



## Iredell County Non-Residential Site Plan Review

Prior to the issuance of any permits or the approval of any proposed development regulated by the Iredell County Land Development Code a site plan shall be submitted to the Planning Division for review and approval. The sit plan must be drawn and sealed by a surveyor or engineer. 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

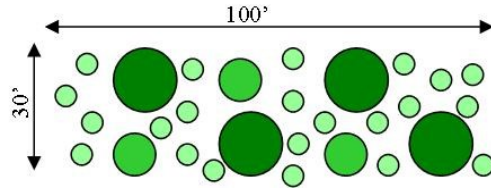
# Iredell County Non-Residential Site Plan Review:

## Buffering and Screening

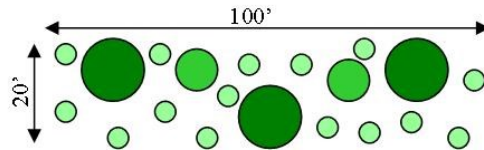


**Buffering Requirements:** Any non-residential use located in the RO, OI, NB, HB, or GB district and abutting a residential district shall provide buffering.

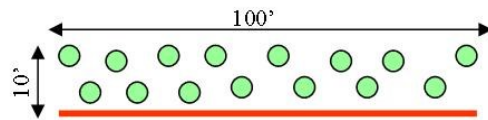
Uses in **GB & HB** districts must provide a thirty (30) foot wide buffer using 4 canopy trees, 3 understory trees, and 24 shrubs every 100 linear feet.



Uses in **NB, RO & OI** districts must provide a twenty (20) foot wide buffer using 3 canopy trees, 2 understory trees, and 15 shrubs every 100 linear feet.



Where a wall is used, it shall be constructed of brick, stone, masonry, durable wood, or vinyl material and shall be at least six (6) feet in height with a ten (10) foot wide buffer of evergreen shrubbery planted on the side of which faces the adjoining property.



DISTRICT/USE	TYPE OF BUFFER	SECTION
GB, HB	30 Ft. Vegetative Buffer	5.2.1.B.1.a
NB, RO, OI	20 Ft. Vegetative Buffer	5.2.1.B.1.b
M1, M2	Screen and 30 Ft. Setback	5.2.2
All Outdoor Storage	Screen and 30 Ft. Setback	5.2.2
Parking Lot	Landscaping	5.3
Roadway	Landscape Roadway Yard	5.4

**Screening Requirements:** The screen is intended to block visual contact between uses and to create a strong impression of spatial separation. A screening device shall be at least ninety (90%) percent opaque from the ground to a height of at least six (6) feet. Planted vegetation must be a minimum of eighteen (18) inches high when planted.

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.

# Iredell County Non-Residential Site Plan Review: Parking & Inspections



**Parking Lot Landscaping:** Canopy trees shall be provided at a rate of one (1) canopy tree for every twelve (12) parking spaces, for parking lots with spaces for twenty-five (25) or more cars.

Parking lots for uses permitted in residential districts that adjoin any lot zoned for residential purposes are required to provide a ten (10) foot landscaping buffer with a continuous screen. The screen shall consist of evergreen shrubs that are a minimum of three (3) feet high when planted and will grow to at least four (4) feet high at maturity.

**Parking Lot Requirements:** Parking lots must be designed to meet the requirements found in Section 7.3 of the Iredell County Land Development Code.

**Zoning Inspections:** A zoning official will conduct an inspection of the property before a certificate of occupancy is issued 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.

**Contacts:** for questions or to schedule a zoning inspection, please contact:

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