

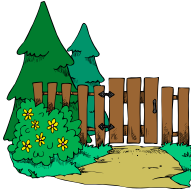
## LANDSCAPING REQUIREMENTS

Any non-residential use located in either the O-I, N-B, H-B, S-C, C-B, G-B, M-1 or M-2 Districts and located on property abutting any R-A, RU-R, R-R, R-20, R-12, R-8, R-8A, or R-O Residential District, unless separated by a public street or railroad right-of-way, shall provide a screening device as described below. Such screening device shall be provided along the full length of any common property line and shall be maintained as long as the conditions requiring the original installation exists, even if active operations cease. Provided, the screening device shall not be required where the use on the abutting property is a non-residential use.

The requirement for the installation of a screening device shall be initiated by the occurrence of any one or more of the following activities on the non-residential property;

1. The initial use, development or occupancy of the non-residential property;
2. Any change in use or occupancy of the non-residential property which results from a change in the zoning classification of the non-residential property; and/or
3. Any building expansion that increases the floor area of the non-residential use or any addition of parking that provides ten (10) or more spaces, whether required or not.

The screening device shall be provided by the non-residential use even if the abutting residentially zoned land is vacant. Screening Device - A screen that is at least ninety (90) percent opaque from the ground to a height of at least six (6) feet. The screen is intended to block visual contact between uses and to create a strong impression of spacial separation. The screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation.



## LANDSCAPING REQUIREMENTS (cont)

In any case where vegetation, either existing or proposed, is to be used as the required screening device, if the vegetation is to be less than ten (10) feet in width (thickness), a fence, wall or similar device at least fifty (50) percent opaque and six (6) feet in height shall be used in combination with the vegetation. In all cases, the screen must be at least ninety (90) percent opaque in all seasons of the year. Planted vegetation must be a minimum of four (4) feet high and one (1) inch in diameter, measured six (6) inches above grade, when planted. Existing vegetation must be equivalent. In no case shall the screening device required by this Section interfere with visibility at intersections at set forth in Section 3.11 or with visibility at entrances and exits at public streets. In addition, such screening shall not be required to the extent that in the opinion of the Zoning Administrator the screen would interfere with driveway visibility.



## PARKING REQUIREMENTS

There shall be permanent off-street parking space in the amount specified by Section 10 of the Iredell County Zoning Ordinance. Such parking space may be provided in a parking garage or properly graded open space.

A. Certification of Minimum Parking Requirements: Each application for a Zoning Permit submitted to the Zoning Administrator as provided for in this Ordinance shall include information as to the location and dimensions of off-street parking and the means of entrance and exit to such space. This information shall be in sufficient detail to enable the Zoning Administrator to determine whether or not the requirements of this Section are met.

B. Definition of a Parking Space: The storage space of one (1) automobile. The size of a parking space shall be in accordance with geometric design principles for the type space and lot. All parking spaces—gravel or paved—must be marked (See Table I, Geometric Design Standards).

# IREDELL COUNTY COMMERCIAL SITE PLAN REVIEW



Prior to the issuance of any permits or the approval of any proposed development regulated by the Iredell County Zoning Ordinance a site plan shall be submitted to the Planning & Development Department for review and approval. Only one copy of a site plan is needed. Site plans are reviewed as they are submitted.



## SITE PLAN REQUIREMENTS

### All plans must contain the following information:

- Parcel ID #; owner name; address and phone # of owner or contact person
- Survey (to scale) showing property boundaries and total acreage; vicinity map showing relationship to adjoining streets, railroads and/or waterways; date and north arrow
- Proposed location and number of all structures (existing and proposed), their area and exterior dimensions
- Proposed use of all land and structures
- Existing and proposed easements and rights-of-way
- Zoning of subject property and adjacent properties; use of adjacent properties
- Number of proposed new employees
- Number of proposed new seats
- Number of proposed new bathrooms
- Proof of water and sewer providers; or whether a septic inspection is necessary
- Approximate completion time for project or phase
- Declination of areas within the floodplain as shown on the FEMA Flood Hazard Boundary Maps for Iredell County
- For properties within a watershed: Impervious surface in 1994, impervious surface created since 1994, and proposed new impervious surface
- Total new area (in square footage or acres) to be disturbed or graded
- Parking lot: location and size of parking spaces; ingress and egress to adjacent streets; location of gravel and pavement; copy of NCDOT driveway permit when applicable
- Description of screening, landscaping, and buffering as required by the Zoning Ordinance as well as any parking lot landscaping
- Setbacks, height, and minimum building separation as required by the Zoning Ordinance
- Description of any Special Uses or Conditional Uses placed on the property
- Location of future road right-of-way if road will be widened; compliance with comprehensive transportation plans and/or Thoroughfare Plan
- Description of outdoor lighting  
Intent to build sign, if applicable

## PARKING LOT LANDSCAPING

In any Zoning District where parking spaces for twenty-five (25) cars are required or provided for a use or uses on a site, the parking lot shall be landscaped with canopy trees. This requirement shall be initiated by the initial use or development of the property. In addition, in any case where ten (10) parking spaces are added, whether required or not, the entire parking lot including existing parking areas shall be landscaped if the total on the site then equals twenty-five (25) or more. The ordinance requires one canopy tree for every 12 parking spaces. Required canopy trees shall be distributed throughout the parking area and shall be located within or adjacent to parking lots as tree islands, at the end of parking bays, inside medians or between rows of parking spaces. Canopy trees must be a minimum of eight (8) feet high and two (2) inches in diameter, measured six (6) inches above grade at planting. When mature, a canopy tree should be at least forty (40) feet high and have a minimum crown width of thirty (30) feet.



## ZONING INSPECTIONS

A zoning official will conduct an inspection of the property before the project is finished to ensure that the project was built according to the site plan, and particularly that the parking lot and landscaping are installed according to the zoning code. The zoning inspection is required to obtain a Certificate of Occupancy and occurs before the final building inspection can be scheduled.

## FEES

Fees vary by project but the fees that may be charged are a \$77.25 zoning permit fee, a \$100 site plan review fee, a \$103 grading fee, a \$150 existing septic system inspection fee, or a \$500 new septic system fee (for a “perc test”), and a \$495 new well fee.

Once a zoning permit has been written a zoning official will call to say it is ready to be picked up and paid for. Permits may be picked up from 8:00 to 4:30 Monday through Friday. The Building Standards Center accepts cash, check, and debit cards.

## CONTACTS

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