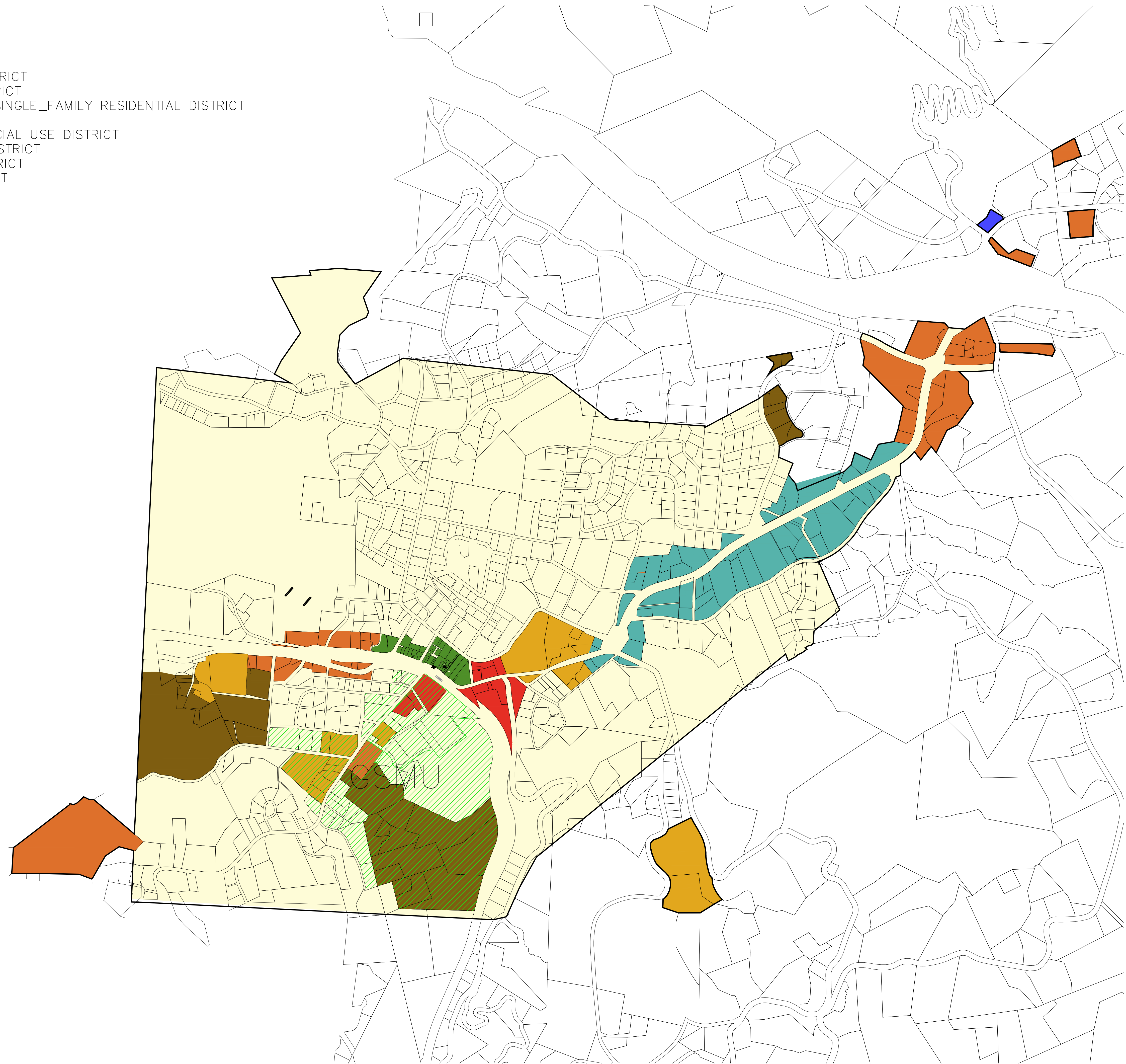


- ZONING LEGEND
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
  - R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
  - R-3 MULTI-FAMILY AND CLUSTERED SINGLE\_FAMILY RESIDENTIAL DISTRICT
  - C-H HISTORICAL DISTRICT
  - C-1 DOWNTOWN RESTRICTED COMMERCIAL USE DISTRICT
  - C-2 RESTRICTED COMMERCIAL USE DISTRICT
  - C-3 MULTIPLE USE COMMERCIAL DISTRICT
  - OMU OZONE DRIVE MIXED USE DISTRICT
  - MUNICIPAL BOUNDARY
  - COUNTY BOUNDARY

