

## **Section 6.18.2 Roadway Protection Overlay District Two (RPO2)**

- A. Application. The requirements of this Section apply to all uses in the RPO District except one and two-family residences, including newly established uses and changes in use that require site plan approvals.
- B. Front Yard Setback. The front yard setback shall be a minimum of eighty (80) feet measured from the centerline of the frontage roadway but in no case shall the front yard setback be less than that required by the use for the underlying district in which located, or thirty (30) feet whichever is the greater. Where applicable, the front yard setback is to be measured from any future right-of-way as designated in the Iredell County Thoroughfare Plan. No chain link or similar fencing is permitted in the front yard. Fences of natural materials (i.e. wood, brick, stone, etc.) would be permitted in the front yard.
- C. Minimum Lot Width. The minimum lot width for all lots created after the effective date of the RPO District shall be one hundred and fifty (150) feet.
- D. Outside Storage of Materials. All outside storage of materials shall be prohibited. This shall include the storage of goods or materials which are not an integral part of the use of the property and which are not obviously for sale. This shall not preclude any situation where the primary use of the property includes the outside display of goods for sale such as automobiles, boats, mobile homes, etc.
- E. Ingress and Egress Points.
  - 1. On any lot in any planned multi-tenant development which contains more than one lot, no two points of ingress and egress (as measured at their closest distance) shall be closer than three-hundred (300) feet apart. No more than two (2) separate points of ingress and egress per lot or within a planned multi-tenant development shall be allowed per road front, except where included as a condition for a use which requires a conditional use permit located on a lot containing five (5) or more acres. Any use engaged in the sale of automobile fuels to the public and having more than three (3) fuel stations shall be allowed to have no more than one additional point of ingress and egress per road front provided that said point of ingress and egress is located no closer than forty (40) feet from any other such access point.
  - 2. Except where ingress and egress would be denied, no portion of a point of ingress and egress shall be located closer than two-hundred (200) feet to the centerline intersection of the road upon which the use fronts and an intersecting road. Any driveway serving as a point of ingress and egress shall have a width not to exceed thirty-six (36) feet unless otherwise required by NCDOT.

3. For purposes of determining the allowable number of ingress and egress points on any particular lot, all lots recorded at the effective date of this Ordinance shall be granted at least one ingress and egress point per road front unless access can be provided internally. If any subdivision of land occurs after the effective date of this Ordinance, the number of ingress and egress points shall be determined based on the linear road frontage the tract contained prior to such subdivision. For instance, if a tract of land contained 1,300 feet of road frontage and, subsequent to the adoption of this Ordinance, were subdivided into three lots, only two points of ingress and egress serving the three lots would be allowed.
4. The creation of off-set driveways and/or intersections is not permitted, unless no practical alternative exists.
5. All driveway entrances with direct access onto a thoroughfare that lies within an RPO and which must have an approved NCDOT driveway permit must be paved to NCDOT standards from the edge of the existing roadway pavement to the existing right-of-way limit on the interior of the property.
6. All parking areas must be located in the rear and/or side yard and must be connected to adjacent parking areas where feasible.

#### F. Signs.

1. One monument sign per lot (or multi-tenant development) shall be allowed. The maximum height of a monument sign shall be six (6) feet. The maximum area of all monument signs shall be thirty-six (36) square feet unless a lower sign height and/or a smaller sign area is required for the underlying zoning district. In such case, the more stringent height and/or size requirements shall apply.

In the event that a parcel has frontage on more than one public road a monument sign shall be permitted for each road frontage. The maximum area for each additional sign shall be thirty-six (36) square feet. All additional signs shall meet the standards listed above concerning height and underlying district requirements.

Furthermore, wall signage will be allowed and shall not exceed thirty-six (36) square feet.

2. All monument signs must be at least ten (10) feet from the right-of way line.
3. All signs shall be constructed to the standards of Section 3108 of the North Carolina Building Code and shall be tastefully done. They shall be maintained in safe condition, free from deterioration, missing parts, and peeling paint.
4. Billboard signs, off-premise advertising signs, temporary signs (including real estate signs), portable signs, and moveable signs are prohibited.

