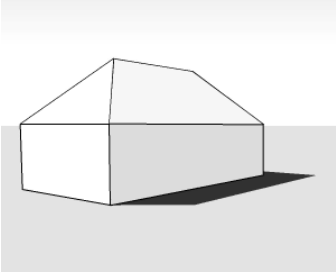


Image 10.37

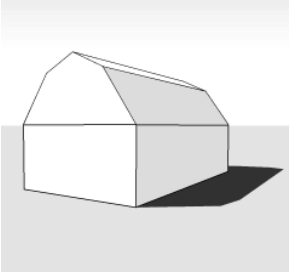


Image 10.38

11.0 SITE DESIGN

11.1 Streetscape Improvements

11.1.1 Streetscape Improvements Required:
The streetscape shall be improved following the features and organization shown as specified in Image 11.1 and 11.2. Sidewalks are to be paved in concrete or pavers, asphalt is prohibited except when included as part of the street bicycle lane as shown. Image 11.1 shall apply to all single family and duplex development zoned R-MF, R-15, and R-12 in the Residential Overlay District. Image 11.2 shall apply to all single family and duplex development zoned DN, RMX, and R-7 in the Residential Overlay District. A bicycle lane is only required on one side of the road in the Residential Overlay District for Class VI (local) streets only. Single family residences on 3 acres or greater are exempt from the build to line requirement as shown but must still meet all other streetscape improvements shown.

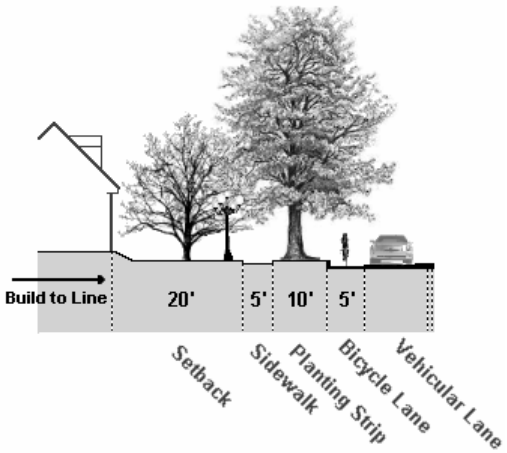
11.1.2 Street Trees:
Large maturing trees required 35 feet on center. Medium/small street trees are only permitted where there are overhead utilities. Street tree variety must be of Oak or disease resistant Elm such as 'Princeton' for large maturing trees. Medium/small street trees shall be an approved Zelkova variety unless otherwise permitted.

11.1.3 Lighting:
Decorative overhead streetscape sidewalk lighting is required to be offset from trees and placed a maximum of 105 feet on center. See Image 11.1/11.2 and section 11.7.

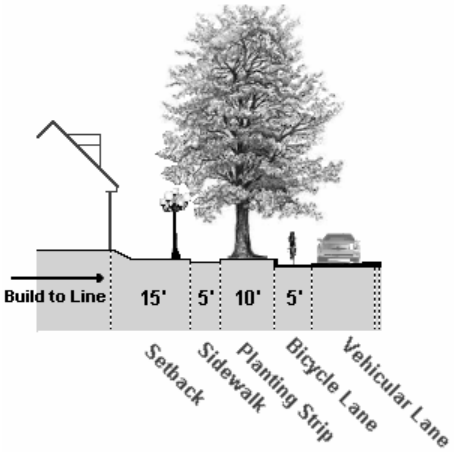
11.1.4 Seating:
Public seating is not required along residential neighborhood sidewalks but is required in usable open space area see section 12.5.8+.

11.1.5 Block Size:
Maximum block size shall be 400 feet by 400 feet or 160,000 square feet for development where new streets are created. The maximum block length between streets shall be 500 feet. All new streets created must be public.

11.1.6 Street Connectivity:
New or extended streets shall be made to interconnect to form a complete street grid network. Permanent cul-de-sacs that are unable to be extended in the future are prohibited. Projects abutting undeveloped land or adjacent parcels where future road connectivity can be achieved must install street stub accessibility points.



R-12/15/MF ZONING Image 11.1



DN/RMX/R-7 ZONING Image 11.2

11.2 Reserved

11.3 Site Design (Comprehensive)

11.3.1 **Unified Composition:**
Development shall be consolidated and interconnected by a grid network of streets to lessen/disperse traffic, encourage inter-neighborhood walkability and appear as a cohesive and traditional residential streetscape (Image 11.4) instead of isolated and auto dependant cul-de-sacs (Image 11.3). Cul-de-sacs prohibited see 8.4.

11.3.2 **Building Frontage:**
The majority mass of all primary buildings must be placed along the build to line as show in the streetscape section(s). Porches, stoops, and similar attached features count as part of the majority building mass.

11.3.3 **Corner lots:**
All design requirements apply to both street facing facades.

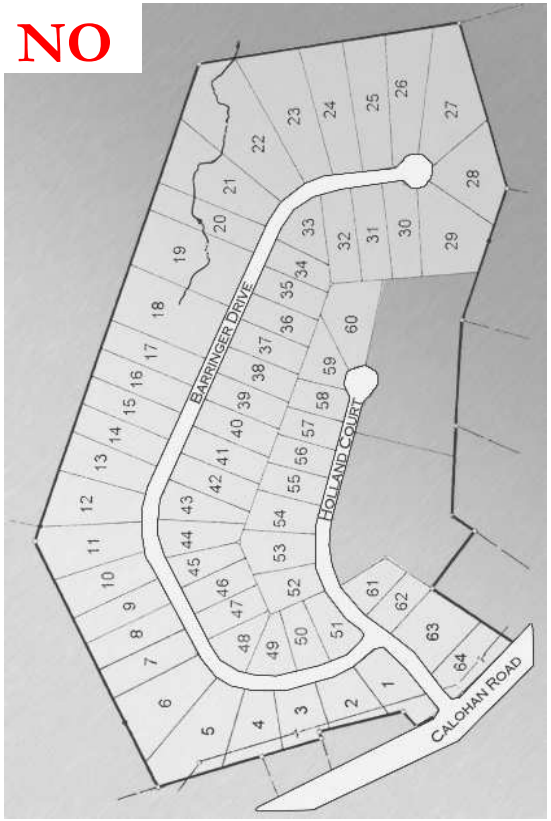


Image 11.3

Image 11.4

11.3.4 **Street Vistas:**
Development where possible, shall take advantage of their individual location to enhance and frame street, vistas, park/open space views, or other similar features.

11.3.5 **Infill Compatibility:**
Infill development is encouraged. Transitions to dissimilar building types (i.e. Detached House to Commercial Buildings) should generally occur at the rear lane/alley, rear property line, or in the next block.

11.3.6 **Accessory Structures:**
All accessory structures must be located in the rear, side, or interior (courtyard) yard and a minimum of 5 feet inside the property. All accesory structures must be built of the material and standards of primary façade detail as listed in this chapter with the exclusion of required window area and designed not to visually compete with the primary building (house/etc.).

11.3.7 **Design Repetition:**

A design, model, elevation, façade or similar may not be repeated on the same side of the street for every 3 lots to the right or the left of a particular design. Across the street or similar common space, a design may not be repeated for the opposite adjacent lot and the 2 lots to the right or left of this lot. See Image 11.5. A similar repeated floor plan's elevations, if significantly altered as to appear significantly different, will satisfy this requirement.

11.3.8 **Color Repetition:**

A color other than natural inherent color such as in brick or stone may not be repeated as the primary or dominant color on the closest 2 lots to the right and left of a property nor the opposite adjacent lot and the 2 lots to the right or left of this lot. See Image 11.6. Variations in color such as easily discernable shades of a color shall be considered a separate color and exempt from this regulation. The color white is exempt from this regulation provided that a contrasting trim color is used and that this trim color is not repeated as show in Image 11.6.