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|  |  |           |            |     |         |             |   |     |           |  |  |
|--|--|-----------|------------|-----|---------|-------------|---|-----|-----------|--|--|
| <p><b>CITY OF SALUDA</b><br/>         CITY MANAGER - JONATHAN CANNON, RIA, CLARB<br/>         6 E MAIN STREET, SALUDA, NC 28773<br/>         (828) 749-2381<br/>         WWW.CITYOF.SALUDA.NC.GOV</p>  | <p style="font-size: small; text-align: center;">CITY OF SALUDA - ZONING MAP</p> |           |            |     |         |             |   |     |           |  |  |
| <p><b>CITY OF SALUDA - ZONING MAP</b><br/>         SALUDA, NORTH CAROLINA</p>  |  |           |            |     |         |             |   |     |           |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">Date:</td> <td style="font-size: x-small;">Drawn By:</td> </tr> <tr> <td style="font-size: x-small;">12-17-2020</td> <td style="font-size: x-small;">JPC</td> </tr> <tr> <td style="font-size: x-small;">Job No:</td> <td style="font-size: x-small;">Checked By:</td> </tr> <tr> <td style="font-size: x-small;">-</td> <td style="font-size: x-small;">JPC</td> </tr> <tr> <td colspan="2" style="font-size: x-small; text-align: center;">Revisions</td> </tr> </table> | Date:  | Drawn By: | 12-17-2020 | JPC | Job No: | Checked By: | - | JPC | Revisions |  | <p style="text-align: center; font-weight: bold;">ZONING MAP</p> |
| Date:  | Drawn By:  |           |            |     |         |             |   |     |           |  |  |
| 12-17-2020   | JPC  |           |            |     |         |             |   |     |           |  |  |
| Job No:  | Checked By:  |           |            |     |         |             |   |     |           |  |  |
| -  | JPC  |           |            |     |         |             |   |     |           |  |  |
| Revisions  |  |           |            |     |         |             |   |     |           |  |  |
| <p style="font-size: 2em; font-weight: bold;">Z-1</p>  |  |           |            |     |         |             |   |     |           |  |  |

## Proposed Greenville Mixed Use District Zoning

### Proposed Permitted Uses

#### Uses

|  |  |                        |
|--|--|------------------------|
|  | Rooming House  | Public Parks           |
| Single-Family Residential                            | Professional Offices,<br>Institutional and Govern.<br>Facilities | Religious Institutions |
| Multi-family Dwellings                               | Animal Hospital No Exterior<br>Kennels                           | Mobile Food Vendor     |
| Family Care Home                                     | Community Center   | Bakery                 |
| Independent Living facility                          | Therapy Offices  | Bar/Pub                |
| Assisted Living Facility                             | Libraries, museums, and art<br>galleries                         | Bike Sales and Repair  |
| Home Occupation                                      | Private schools/daycare/   | Cosmetology            |
| Dry Cleaner/Laundry                                  | Gift/novelty Shop  | Dance Studio           |
| Fitness Center/ Wellness<br>Center                   | Inn  | Retail Nursery         |
| Florist  | Locksmith  | Photography Shop       |
| Tailor   | Medical supply /Pharmacy   | Restaurants            |
| Printing Publishing and<br>reproducing establishment | Outdoor Recreation Facility                                      |                        |
|  |  |                        |
| Bank/Financial Inst.<br>w/ Drive-thru                | General Merchandise up to<br>5,000 square foot building<br>pad   |                        |
| Civic/fraternal Org.                                 |  |                        |
| Medical Offices                                      |  |                        |
| Bed/Breakfast est.                                   |  | 5/13/21                |

- The uses listed are taken from the current permitted uses in the current zoning districts for the area of discussion.