## G. Outdoor Lighting Standards.

Outdoor lighting shall not exceed 6-foot-candles, measured at ground level at any point within the property, and shall be installed in such a manner that the source of light (the bulb) is shielded and not visible from adjacent roadways. All lighting shall be directed inward in such a manner so as not to produce glare onto adjacent property and so that the primary cone of illumination does not extend beyond the property lines.

## H. Landscaping.

1. Any chain link or similar fencing visible from the street must be screened at least ninety (90) percent opaque from the ground to a height of at least six (6) feet as per Section 12.1 of the Iredell County Zoning Ordinance.
2. Commercial Parking lots must be screened from the roadway at least ninety (90) percent opaque from the ground to a height of at least four (4) feet as per Section 12.1. This provision may be omitted if it is accomplished by #1 above.
3. The parking lot shall also be landscaped with canopy trees as required by this section at the rate shown below. This requirement shall be initiated by the initial use or development of the property. Canopy trees shall be provided at a rate of one canopy tree for every 6 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. A list of appropriate trees can be found in the section below.
4. A landscaped roadway yard shall be provided by each use subject to this requirement. The requirement for a landscaped roadway yard shall be initiated by the occurrence of the same activities as set forth in Section 12.1. A landscaped roadway yard is a landscaped area parallel to the public roadway designed to provide continuity of vegetation along the right-of-way and a pleasing view from the road. The landscaped area shall be penetrated only by driveways and crosswalks. The minimum width of the roadway yard shall be fifteen (15) feet measured from and parallel to the public road right-of-way or future right-of-way as designated by the Iredell County Thoroughfare Plan, whichever is most restrictive. It shall be landscaped and maintained with a combination of trees and shrubs, consisting of a minimum of one (1) tree and ten (10) shrubs for each fifty (50) feet. The following is a sample list of recommended trees by common name:

Red Maple	White Pine	Pecan
Sycamore	Deodar Cedar	White Oak
White Spruce	Pin Oak	American Holly
Post Oak	Black Locust	American Linden
Red Mulberry	American Elm	

The following is a sample list of recommended shrubs by common name:

American Boxwood	Common Juniper	Carolina Allspice
Nandina	Flowering Quince	Azalea
Hedge Cotoneaster	Mapleleaf Viburnum	Japanese Holly
Sargents Chinese Juniper	Japanese Barberry	Common
Laurelcherry		
Purple Beautyberry	Fragrant Sumac	

## I. Architectural Recommendations

### 1. General Recommendation

- a. At least 70% of the street level frontages shall be in windows or doorways. Street level windows shall be visually permeable. Mirrored glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
- b. No frontage wall shall remain unpierced by a window or functional general access doorway for more than sixteen (16) feet.
- c. The principle, functional doorway for public or direct-entry access into a building shall be from the fronting street. Corner entrances shall be provided on corner lot buildings.
- d. Decorative cornices shall be provided for buildings with a flat roof. Alternatively, eaves shall be provided with a pitched roof.
- e. A building canopy, awning, or similar weather protection may be provided and should project 3.5 feet from the façade.

### 2. Materials

- a. Commercial building walls shall be brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principle structure.
- b. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles, or similar material.
- c. Signs on the insides of glazed openings may be neon.

### 3. Configurations

- a. All visibly exposed facades shall have a recognizable base course, which shall align with the sill level of the first story consisting of, but not limited to:

thicker walls, ledges or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile, lighter or darker colored materials, mullions, or panels; and/or planters.

- b. All visibly exposed facades shall have a recognizable top consisting of, but not limited to: cornice treatments, other than just colored stripes or bands, with integrally textured materials such as stone or other masonry or differently colored materials; sloping roof with overhangs and brackets; stepped parapets; and/or a cornice which shall terminate or cap the top of the building wall.
  - c. Two wall materials may be combined horizontally on one façade. The heavier material should be below.
  - d. Skylights shall be flat (non-bubble).
4. Techniques
- a. Stucco shall be float finish.
  - b. Windows shall be set to the inside of the building face wall.
  - c. All rooftop equipment shall be enclosed in the building material that matches the structure or is visually compatible with the structure.