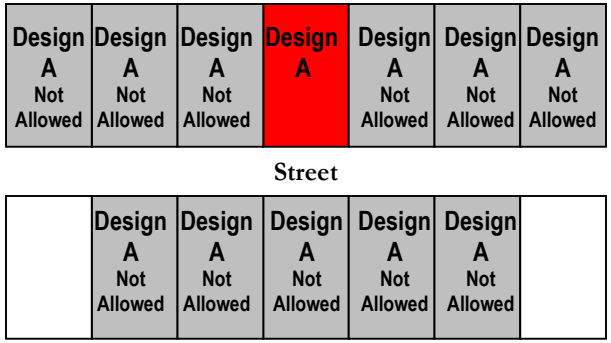


Image 11.5

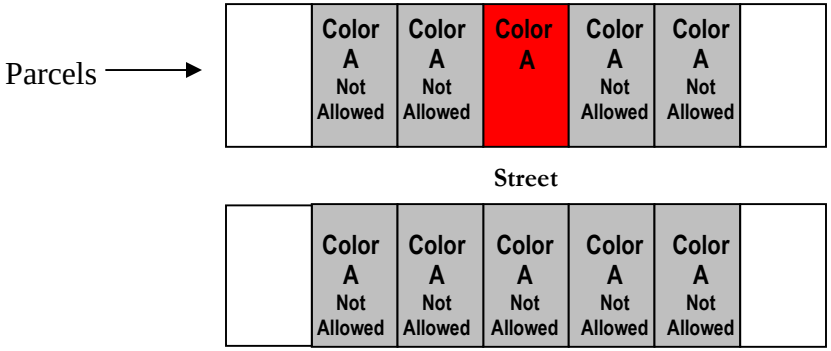
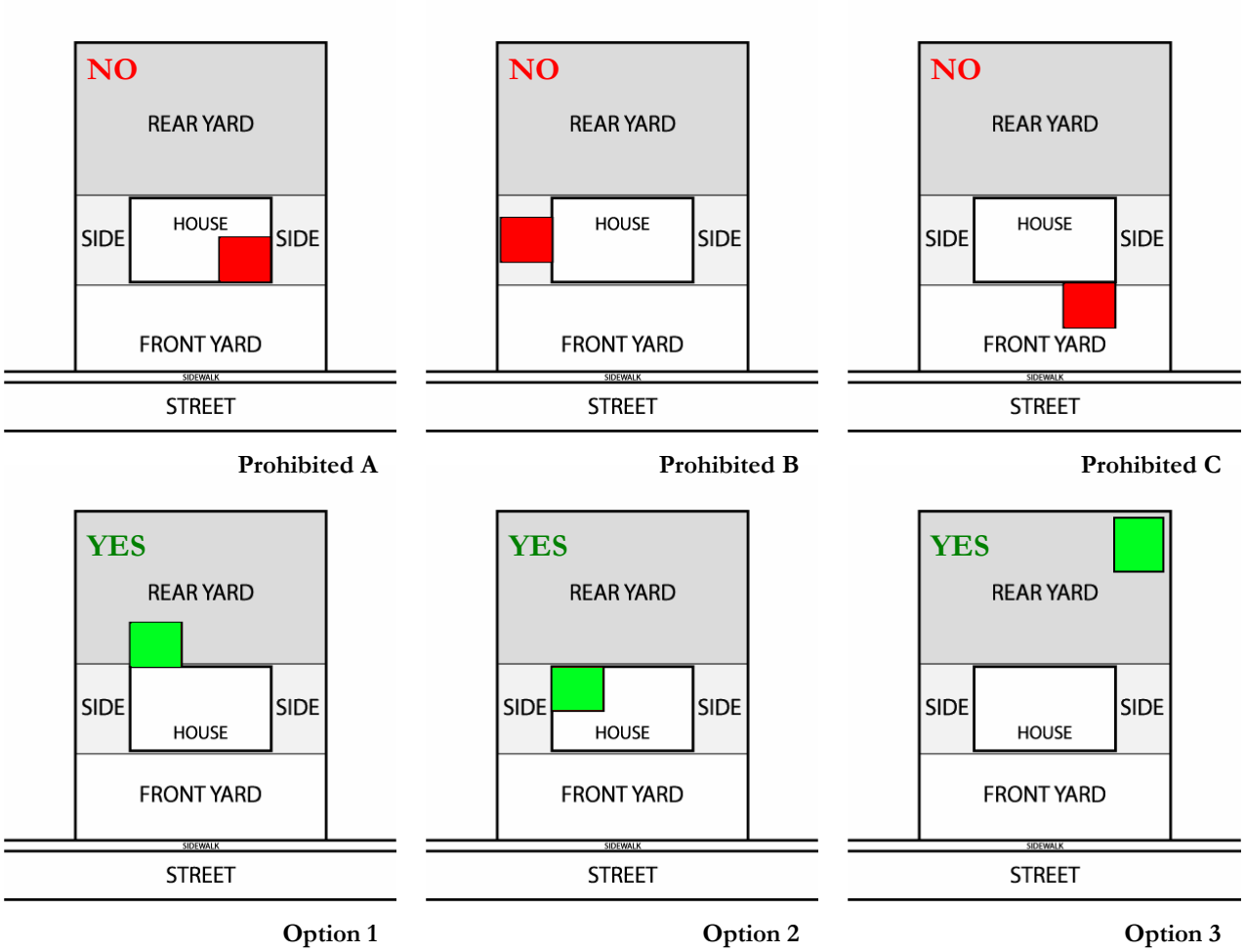


Image 11.6

11.4 Site Design (Specific)

11.4.1 **Garage Location - Mid-Block Lots:** Front loading garages are prohibited. The garage and associated elements in their entirety must not be visible from the street or front yard except when located entirely within the rear yard and detached as shown in Option 3.

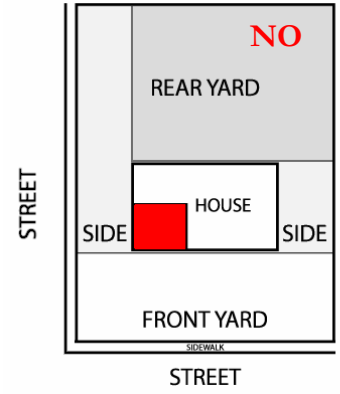
Garages must be located entirely within the rear yard (Options 1 and 3) except where a side loading garage is permitted from the side yard if and only if it is located within the main mass of the house. It must also be behind a standard climate-controlled internally functioning room that is part of the house such as a laundry room, living room, etc. and is setback a minimum depth of 10 feet behind the front façade as shown in Option 2.



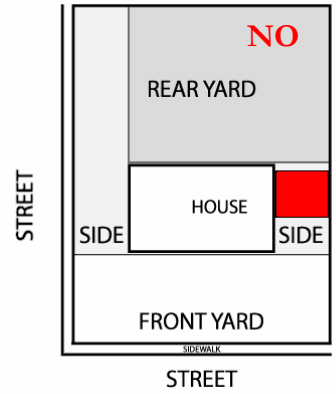
11.4.2 **Garage Location - Corner Lots:**

Front loading garages are prohibited. The garage and associated elements in their entirety must not be visible from the most dominant street or front yard where the front door is located except when detached as shown in Option 3.

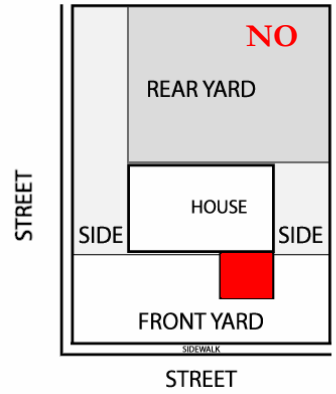
Garages must be located entirely within the rear yard (Options 1 and 3) except where a side loading garage is permitted from the side yard <u>if and only if</u> it is located within the main mass of the house. It must also be behind a standard climate-controlled internally functioning room that is part of the house such as a laundry room, living room, etc. and is setback a minimum depth of 10 feet behind the front façade as shown in Option 2.



Prohibited A



Prohibited B



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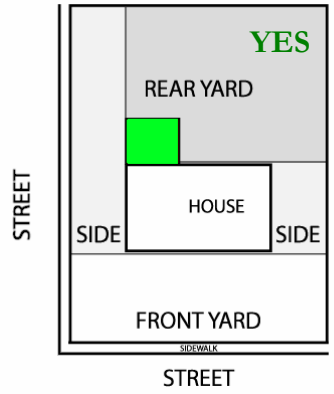
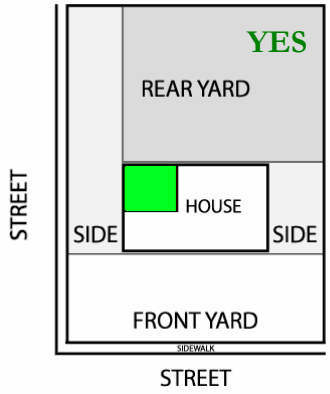
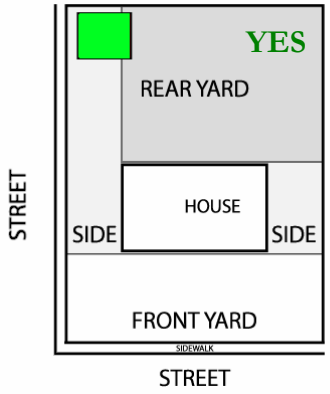


Option 1



Option 2



Option 3

11.5 Setback, Build-to line, and Property Boundary

11.5.1 Build-To Line and Setbacks:
Front setbacks shall take the form of a build-to line that follows the streetscape diagram in Image 11.1 and 11.2 along all public or private roads. The actual build-to line shall follow Image 11.1 and 11.2; as shown, after all improvements (such as bicycle lanes and sidewalks) have been included. Setback variation shall only be modified and approved through the Pineville Town Council. The exception to standard build-to lines shall be Single family residences located on 3 or more acres. If the build-to line happens to fall inside a street right-of-way or similar then the build-to line shall be either:

11.5.1-1 **Option A:** The interior line entirely parallel and closest to this street, right-of-way, or similar or…

11.5.1-2 **Option B:** The property boundary itself (along streets).