# CONCEPT

## Site Ordinances Proposed for GMU

April 15, 2021

The general nature of the Greenville Street area is residential. For Saluda to retain its rural small town flavor, the proposed ordinances below shall favor residential style site characteristics and architecture for all development or redevelopment.

Greenville Street as well as all Saluda is built to human scale. In order to maintain the character of Saluda as it changes over time, use of human proportions shall be maintained for all developing exterior spaces and buildings. Human scale is the practice of measuring and designing things to match the physical and cognitive characteristics of humans.

### **Grading and Drainage:**

- All grading shall conform to the City of Saluda land disturbance ordinance.
- Storm Water runoff shall conform to the storm water ordinance of Saluda.
- When retaining walls over 4' tall will be used and cut/fill work shall be carried out within 10' of a property line, a stamped engineer's drawing shall be used.
- Where a property joins a street: All grading adjoining the road right of ways shall have a slope of not more than 4% into the existing right of way to facilitate sidewalk construction.

### **Drives and Parking:**

#### *General:*

- No private development parking shall be allowed on City of Saluda streets.
- Multi family, commercial, institutional and industrial: Parking shall be to the side or rear of buildings.
  - Side parking shall not extend toward the street past the forward most point of the building closest to the street.
  - Side yard parking shall be screened from the street with a minimum 4' evergreen barrier within 2 years to break the line of sight.
  - No more than 6 grouped parking spaces are allowed without a minimum 6' x6' island break planted with at least one tree.
- For 2 way traffic entrance/exit points onto public streets: one entry/exit point per 150 linear footage shall be allowed per street.
- For single way traffic onto/into public streets, one entrance and one exit point are allowed on the same street.

#### *New Development:*

- All areas shall have curbing and paving with asphalt, concrete or porous concrete according to NC Dot specification.
- For multi unit residential, 1 ½ parking spaces per dwelling shall be provided.
- For Mixed use development, parking shall be based on square footage and types of development within the site.

#### *Garages:*

- When more than one multi family structure is built on one parcel of land, vehicles may enter garages from an alley or lane.

- Garages attached to single family homes in a subdivision : When less than 6 units, use of an alley or lane may be for access. A subdivision with more than 6 homes with attached garages shall have vehicular access via an alley or lane.

#### *Adaptive Reuse*

- On properties where existing structures are located well off the street, parking shall be allowed in front when a 35' setback from the road right of way can be achieved.

#### **Utilities**

- All new utility work shall be underground.

#### **Open Space Requirements:**

##### *New Development:*

- Open space includes areas such as buffering zones, parking islands and boundary land, plus common space. It does not include building footprints, parking areas, alleys , roads, and service areas. At least 40% of the gross acreage of a site shall be devoted to open space.

#### **Common Space: Walkways/Sidewalks/Socialization/Recreation Areas:**

##### *Common Space:*

##### *New Development:*

- Common space for congregating and recreational opportunities is required. At least 15% of the gross acreage is required to be used as common space. This can include 50% of any areas burdened with easements that do not interfere with the use of the land for common space purposes
- Land that cannot be used as common space includes land that contains hazardous materials or other objectionable materials and land that exceeds a 33% slope.
- All roads unless they are specifically deeded to the city of Saluda are the responsibility of the property owner or property owner associations.
- Any part of a project area not used for buildings, parking or other structures, loading and access ways shall be left in an under brushed, natural state or landscaped with grass, trees, shrubs and mulch.

##### *Adaptive Reuse:*

- 20% of existing open space at time of purchase shall remain as common space

##### *Sidewalks:*

##### *General:*

- Sidewalks shall be provided along all public streets and roads and shall be a minimum of 4' wide. They shall be constructed of concrete or porous concrete. Gravel and similar material are included if paths are adjacent to creeks and streams.

##### *New Development:*

- Mixed use development shall connect all residential and commercial uses with a network of sidewalks that adjoin an existing city sidewalk or one that is proposed to be built in the city's comprehensive plan.
- Multi-family complexes of 2 or more buildings: commercial, and institutional buildings shall build 4' sidewalks to connect with sidewalks that adjoin an existing city sidewalk or one that is proposed to be built in the city comprehensive plan.

