

### **Section 6.18.1 Roadway Protection Overlay District (RPO)**

- 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. 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.

#### F. Signs.

1. One free-standing identification sign per lot (or multi-tenant development) shall be allowed. The maximum height of a free-standing sign shall be fifteen (15) feet. The maximum area of all free-standing signs shall be seventy-two (72) 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 an identification sign shall be permitted for each road frontage. The maximum area for each additional sign shall be fifty (50) 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 100 square feet.

2. All free-standing signs must be at least ten (10) feet from the right-of way line.
3. 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 vinyl coated & colored dark green or black. It must also be screened with vegetation or a landscaped berm at least 90% opaque from the ground to a height of at least 4 feet. Vegetation must be a minimum of 2 feet high when planted. All fencing and vegetation shall be kept in a state of good repair.
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.

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 vegetative cover and shall be planted with small and/or medium shrubs at a rate of fifteen (15) per one hundred (100) linear feet of street yard not counting driveway and crosswalk area. The Planning Director may approve a different vegetative landscape type when in his opinion equal or better performance will result. 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	

If the standards attributed to the landscaped roadway yard will meet the intent of, and provide the necessary screening as listed in H.2, this option may be used in lieu of those requirements.