Site Boundary: In Yellow

Option A: Build-To Line (In Red)

Option B: Build-To Line (In Red)

11.5.1-3 Option Selected:
The option or any combination of options selected above shall be determined by the developer or property owner.

11.5.1-4 Additional Right-of-Way Area:
Additional right-of-way area or similar such as in Option A and Option B above exceeding the applicable streetscape section shall use that additional space as part of the planting strip as shown in Image 11.1 and otherwise adhere to that applicable streetscape section. Wider sidewalks are encouraged above the required minimums in this additional right-of-way area.

11.4 Walls, Retaining Walls, and Significant Grade Changes

11.4.1 Fences, Walls, Retaining Walls, and Significant Grade Changes

11.4.1-1 Grade Change:

A: Retaining Walls greater than 10 feet in height are prohibited, walls associated with basements or daylight basements are excluded. Retaining walls over 4 feet must be decorative (Image 11.5) incorporating such items as varying block sizes, finials, block patterns, recessed panels and/or screened with approved evergreen trees and shrubs. Blank concrete and standard stacked masonry block alone shall not be considered decorative. Shrubs for retaining wall screening are required to be a minimum of 1'x1' foot at planting; trees are required to be a minimum of 2" caliper. Spacing requirements shall be 1 tree (large or small maturing) and 4 evergreen shrubs for every 20 feet with a minimum planting strip width of 5 feet.

B: Final Elevation Slopes greater than 5:12 or 41.66% are prohibited for new grading. Elevation changes at or greater than 3:12 or 25% are prohibited for new grading* unless planted with approved low maintenance and non-invasive evergreen groundcover such as creeping or spreading Junipers, Mondo grass, or Asiatic Jasmine. Spacing of this groundcover shall be such that at maturity the entire slope is covered (Image 11.8) or a minimum of every 4 feet in an offset grid pattern, whichever is less.
*Roads Excluded

Image 11.7

Image 11.8

11.4.1-2 General Fences and Walls:

The best or most attractive side of all fencing or similar must face outward toward adjacent properties if that fence or wall faces a street. Chain link fencing is prohibited.

11.4.2 Required Rear Yard Open Space:

A private rear yard open space of 20' x 25' or 500 square feet with a minimum dimension of 15' is required for all residential uses where there is but one home or unit tied to a private parcel of land such as townhomes or single family homes (multiple or common ownership situations such as condominiums or apartments are exempt except when built following townhome or single family templates such as detached condominiums. This space may include at grade patios, non-enclosed arbors, and similar, but not elevated or enclosed items such as decks and garages. This required rear yard open space must not be at such a severe slope as to prohibit its easy enjoyment.

11.7 Other Features

11.7.1 Bicycle Lane Markings:
Painted bicycle lane markers required every 100 feet on paved bicycle lanes. Additional features such as bicycle racks see Zoning Ordinance.

11.7.2 Circulation Drives:
Circulation drives such as 'roundabout' style driveways and standard single driveways are permitted with compliance with all other town and county regulation.

11.8 Supplemental Landscaping

The appropriate use of existing and supplemental landscaping fosters unity of design for new development and blends new development with the natural landscape. Quality landscaping is an essential and encouraged component of the built form of the Town.

11.8.1 Foundation Plants:
Evergreen foundation plants are required along all facades facing a street. Foundation plants are to be of approved small Holly or other evergreen shrubs from the approved evergreen plant list.

11.8.2 Synthetic Outdoor Plants:
Synthetic or artificial plants located outdoors are prohibited. Small decorative plants in planters that can be moved by a one individual are excluded.

11.8.3 Desert Plants:
Desert and similar plant life such as palm trees, cacti, yucca, aloe, large succulents or eucalyptus are strictly prohibited.

11.9 Lighting

11.9.1 Light Control:
Use appropriate intensity, high-quality, directed light which will provide good, uniform visibility for general site lighting. Avoid light pollution. No light is permitted to reflect directly into the atmosphere. All fixtures should be partial or full-cutoff and strive to be IDA or 'Dark Sky' compliant.

11.9.2 Overhead Streetlights:
Decorative streetscape overhead light pole fixtures are required and must be consistent and/or similar to existing Main Street streetlights by design and placement. Spacing is to be a maximum of 105 feet (on center) and is required along any street as part of any applicable streetscape section (alleys excluded). Lighting shall be in between (offset) from any trees to minimize future conflicts. Placement shall be consistent with Image 11.1.

11.10 Utilities and Trash Containment

11.10.1 Underground Wiring:
All new utilities and services such as electricity and gas lines must be installed underground.

11.10.2 Trash Containment Areas:
All trash containment devices shall be located and designed so as to be least visible from streets as possible If the device is not publicly visible from off site, then it need not be screened. If it is visible from the street right of way or public space then it must be materially and entirely screened by approved wall or fence material indicated in this document with maximum transparent area of 25% unless a honeycomb brick pattern is used where the maximum open area shall be 50%.

11.10.3 Mechanical and Utility Equipment:
Mechanical and utility equipment shall be screened from view if visible from off site from any primary façade or any public area (Image 11.9) using approved materials listed in this document. Ground mounted equipment shall be located in the rear or side yard. Equipment located on the roof of the building shall also be screened from view if visible from the street level.

Image 11.9

11.11 Screening, Buffering, & Replacements

11.11.1 Parking lot screening is subject to section 11.5. in the Neighborhood Mixed-Use Overlay District.

11.11.2 Minimum Setbacks and Buffers Between Zoning and Uses: See Zoning Ordinance

11.11.3 Required Replacement:
Any required element in this or any other official document that either dies or goes missing at any point in time (such as trees or benches) must be replaced with a duplicate within 60 days of notification or face penalties of up to $100 dollars per day per item unless an extended amount of time is granted by the Zoning Administrator due to weather conditions etc. Maturing required trees at 8 inches diameter at breast height or greater must be replaced with a minimum replacement tree of 4" diameter or greater. Required trees or landscaping that are intentionally removed without approval from the town face similar penalties such as mentioned above or as stated in any adopted vegetation protection ordinance.

11.11 Required Plantings and Tree Quality

11.11.1 General:
All required plantings must be of good quality, disease free, and the minimum size specified. Any required plant that goes missing, dies, or is otherwise compromised must be replaced with the same plant species unless otherwise approved, in addition to having the entire portion of the previous plant removed (roots included). Required trees replaced that are over 8 inch caliper dbh (diameter at breast height) must be replaced with a minimum dbh tree of 4 inch caliper.

11.11.2 All Trees Planted:
All trees planted must be a minimum of good quality as shown in Image 11.10 and 11.11. A good quality tree shall have only one central leading trunk (for large maturing trees), is free of any trunk or branch gouges, scrapes, splitting, pests, diseases, fungi, kinks, twists, or large knots and generally has symmetrical evenly spaced branches that are typical of the tree species selected.

