

Article 6. COMMERCIAL CORRIDOR OVERLAY DISTRICT*

Section 6-1: District Intent.

(A) The Commercial Corridor Overlay District (CCOL) is being created to promote community goals and objectives for character and aesthetics along key corridors within the Town of Ayden's Planning and Zoning Jurisdiction. More specifically, the intent is to promote commercial development that is compatible with surrounding areas; to minimize the negative impacts caused by strip commercial development, loading facilities, storage facilities, sign clutter and proliferation of access points; and to strengthen the quality of life by providing for a well designed built environment that contributes to the unique character of The Town of Ayden. **Effective December 14, 2015, all rezoning requests for B-2 along the NC 11 corridor will be required to include the CCOL (Commercial Corridor Overlay) designation.

Section 6-2: Permitted Uses.

The Commercial Corridor Overlay District (CCOL) does not regulate permitted and conditional uses. Those standards continue to be regulated by the Base Zoning District.

Section 6-3: Definitions.

- (A) Articulate. To give emphasis to or distinctly identify a particular element.
- (B) Facade. The portion of any exterior elevation on the building extending from grade to the top of the wall and extending the entire length of the building or attached series of units or buildings.
- (C) Redevelopment of Property. Any modifications to an existing development that results in an increase in building area of three thousand (3,000) square feet or greater or an increase of twenty (20) or more parking spaces.

Section 6-4: Development Standards.

The development standards of the Base Zoning District shall be applicable in addition to the standards of this Section. If this Section contains standards that are more specific or stringent than that of the Base Zone District, then the standards as prescribed by this Section shall be applicable.

- (A) Signage.
 - (1) All site signage must be designed to create a unified and consistent sign package for the development.
 - (2) All freestanding signs shall be monument or pylon mounted type signs. Where pylon mounted signs are used, the base of the sign must be landscaped so that, upon

maturity, the landscape material filters the view of the first fifteen feet of the pylon support structure.

- (3) The sign color and building materials should be similar to those of the building where practicable.

(B) Outdoor Storage / Display.

- (1) Outdoor storage and/or display areas are not permitted within 50-feet of any major or minor thoroughfare.
- (2) No unscreened outdoor storage and/or display areas are permitted except as provided in (2) (c) below. Acceptable means of screening include fences or walls at least six (six) feet in height with landscape material provided that, upon maturity, will screen sixty (60) percent of the fence or wall surface area.
- (3) The outdoor display of items for sale on the premises may be permitted by the Board of Commissioners through the approval of a Development Plan that clearly designates an area or areas for such activity. The area or areas designated shall not eliminate the use of any required parking space or be located in any required buffer.
- (4) Automobile sales areas shall be exempt from the requirements of this subsection.

(C) Mechanical Equipment.

- (1) All ground level mechanical equipment must be screened with a fence or wall that is at least one-foot taller than the mechanical equipment it is intended to screen.
- (2) All elevated or rooftop mechanical equipment must be screened by a building feature (i.e. parapet wall) so that the screening eliminates the view of the mechanical equipment as seen from any point within five-hundred (500) feet.

(D) Lighting.

- (1) All lighting must be designed to create a unified and consistent lighting package for the development.
- (2) Lighting design should be consistent with the architectural style of the primary building whenever practicable.

(E) Traffic Access and Circulation.

- (1) All developments shall include dedicated common access easements designed to facilitate and accommodate interconnected vehicular access and traffic flow. All developments shall incorporate said easements into the site design and shall make provision for extension of said easements and improvements to adjoining properties. A final plat dedicating said common access easement(s) shall be recorded prior to issuance of a Zoning Compliance Certificate.
- (2) When a public street is depicted on the Thoroughfare Plan or any other planning document adopted by the town Board of Commissioners, the development shall be

designed to provide the required right-of-way and the street shall be constructed by the developer to the extent that it can be utilized to provide access to the proposed development. A final plat dedicating said right-of-way shall be recorded prior to issuance of a Zoning Compliance Certificate.

- (3) Access points shall be located to minimize traffic congestion and shared drives / shared access points shall be required when practicable.

(F) Pedestrian Access and Circulation.

- (1) All developments shall provide a sidewalk adjacent to any street that abuts the development site.
- (2) When a parking lot includes over one-hundred and fifty (150) parking spaces, one or more sidewalks shall be provided within landscape islands that provide for safe pedestrian movement from the building entrance to the outlying portions of the parking lot.
- (3) Adequate pedestrian connections shall be provided within the development and to adjacent properties. Such connections shall include marked and signed street crossings.

(G) Additional Setbacks, Buffers and Landscaping.