##### *Adaptive Reuse:*

- When sidewalks are not existing adjacent to the street, they shall be constructed and approved before final inspection or a business license is issue, whichever comes first.

- When multiple businesses and/or residences are located on the property, sidewalks shall connect all businesses and/or residences to the on-site parking locations and existing or proposed street sidewalk.

### **Screening:**

#### *General:*

- For Multi-Family Apartments, Commercial, and Institutional: A landscaped planting strip shall be planted in evergreen screening shrubs along side and rear boundaries. Planting shall be no closer to the property line than 4 feet. Where heavy existing vegetation is well established, the developer may count it as fulfilling the requirement.
- Planted evergreen screens along boundary lines shall end no closer to the street than 25' to allow a clear view within the sight triangle.
- All outside service areas for trash and storage shall be screened with 6' opaque fencing or an evergreen hedge.
- HVAC and similar outdoor ground equipment shall be screened from public view by opaque fencing or evergreen hedges
- Service equipment placed on flat roofs shall be screened from public view .

### **Lighting:**

- Dark Sky exterior lighting is recommended for all types of new development and adaptive reuse.
- All up lighting must be directed at the structure or signage it is intended to illuminate.

### **Signage:**

- All signage shall be in accordance with the City of Saluda signage ordinance.

### **Softscape:**

#### *General:*

- Trees in the public right of way shall not be pruned or removed without a permit from the City of Saluda.
- Plantings are to be arranged in a manner that will not compromise pedestrian security.
- No vegetation higher than 18" at maturity shall be planted within 15' of the street to provide a clear view of oncoming traffic.

#### *New Development:*

- A 3" caliper hardwood tree 12" from the ground plane shall be planted in every 6' break between parking bays.
- In common space, there shall be 1 medium to large tree planted for every 500 square feet.
- No single tree species shall comprise more than 25% of the trees planted on the site.
- Multi family, commercial, and institutional: A landscape plan designed by a landscape firm or landscape architect shall be provided to the city along with other required drawings.

#### *Adaptive Reuse:*

- Unless existing shrubs fit into renovation plans, they may be replaced.
- Existing trees with a caliper of 6" and higher shall be preserved and protected during renovation. If a tree over 6" caliper must be removed due to renovation plans, a large hardwood tree replacement with a 3" caliper 12" from the ground plane shall be planted on the property to replace it
- Areas with existing trees shall be fenced off to stop vehicles from compacting soil under the tree canopy.....at a rate of 1 foot radius for each 1 inch of tree diameter

## **STRUCTURAL ORDINANCES PROPOSED FOR GMU**

### **General**

- Building materials shall either be similar to the materials already used in Saluda or if dissimilar materials are proposed, other characteristics such as scale and proportion, form, architectural detailing, color and texture shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.
- Multi-family, commercial, and institutional buildings: Building materials shall not create excessive glare such as highly reflective material such as aluminum, unpainted metal and reflective glass
- Multiple buildings of various sizes are allowed on one parcel of land for multi family residential housing, commercial, and institutional sites.
- Hardscape amenities such as decks, terraces, pools, saunas hot tubs, and similar are allowed as long as they meet requirements outlined in this district's ordinances.
- Buildings that are obviously a nationally or regionally prototypical design shall not be allowed.

### **Setbacks And Square Footage Requirements**

#### *New Development*

- Single Family Homes
  - May be constructed on lots starting at 5,000 s. f.
  - Building set back from the street shall be a minimum of 20':
  - Side setbacks are 20% of the lot width. The entire setback may be allocated to one side.
  - Individual single family homes not in a subdivision shall be exempt from open space and common space requirements when not constructed in conjunction with other development.
- Multi Family, mixed use, commercial, and institutional:
  - Structures shall have a minimum front setback of 10' from street right of way; rear setbacks shall be no closer to property line than 8'.
  - There are no side setbacks.
  - No single multi family building shall be more than 4 units.

#### *Adaptive Reuse:*

- A set back of 35' from the street right of way shall be maintained when new buildings or additions are constructed in front of the existing structure.