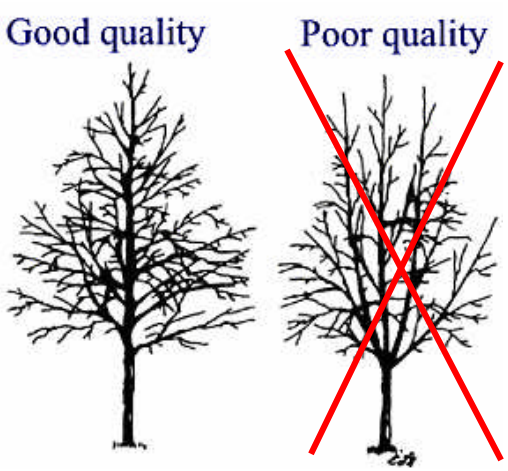


Image 11.10

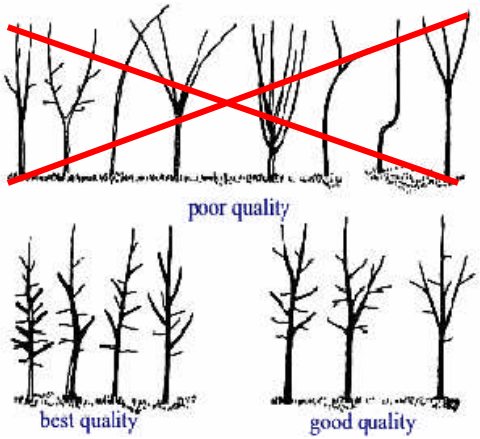


Image 11.11

12.0 Public Open Space

All development shall provide *useable* public open space or be within easy walking distance of it. This open space may take the form of a central village park, improved greenways, or in certain cases a simply well designed streetscape frontage with wide sidewalks and street trees as shown in the streetscape sections. Public right-of-way, landscaped parking lot islands, and preserved vegetation alone are not considered useable open space. The character and size of the public open space should be influenced by the surrounding uses (e.g. residential, retail, office) as well as by the prospective user groups (e.g. workers, shoppers, and youth).

12.1 Future Greenway/Open Space Amenities and Examples

Some Visual Examples of Improvements:

Image 12.1

- Large single trunk maturing trees with a high overhead canopy
- Attractive pedestrian lighting
- benches adjacent to but setback from walkways

Image 12.2

- Special water overlooks at scenic views
- Possible locations for picnic areas or barbeque grills at scenic locations

Image 12.3

- Wide pedestrian walkway within an attractive colonnade or allee of trees
- Water view from walkway
- Broad expanses of grassy areas
- Convenient location of features such as trash cans and bicycle racks

Image 12.4

- Stabilized creek banks
- Wide walkways
- Abundant seating
- Scenic water views

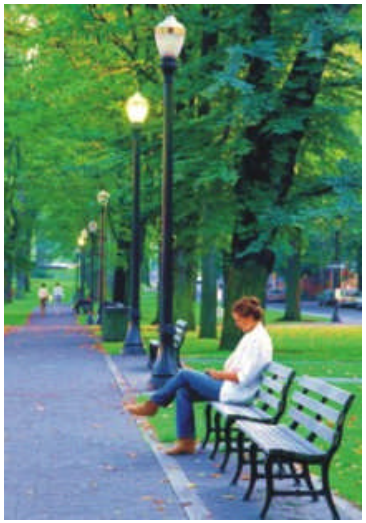


Image 12.1

Image 12.2

Image 12.3

Image 12.4

12.2 Public Usable Open Space Standards

Minimum Dedication Requirement	Usable Open Space	Greenway Improvement	Payment-In-Lieu Option for Usable Open Space
Existing Developed Lot Altered Over 75%	n/a	Improved or Dedicated. See 12.3.	n/a
Subdivision or Development Creating 10 or Less Lots	n/a	Improved or Dedicated. See 12.3.	n/a
Subdivision or Development Creating more than 10 Lots	5% total site area.[1]	Improved or Dedicated. See 12.3.	$ Market Rate of Property Per Square Foot
Other Development: See Chapter 7	As Shown and Required in Chapter 7.	As Shown and Required in Chapter 7.	$ Market Rate of Property Per Square Foot

[1] Total site area includes undevelopable, unutilized, or easement area(s). This same area (such as easements) may be used toward the usable open space requirements if all permissions have been granted and the usable open space complies with all other applicable standards of this document such as Section 12.4 and 12.5.

12.3 Greenway Improvement and Dedication Requirements

12.3.1 General Requirements:

Greenway requirements apply as indicated in 7.0 Applicability Matrix under 'Full Compliance'. Areas immediately adjacent to any creek system and the associated FEMA floodplain, and particularly the 'SWIM' buffers protecting these water systems shall be negotiated regarding greenway dedication between the landowner/developer, Charlotte-Mecklenburg Parks and Recreation Department, and appropriate official representing the Town of Pineville. At the very minimum the primary SWIM buffer area (currently extending 100 feet) on either side of the waterway centerline, as mapped through Mecklenburg County, must be subdivided and dedicated per 12.3.2-1 below.

12.3.2 Greenway Improvement and/or Dedication Options:

Greenways indicated in this or any other adopted town or county document must comply with one or more of the following options relating to the inclusion of greenway areas that are not currently part of the greenway system for the sake of both the protection of riparian zones and future public enjoyment. Greenway easement or dedication shall be to either Mecklenburg County Parks and Recreation or the Town of Pineville. The Town of Pineville shall reserve the option of first acquisition, however, for all greenway easements or dedications.

12.3.2-1 Option 1: Subdivision and Public Dedication

'SWIM' buffer area (minor tributaries excluded) in addition to area jointly agreed upon by the landowner/developer, Charlotte-Mecklenburg Parks and Recreation Department, and appropriate official representing the Town of Pineville are to be separately subdivided and dedicated to either the Town of Pineville or Mecklenburg County Parks and Recreation to become part of the greenway parks system. All town fees shall be waved relating only to the subdivision and public dedicated of greenway areas. Greenway improvements by the owner/developer are not required unless included and agreed upon in a Conditional Use Permit or the owner/developer wishes to improve this entire area for use as required usable open space.

12.3.2-2 Option 2: Easement Established

A permanent public greenway easement shall be established and recorded across the properties in question as determined and agreed upon by both the Charlotte-Mecklenburg Parks and Recreation Department and appropriate official representing the Town of Pineville. This easement shall include at the very minimum the primary creek SWIM buffer areas (minor tributaries excluded). This easement shall be both improved and maintained by the developer or owner in its entirety to 12.5 Usable Open Space Requirements.

12.3.2-3 Option 3: Payment-In-Lieu Option:

Under special written consideration of site or development requirements and/or limitations a payment-in lieu option may be allowed depending on unique or otherwise special site or development challenges so long as the spirit of this or any other adopted ordinance is not undermined. The payment-in-lieu option may be applied to both required land for usable open space and required usable open space improvements, it shall not be applied to required streetscape features, organization, architectural requirements or SWIM buffer required dedication areas.

The developer shall make the payment before approval of a final plat for the development, provided, however, the Town Administrator may allow phasing of payments consistent with any proposed and approved phasing of the development.

This option shall be a payment based upon the tax value of the land in question (per square foot) multiplied by the area of required usable open space that is to remain unimproved or undedicated (per square foot) as proposed in submitted development plans.

Payment is shall be made payable to the Town of Pineville for use in improving, maintaining, or purchasing this unimproved greenway area or any other similar public open space application.

12.3.2-4 **Option 4: Negotiated Dedication**
Development that wishes to otherwise amend, contest, or negotiate the above options shall be denied all new permits, approvals, reviews, plans, grading, utilities and similar relating to the entire development in question for a minimum of 18 months to allow for the negotiated resolution of the topics in question. At the end of the 18 months if a resolution has not been agreed upon then the resolution shall be pursued in applicable standard legal proceedings.

12.4 Required Usable Open Space Organization

12.4.1 **Organization and Location:**
The design and location of public open space on a site is perhaps the most important determinant in a successful pedestrian environment. To ensure that public open space is well-used, the most useable and feasible location should be selected and must be approved by staff. Priority is placed on broad multi-functional sidewalks and the greenway parks system.

12.4.1-1 Public usable open space shall be completely public, clearly defined, fronted by streets and/or primary building facades to encourage their use and patrol their safety.

12.4.1-2 Views and sun exposure should be taken into account in design and location.

12.4.1-3 The space should be well-buffered with trees and evergreen shrubs from moving cars so that users can enjoy and relax in the space.

12.4.1-4 Further define the space with low walls, landscaping, raised planters, or on-street parking to help buffer and create a comfortable "outdoor room".