- (1) Parking lots shall be setback not less than fifteen (15) feet from the property lines fronting on major and minor thoroughfares. The fifteen (15) foot strip shall be landscaped with at least one large tree, one medium tree and ten (10) shrubs for each thirty (30) feet of street frontage. Parking lots shall be setback at least five feet from all other property lines. The five (5) foot strip shall be landscaped with a shrub row adjacent to all parking and vehicle circulation areas and one medium tree for each twenty-five (25) feet of property boundary.
- (2) Parking lots shall be setback not less than fifty (50) feet from the property lines fronting the Southwest By-Pass. The fifty (50) foot strip shall be landscaped with at least one large tree and one medium tree for each thirty (30) feet of street frontage.
- (3) Buildings shall be setback not less than one-hundred (100) feet from the property lines fronting the Southwest By-Pass.
- (4) Fuel pumps, including canopies, shall be setback not less than fifty (50) feet from the property lines fronting a major or minor thoroughfare.
- (5) Auto wash bays and associated vehicle service delivery stations shall be setback not less than fifty (50) feet from the from the property lines fronting a major or minor thoroughfare.
- (6) Drive-in delivery stations and windows shall be setback not less than fifty (50) feet from the property lines fronting a major or minor thoroughfare.
- (7) At least one medium tree shall be provided for each two-hundred (200) square feet of interior parking lot landscape area provided in accordance with Article 11.

(H) Exterior Building Façade Standards.

- (1) Building facades shall be brick, limestone, granite or other native stone, tented textured concrete masonry units, stucco, wood and/or glass. Pre-engineered metal buildings, unfinished smooth face concrete block, tilt-up concrete panels and vinyl siding building facades are prohibited. Vinyl and metal trim and use of corrugated metal panels as an architectural accent shall be permitted.
- (2) Maximum linear length of any exterior building facade shall be seventy-five (75) feet, except as provided under subsection (c) below.
- (3) Building facades greater than seventy-five (75) feet in linear length shall be articulated by:
 - (a) Recesses and/or projections that total not less than twenty-five (25) percent of the facade provided each required recesses and/or projection shall be a minimum of three (3) percent of the total length of said façade; or
 - (b) Significant changes in material and/or textures over not less than twenty-five (25) percent of the facade. For purposes of subsection (c)(ii) glass panels and windows and/or doors shall qualify as an acceptable material or texture.

Note: Recesses and/or projections and changes in material and/or textures may be used individually or in combination provided there is compliance with all requirements. No uninterrupted length of any facade shall exceed seventy-five (75) linear feet.

- (4) Not less than fifty (50) percent of any ground floor non-residential building facade (front/side/rear), that faces a public or private street, public sidewalk, or other public pedestrian way, shall consist of either windows, display windows, customer and/or public entrance doors, entry areas, walkway and sidewalk awnings, or canopies. Loading ramps, docks and doors, overhead doors and service bays, fire escapes and non-public access doors, uncovered sidewalks and uncovered handicapped ramps shall not qualify for purposes of this section. For single story buildings with elevated ceilings, each fourteen (14) vertical feet of exterior facade wall shall constitute a floor for purposes of this requirement.

Section 6-5: Deviations in Requirements.

The Board of Commissioners recognizes that due to the wide variety of types of development and property boundary and building configurations, the varying quantity and dimension of available open spaces, the natural and built environment and other existing conditions, it is neither possible nor prudent to establish inflexible development and site design standards. Therefore, the Board of Commissioners may approve deviations from the requirements of this Article in accordance with this Section.

- (A) The Board of Commissioners may approve deviations in the requirements of this Article, including but not limited to deviations in any setback, landscaping, exterior building façade or buffer requirement in accordance with the provisions of this Section.
- (B) No reduction in setback or buffer requirements may be greater than fifty (50) percent the requirement of this Section.

- (C) No reduction in setback or buffer requirements may result in a less restrictive standard than prescribed in the Base Zoning District.
- (D) In evaluating a proposed deviation, the Board of Commissioners shall consider the following criteria:
 - (1) The requested deviation is not primarily related to the expense or cost of installing the required materials, design elements or other improvements;
 - (2) The deviation is in harmony with the District Intent and preserves its spirit.
- (E) Any approved deviation shall be noted on the site plan and shall describe the resulting modified requirement.

Section 6-6: Review and Approval Process.

Any new development or redevelopment of property located within the Commercial Corridor Overlay District (CC-OL) shall be required to submit a Site Plan (including building elevation rendering of all sides of proposed structures), Sign Plan, and Landscape Plan. These items will constitute a complete Development Plan Application and shall be reviewed as follows:

- (A) The applicant has a pre-submittal meeting with town staff to ensure that the applicant understands the district intent and standards.
- (B) The applicant submits the required components of the Development Plan Application to the Planning Department. The Planning Department provides written comments related to proposed changes to the applicant. Upon the Planning Department's comments being addressed and, if necessary, revised plans being submitted, the Development Plan will be placed on the next available agenda for Planning Board review.
- (C) The Planning Board reviews the application and makes recommendations to the Board of Commissioners regarding the application's compliance with the standards of this section. The Planning Board may recommend changes to the Development Plan when they find that such changes are necessary to bring the Development Plan into compliance with the standards of this section.
- (D) The Board of Commissioners shall conduct a Public Hearing and public notice of said Public Hearing shall be provided in accordance with Article 17.
- (E) The Board of Commissioners conducts a Public Hearing and reviews the application, including the Planning Board recommendation(s). The Board then votes to approve, conditionally approve, or deny the application based on its compliance with the requirements of this section and all other applicable town standards.