### **Building Envelope Details**

#### *Building Footprint*

- Maximum footprint of any one story building shall be 5,000 s. f.
- Maximum footprint of any two story building shall be 3,500 s. f.

#### *Building Height:*

- Minimum height of a structure with a flat roof is 14 feet.
- Maximum number of floors shall be two and a half (2 1/2 ) from the ground plane averaged from the 4 corners.
- Structures built on steep land with basements shall be no taller than 50 feet from the lowest corner.

**Offsets:**

- Design standards create human scale by means of offset, protrusions or breaks in the plane of facades. An offset is a recess or projection of building walls relative to one another, a strategy used to reduce a building's overall sense of bulk, mass and scale.
- 4 plex residential and non-residential structures, the distance between required offsets shall be related to the height of the building on a one to one basis. Example: if a building is 30' tall, the distance between offsets is 30'. The minimum depth of each offset is 2'
- For single family residential, duplexes and townhouses, no building wall facing a public or private street shall exceed 20' in length without an offset.

**Facades**

- Appearance of all exposed facades is important. Architectural elements like openings, sill details, bulkheads, posts and other architectural features shall be used to establish human scale at street level.
- Development shall contain a variation of facades and materials so that it will not give the appearance of row or strip construction
- Multi-family, commercial, and institutional, construction: Exterior materials shall consist of any combination of lapped siding, vertical board and batten, shingles, glass, brick, masonry, and stone.
- Facades of all buildings shall contain at least 2 different building materials which shall contrast in color and texture.
- Additional design details shall include at least 2 of the following architectural features on the public facades

|                  |  |                      |                 |
|------------------|--|----------------------|-----------------|
| Dormers          | Cupolas or Towers                        | 2 Foot Eaves         | Balconies       |
| Gables           | Pillars or Posts                         | Fretwork/Gingerbread | Covered Porches |
| Recessed Entries | Decorative Patterns on Exterior Finishes | Bay Windows          | Shutters        |

**Windows and Doorways: Multi-family, commercial, and institutional structures:**

- No façade facing a principal roadway shall remain unpierced by a window or functional general access doorway for more than 16 feet. For buildings within 20' of the sidewalk along any façade, at least 25% of the ground floor frontage shall be in windows and doorways.
- For retail establishments, glassed areas at street level incorporated on the primary façade shall have individual glass panes be no bigger than 6 feet by 6 feet and be a minimum of 2 feet off ground.
- All windows shall either be recessed a minimum of 3" from the façade or trimmed. If trim is used, it shall be of a minimum of 4" in width and 1" in depth and shall project beyond the façade.
- All exterior doors/entrances other than service entrances shall be no taller than 8' high and 4' wide except sliding glass doors. No sliding glass doors shall face the street.

**Roofs: Multifamily, commercial, and institutional structures**

- Main roofs on buildings shall be gables, hips or clerestory with a pitch between. Mono pitch/shed roofs are allowed if they are attached to a wall of the main building. Eaves with a minimum of 12" are required.
- Roofing of the same material shall be applied on all primary structures, however, this doesn't not apply to accessory buildings or porch/deck/extensions to any building or structure.
- Pitch for gable, hip, and clearstory roofs shall be between 5/12 and 12/12.
- Parapets and decorative cornices are required for building with a flat roof.

**Single Family Accessory Buildings**

- Accessory buildings with a floor area greater than 150 s. f. shall be clad in materials that consist of any combination of lapped siding, vertical board and batten, shingles, glass, brick, masonry or stone.

**Walls and Fences**

- Wall and fences located in front of a structure shall be decorative and limited in height to no more than 4' above grade. Front yard walls shall be of brick, stone or stucco. Front yard fences shall be wood, wrought iron, aluminum, vinyl or materials similar in appearance and durability. Side and back yard fences shall be of the same materials and no more than 6'tall.

- 

**Service Equipment**

- All rooftop and other outdoor equipment and machinery shall be concealed and hidden from pedestrian or vehicular view. Ground screening shall consist of evergreen vegetative screens or opaque fencing or walls made of wood, brick, decorative block or stucco covered concrete. Structures built on corner lots: rooftop equipment shall be screened from public view