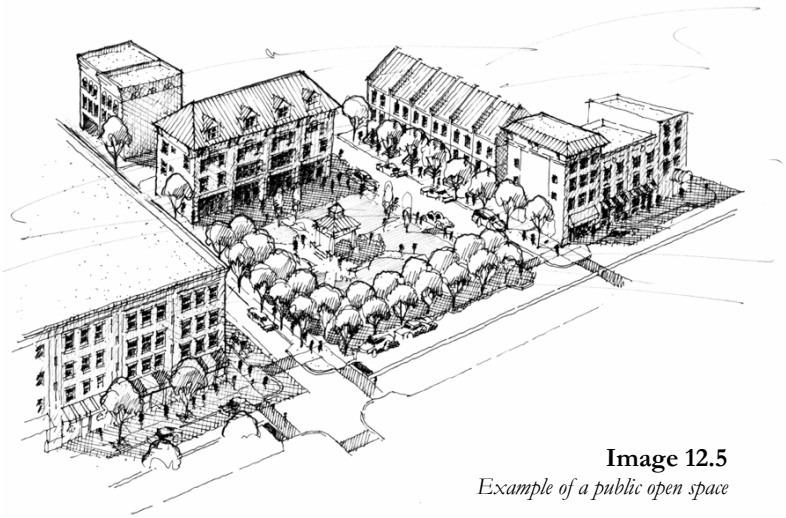


Image 12.5
Example of a public open space

12.5 Usable Open Space and Greenway Requirements

12.5.1 General Improvements:
The general aesthetic template to be followed is shown in Image 12.7. Improvements must consist of clearing weeds/understory brush, establishing/maintaining usable grassy and paved areas, wide clearly defined walkways, and seating.

12.5.2 Greenway Specific Standards:
Greenway improvement is required to fulfill both these requirements in addition to the requirements of the Mecklenburg County Parks and Recreation Greenway Standards. In the case of conflicting requirements the more strict requirement(s) shall be upheld. Combined pedestrian walkways and bicycle lanes (minimum 5 feet wide each) are required through the entirety of the greenway portion of the property in question and made to view the waterway (where possible). Greenway paths are required to be paved in asphalt, concrete, or masonry pavers. The bicycle lane must be marked and striped. Connectivity into adjacent parcels within the greenway or future greenway is required. Large maturing trees are required along both sides of greenway walkways at a maximum 35 feet on center and minimum 3 inch caliper. Existing vegetation may count toward this requirement.

12.5.3 General Pedestrian Walkways (Non-Greenway):
Paved (non-asphalt) pedestrian sidewalks are required in or around all spaces to be considered usable open space where most logical to a minimum width of 5 feet located behind a minimum width planting strip of 10 feet.

12.5.4 Creek/Slope Erosion:
In places where erosion is talking place, the bank(s) must be stabilized using naturalizing techniques including various sizes and colors of rocks (Image 12.6). Limiting the angle of creek banks to not exceed 30 degrees is recommended. Vegetation must be established and maintained onsite in areas where eroding sediment is entering any creek.

12.5.5 Pedestrian Pathway Lighting:
Decorative lighting where possible is encouraged along pedestrian paths.

12.5.6 Greenway Applied to Required Usable Open Space:
Improved greenways count toward and may satisfy the usable open space requirements.

Image 12.6

Image 12.7

12.5.7 Existing Features:
Significant stands of trees and other valuable topographic features shall be preserved and incorporated within the required open space areas where applicable.

12.5.8 Public Seating:
Publicly accessible places to sit in the public realm are important not only as basic amenities, but also in sponsoring casual social interaction. Seating can be both formal and informal from benches to low garden walls. Seating should be no less than 18 inches and no more than 30 inches in height above the pedestrian accessible grade and not less than 16 inches in depth. Seating of 32 inches in depth or greater and accessible from two sides shall count double. Individual chairs and spaces count as 1 ½ linear feet toward required seating. Moveable chairs and sidewalk cafes are strongly encouraged.

12.5.8-1 Non-Streetscape Seating:
Seating that is not part of street side or streetscape section must provide a minimum of 1.5' linear feet or 1 individual seat shall be provided for every 300 square feet of any required usable common open space or fraction thereof.

12.5.8-2 Greenway Seating:
A town approved bench or similar structure no shorter than 72 inches in length is required every 70 feet on center beside any greenway path.

Image 12.8
Example of friendly useable open space and seating.

12.5.9 Other Minimum Amenities (Streetscape and Greenway excluded):

12.5.9-1 One large maturing tree (2 inch caliper) every 35 feet on center in at least a 10 foot planting strip around the perimeter or along a linear path for required open space. Preserved trees may count toward this goal.

12.5.9-2 At least half of the open space should be at street level or grade.

12.5.9-3 Playground equipment, statues, and fountains, if provided, should be located toward the interior of open spaces.

12.5.9-4 One water tap is required for every 10,000 square feet of usable open space (greenway area excluded).

12.5.9-5 One garbage receptacle is required for every 5,000 square feet of usable open space.

12.5.9-6 Any and all additional but not required common space shall follow the same requirements as required usable open space.

12.5.9-7 Usable open space shall be located in the most central and/or easily accessible location possible.

12.5.10 Public Art:
Developments are encouraged to provide outdoor public art on their property or in any adjacent public/town/greenway areas to enrich the pedestrian experience and create a stronger sense of place.

13.0 Transportation and Pedestrian Plan

13.1 Existing Streetscape and Pedestrian Features

13.1.1 Sidewalks:

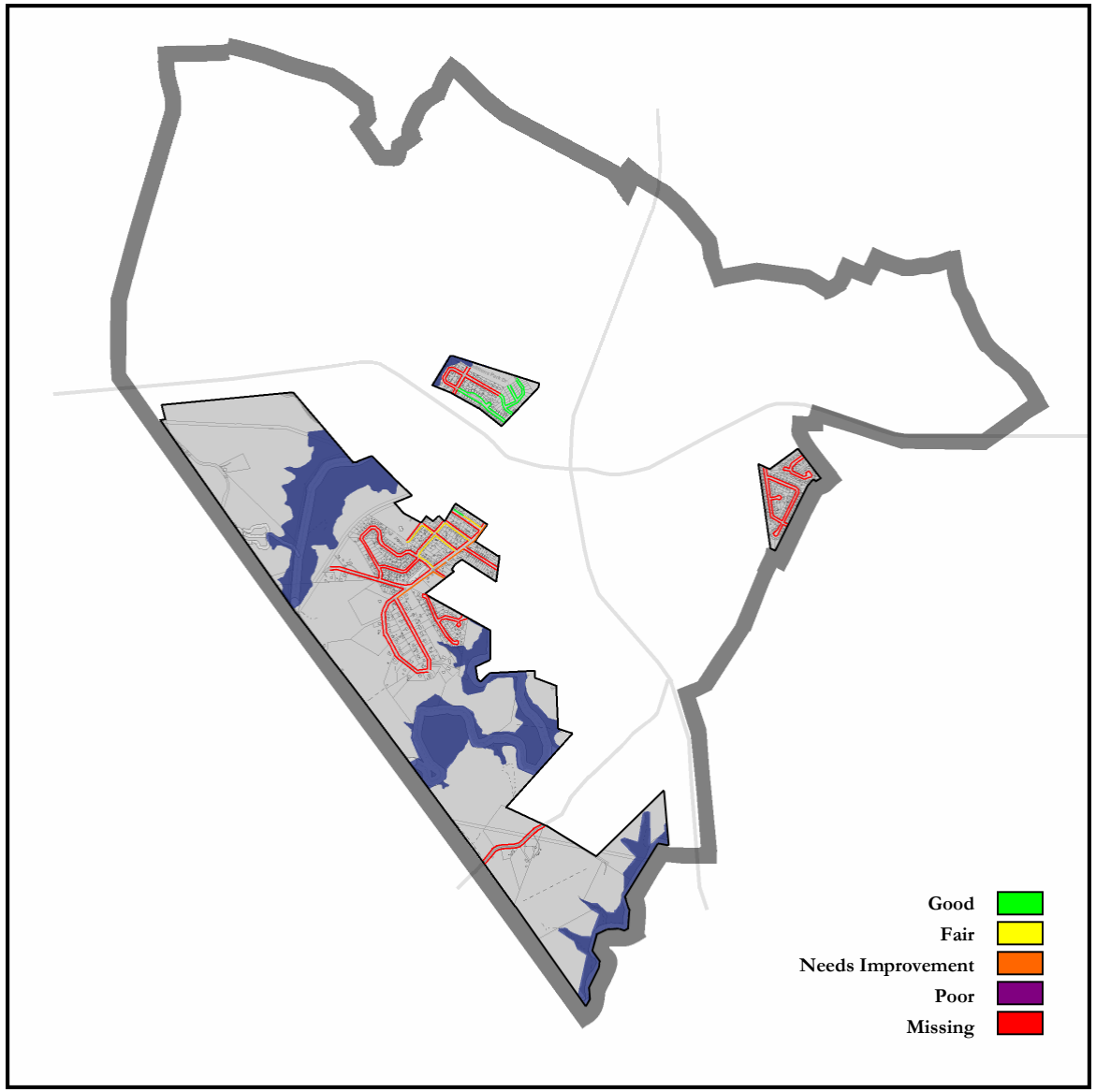


Image 13.1

Image 13.2

●Well maintained grass
●Attractive landscaping
●Sidewalk setback from street
●Trees could be large maturing varieties were there are no overhead utilities
● Trees should be planted between sidewalk and road to offer a better sense of pedestrian comfort as in Image 13.5

Image 13.3

●Attractive large maturing trees
●Well maintained grass
●This open space is not readily usable
●Missing sidewalks
●Missing sidewalk bench seating

Image 13.4

●Undeveloped properties offer greatest potential to install:
Sidewalks
Street trees
Bicycle lanes
Utilities underground

Image 13.5

● An example of an attractive pedestrian streetscape.

Image 13.2

Image 13.3

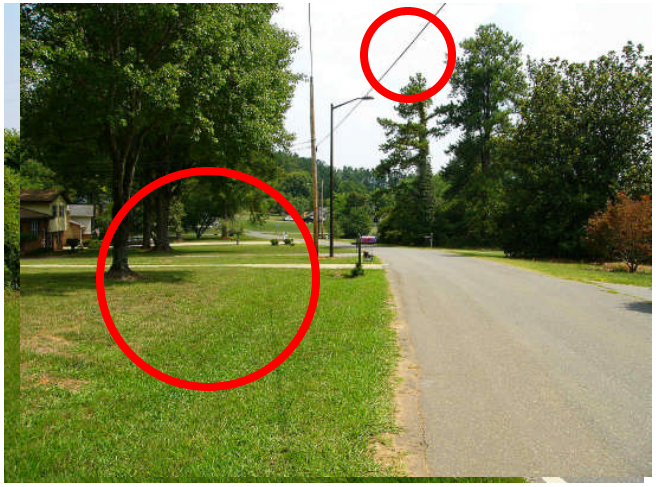


Image 13.4

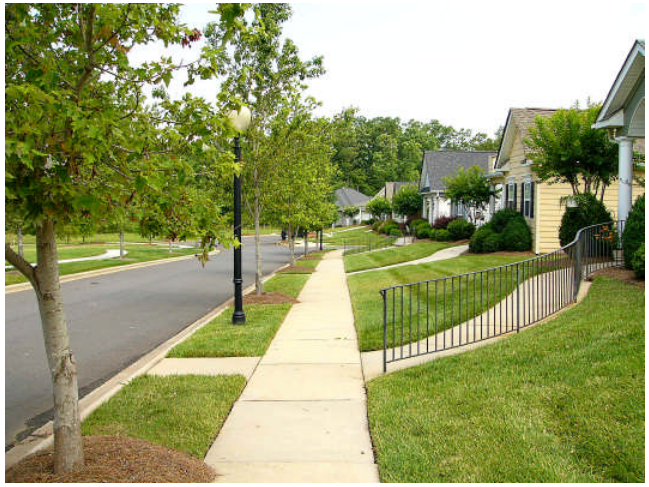


Image 13.5

13.2 Future Bicycle and Pedestrian Network and Amenities

13.2.1 **Pedestrian and Bicycle Network:** Provide a complete network of pedestrian and bicycle paths that interconnect building entrances, parking, transit stops, public sidewalks and crossings, adjacent properties, adjoining off-street paths, and other key destinations on or adjacent to the site. Avoid steps; provide curb ramps to accommodate wheelchairs, bicyclists, and baby strollers (Image 13.6/13.8).

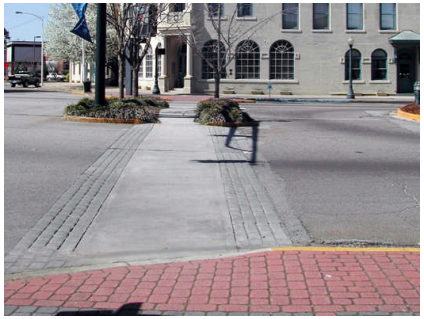


Image 13.6

13.2.2 **Adherence to streetscape section(s) and pedestrian design:** Streetscape section arrangements as shown incorporating sidewalks, street trees, and bicycle lanes, etc. must be incorporated where mandated by the applicability matrix from chapter 7.0. The exact location of bicycle lane within the streetscape section may be modified upon approval of the planning director.

13.2.3 **Pedestrian Pathways:** Pedestrian pathways should be provided from the street to the parking area between buildings, as necessary to ensure reasonably safe, direct, and convenient access to building entrances and off-street parking. To aid pedestrian navigation and comfort, the following elements along paths are recommended (Image 13.7):

- Landscaping, such as rows of trees and shrubs, flower beds, and planters
- Pedestrian scaled lighting, such as lighted bollards
- Small, color-coded way-finding signs, or a directory
- Vertical architectural elements, such as arches
- Seating and resting spots
- Special paving

Image 13.7

13.2.4 **Crosswalks:** Whenever pedestrian pathways cross internal drives, curb cuts, and streets or similar (Image 13.8), a different material or texture such as stamped asphalt or concrete in addition to a different color must be used. Where stamped concrete is used it need not be a different color.

13.2.5 **Bicycle Parking:** See Zoning Ordinance.

13.2.6 **Curb-Return Radii:** Curb radii shall be designed to reduce pedestrian crossing times along all streets requiring sidewalks. Curb radii should not exceed 20 ft.

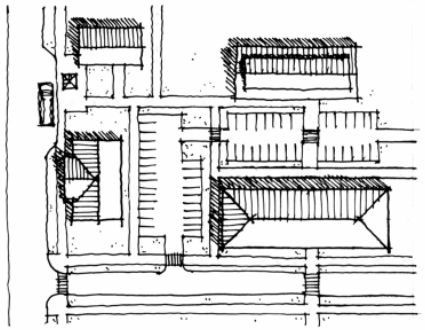


Image 13.8

13.3 Future Roads

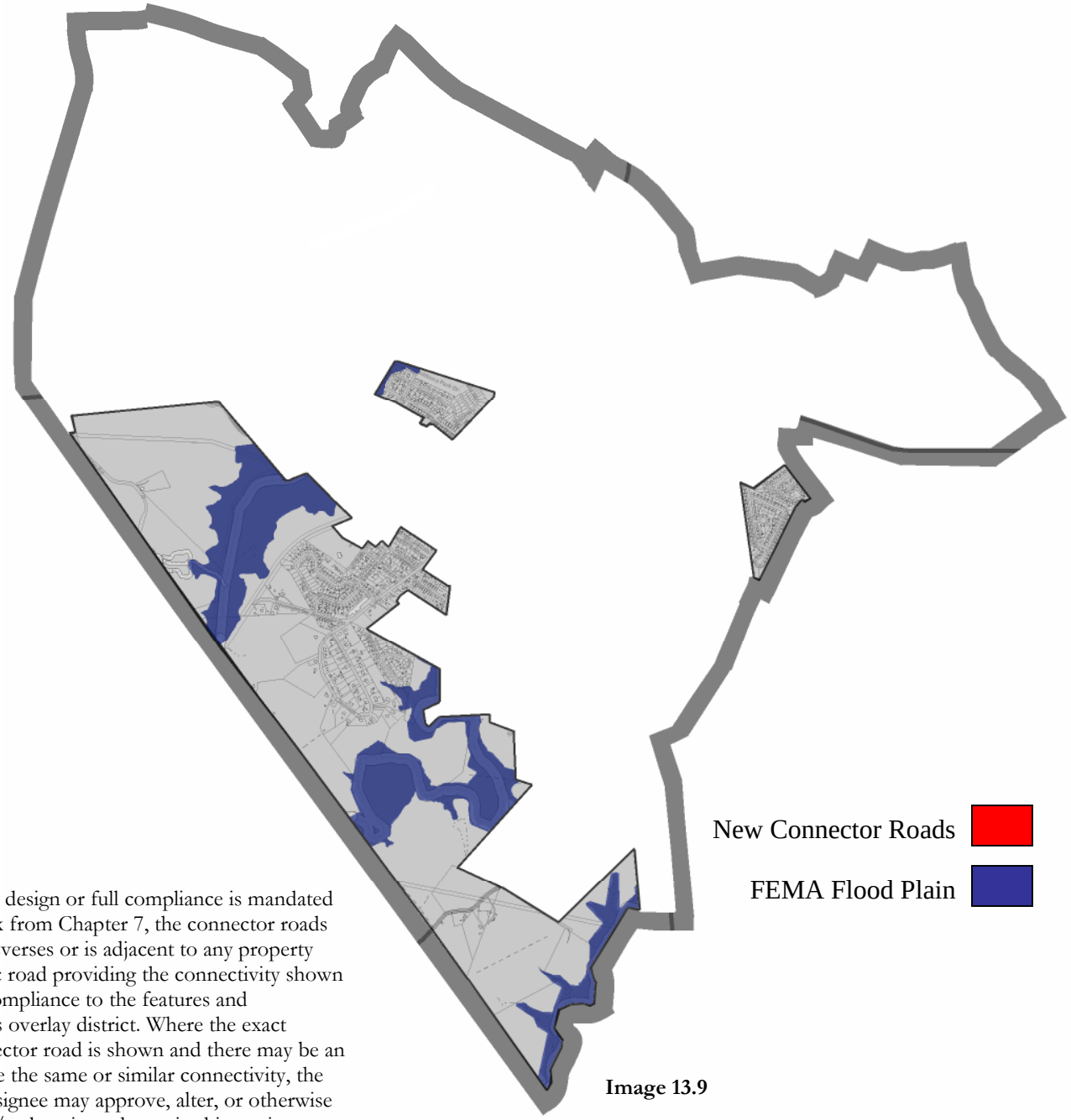


Image 13.9

13.3.1 **Implementation:** Where site design or full compliance is mandated under the Applicability Matrix from Chapter 7, the connector roads (or portion thereof) that transverses or is adjacent to any property shown in Image 13.9, a public road providing the connectivity shown must be constructed in full compliance to the features and specifications indicated in this overlay district. Where the exact location a future public connector road is shown and there may be an alternate possibility to provide the same or similar connectivity, the Planning Director or their designee may approve, alter, or otherwise modify the requirements and/or locations shown in this section.

14.0 Definitions

Accessory Structure – Any building, structure or portion thereof that is subordinate or secondary in function to the primary building or structure such as garages, ATM machines, flag poles, gazebo's, etc.

Alteration – Any external change of a wall, building footprint, canopy, etc. or operation that changes the general mass or material from the previous condition.

Buildable – The ability to be built or developed, by the addition of impervious elements such buildings, parking lots, and similar associated features.

Complete Pitched Roof – An angled roof that converges at a peak over a building to shed rain (Image 10.32) that in no instance has a flat, nearly flat or partial pitched roof (Image 14.1).

Corporate Architecture – Any commonly repeated design, architectural feature, detail or similar structure that is easily identifiable as belonging to a specific corporate, commercial, or other enterprise. Typically using standardized branding elements such as, but not limited to roofs, towers, arches, bells, windows, and curves.

Daylight Basement – A basement which is primarily underground but has windows to allow daylight to enter, such as for properties with significant changes in elevation.

Dormers – Window projections extending from a sloped roof.

Eaves/Soffit – The overhanging or lower edge of a roof. See Image 14.1attractive soffit detail.

Floor Plate – The gross square footage of a single floor occupied by a single tenant.

Front Loading Garage – A garage with a garage door located on the most visible façade or façade where the formal front door is located, generally directly loaded from within the front yard area.

Grade – Ground level at given spot for fences and walls, or where the ground intersects a building, sign, etc. measured from top of curb or pavement

Greenway – Any perennial stream, creek, or otherwise proposed water feature and the surrounding area as stated or identified by either the City of Charlotte or the Town of Pineville, such as Sugar Creek, Little Sugar Creek, or McAlpine Creek.

Knee Wall – Any short wall used as a part of the support for a roof structure and built to create additional useable space under a roof, usually paired with dormers in the creation of a half-story.

Large Maturing Tree – A tree listed as an approved large maturing tree in Pineville's Approved Tree and Shrub list. Typically growing over 40', tolerant of our particular climatic zone, pollution tolerant, and long-lived.

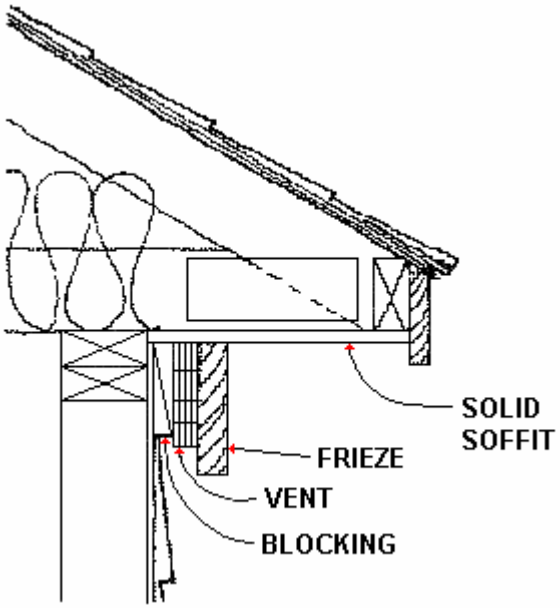


Image 14.1

Linear Building Frontage – The entirely enclosed and occupied portion of a building as it faces or extends along a property boundary.

Partial Pitched Roof – A roof that begins as angled but whose majority is actually flat and/or does not converge at a common peak from all sides to shed rain. See Image.

Pilaster – A rectangular protrusion or addition to a façade that takes on the form of a column, but which is not freestanding consisting of a base, middle, and capital.

Planning Director – The head planner for the Town of Pineville, or their designee.

Primary Façade - Any building façade or portion thereof that looks directly onto or is visible from any street (alleys excluded) or public space intended as park, usable open space, or similar.

Proportionate – Harmonious and balanced in traditional scale and detail to all parts of the composition as determined by the Planning Director or their designee.

Quoin – A solid architectural element such as brick or stone forming the external corner of a wall. Quoins are a decorative element that are usually larger, a different color, or different shape than the rest of the surrounding wall.

Rectilinear/Orthogonal – Straight lines meeting at no more or no less than ninety degrees.

Street Planting Terms – **(Tree Wells)** a square or circular area within a paved area, usually a sidewalk, that is planted with a single approved tree, mulched over and sometimes planted with additional vegetation to provide shade, overhead canopy, and buffer from another area such as a street.
(Planting Strip) a generally continuous planting strip in which an orderly planting of multiple trees and sometimes other vegetation and is mulched over that creates a buffer between two or more areas such as the street and sidewalk.

Street Trees – Trees planted in either tree wells or a planting strip located immediately adjacent to a road, generally between a road and sidewalk.

Streetscape – A building, series of buildings façades, and the space running parallel between these facades and the street comprising an overall street vista or comprehensive visual impression by general pedestrian and/or vehicular traffic.

Temporary – Not intended or allowed to remain in perpetuity. For construction: lasting no longer than the time needed to complete construction.

Trim – The integrated proportionate architectural embellishment of a buildings façade taking place along strategic edges or borders such as under, over, or around windows, doors, foundation, parapet, roof, etc. Trim must not overpower, interfere, or become greater than 25-35% of the composition of a single façade.

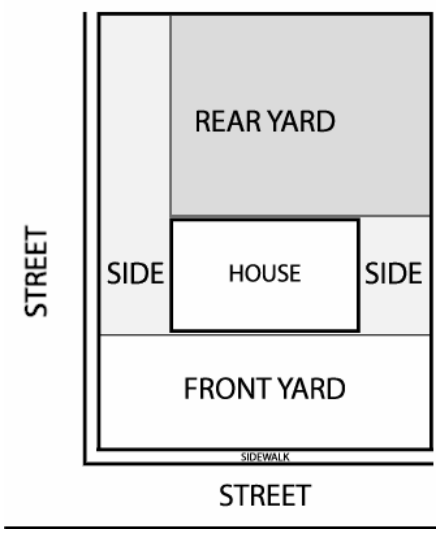
Usable Open Space – Is outdoor open space that is an amenity by way of features and able to occupied by the pedestrian or general population. This space shall have sidewalks, common and easy accesses, seating, generally flat topography, cleared of weeds, overgrowth, and debris, in addition to being consolidated in distribution rather than dispersed.

Well Detailed – Visually interesting, attractive, well fitted, and integrated into various other components as to hide gaps and resist weathering.

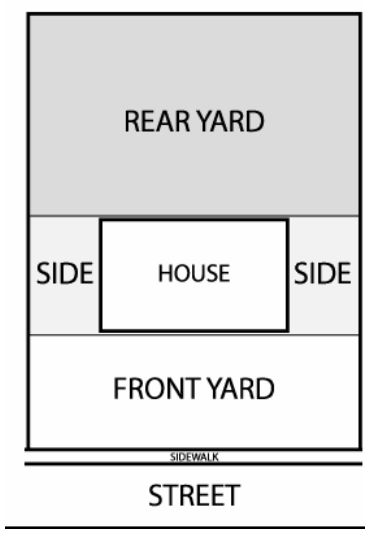
Yard (front/side/rear) see Image 14.2 – 14.3
(Front yard) is the area measured from the primary building façade and/or formal front door extended both outward to side property boundaries and forward to a street, right-of-way, or similar.
(Side yard non-corner) is the property area immediately between the front and rear façades extended outward to property lines. See Image 14.3.
(Side yard corner) is the property area immediately behind the front façade extended both outward to the adjacent street and backward from the rearmost corner facing this street, right-of-way, or similar to the rear property limits. See Image 14.2.
(Rear yard) is the area behind the rear façade of a building extended outward and backward to property boundaries in area which is not a front or side yard. Image 14.2/14.3.

Zoning Ordinance – The Pineville Zoning Ordinance.

Corner Lot Image 14.2



Standard Lot Image 14.3



Images

CHAPTER 1
CHAPTER 2
CHAPTER 3

CHAPTER 4
Image 4.4:
http://hul.harvard.edu/huarc/refshelf/cba/images/lakeview112_920413.jpg
Image 4.5:
http://www.athomecharlotte.com/historic/images/myerspark/histmpstreet11.jpg
Image 4.6: Image by Travis Morgan
Examples:
1 http://www.flickr.com/photos/historicdundee/1002345489/
2 http://ctarmls.com/CharlestonReports/media/2725160_143252.jpg
3 http://www.flickr.com/photos/ettml/1971453066/in/pool-92575895@N00/
4 http://www.flickr.com/photos/historicdundee/46898672/in/set-916441/
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Image 4.7:
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Image 4.8:
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Image 4.10:
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CHAPTER 5
CHAPTER 6
CHAPTER 7
CHAPTER 8

CHAPTER 9
Image 9.1: Image by Travis Morgan

CHAPTER 10

Image 10.2.1:
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Image 10.2.2
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Image 10.1
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Image 10.23
http://www.bluerabbitconstruction.com/projects/deck-recon/deck-recon2-800px.jpg
Image 10.24
http://www.kirbykerns.com/images/photo19.jpg
Image 10.25
http://www.flickr.com/photos/cryptic1/424100571/
Image 10.26
http://www.joseph-jenkins.com/chimneys.html
Image 10.27
http://www.araroofing.com/Facia%20and%20Soffit.htm
Image 10.28
http://www.flickr.com/photos/historicdundee/1284481371/
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http://www.flickr.com/photos/historicdundee/45072602/in/photostream/
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http://www.oquirrhmountain.com/images/soffit%20Fascia1.jpg
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http://www.oquirrhmountain.com/images/soffit%20Fascia1.jpg
Image 10.32 Courtesy Carol A. Markell, Home Energy Magazine
http://www.homeenergy.org/archive/hem.dis.anl.gov/eehem/picts/96112702.gif
Image 10.33
http://www.flickr.com/photos/parcelpacker/361042664/
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Image 11.5: Image by Travis Morgan
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http://www.stonecraftsman.com/images/Retain/P6150013.JPG
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Image 11.9: The Lawrence Group: Pineville Urban Code
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http://michigan.sierraclub.org/huron/aagreenway.htm
Image 12.2:
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Image 14.2*:
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*Edited
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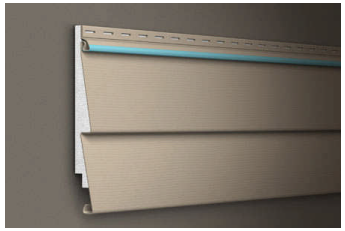
Vinyl Siding Requirements:

Vinyl siding shall be permitted as a siding material but must comply with the following requirements:

1. Vinyl siding component on the front façade is to be a maximum of 25% of the wall area
2. Vinyl siding must have a textured (not smooth) pattern to enhance its character and minimize the appearance of scratches.
3. Vinyl siding must have a low gloss color rating.
4. Vinyl siding must have a minimum thickness of 0.044 inches to increase durability, wind resistance, fire resistance and aesthetics.
5. Vinyl siding must have a class 1(a) fire rating.
6. Vinyl siding must be wind resistant to 180 mph.
7. Window, door, and corner trim must be a minimum of 6 inches in width (both sides for corners).
8. Vinyl siding styles shall be only simple shakes, clapboards, or shingle styles shown below.



9. Beaded style vinyl siding (shown below) shall be prohibited.

17.0 Credits

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and built upon previous work from:

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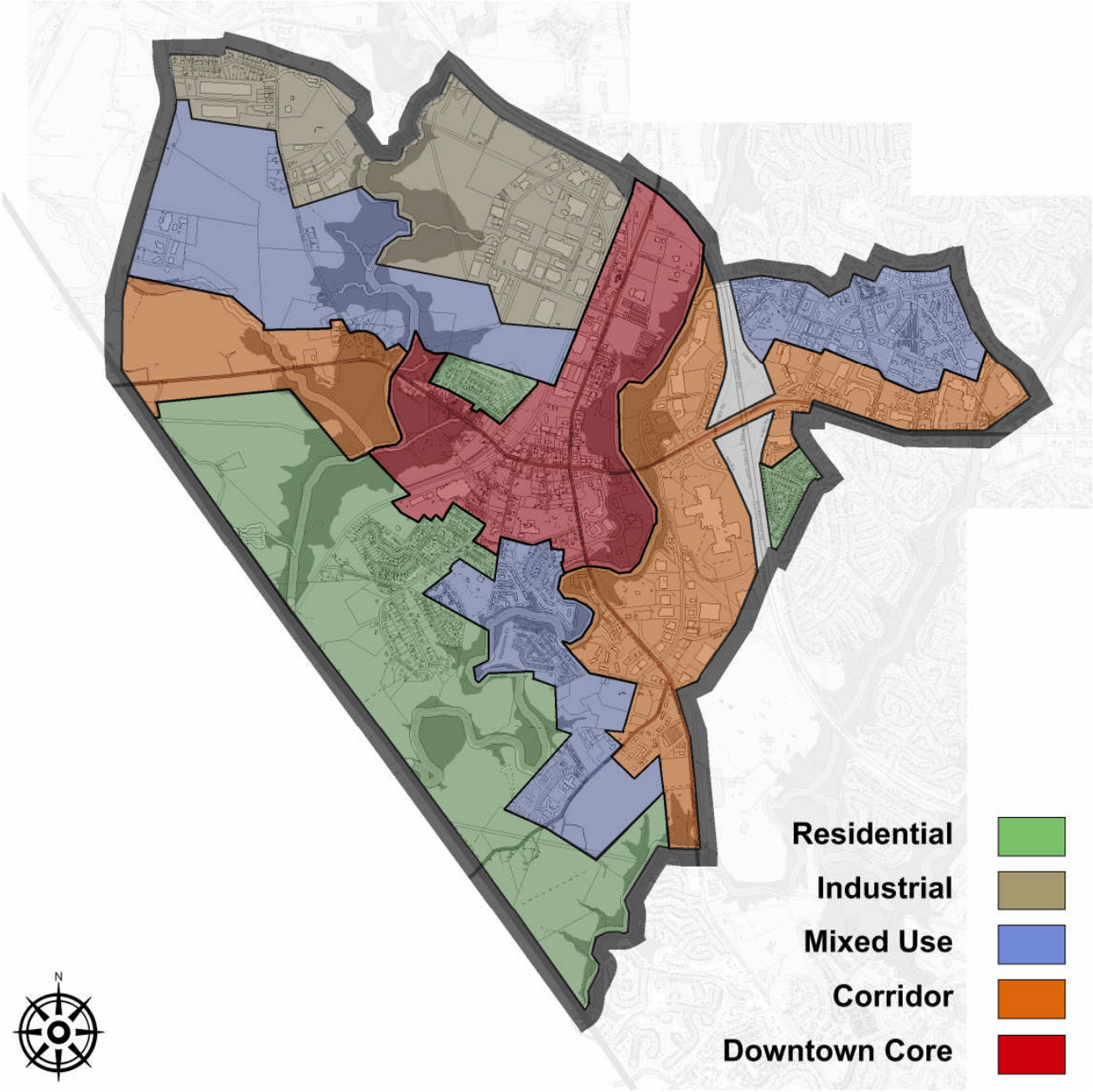
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