



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua L. Grant, Manager

Date: August 7, 2023

Re: UDO Proposed Amendment #2023-3
Lincoln County Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 11, 2023.

Proposal

The planning staff is proposing the following amendment to the Lincoln County Unified Development Ordinance:

To amend Section 2.4.5 & Section 2.4.6 & Section 2.4.7 to revise the Dimensional Standards, to amend Section 2.4.9.A., Section 2.4.9.B. & Section 2.4.9.E. to include Dimensional Standards for residential uses in Planned Development Districts and introduce the option of Conventional Planned Development or Conservation Planned Development.

Background Information

The purpose of the proposed amendment is to revise the Dimensional Standards table to create appropriate lot size and density provisions for each zoning district based on the appointed committee's recommendations, which are included for reference. When drafting the amendment, consideration was given to the consensus that a standard lot size for all residential districts is incongruent with the basis for why communities implement the practice of zoning. The lot sizes and densities recommended include sizes appropriate for rural areas where septic systems and wells are predominant; provisions for smaller lot sizes where water and sewer utilities are available; and two options for planned development with established dimensional standards and larger open space requirements that were not available to developers in the past.

The full text of the proposed amendment is included with the text amendment application.



Unified Development Ordinance

Text Amendment Application

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Lincoln County Planning & Inspections

Applicant Address 115 W. Main St., Lincolnton, NC 28092

Applicant Phone Number (704)736-8440

Part II

Briefly describe the proposed text amendment.

To amend Section 2.4.5 & Section 2.4.6 & Section 2.4.7 to revise the Dimensional Standards, to amend Section 2.4.9.A., Section 2.4.9.B. & Section 2.4.9.E. to include Dimensional Standards for residential uses in Planned Development Districts and introduce the option of Conventional Planned Development or Conservation Planned Development.

Part III

Provide the full text of the proposed amendment (on a separate sheet if necessary) with proposed deleted text shown as struck through and proposed added text underlined.

See attached pages

\$400 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Handwritten signature of John L. Hunt in cursive.

Applicant

7/03/2023

Date



Zoning Amendment

Proposed Statement of Consistency and Reasonableness

Case UDO #2023-3
Applicant Lincoln County Planning & Inspections
Parcel ID# N/A
Location N/A

Proposed amendment

To amend Section 2.4.5 & Section 2.4.6 & Section 2.4.7 to revise the Dimensional Standards, to amend Section 2.4.9.A., Section 2.4.9.B. & Section 2.4.9.E. to include Dimensional Standards for residential uses in Planned Development Districts and introduce the option of Conventional Planned Development or Conservation Planned Development.

The amendment is consistent with the Future Land Use Plan in that it works to achieve the plan's vision through the following guiding principles: Growing Responsibly, Protecting Our Land and Water, and Creating Quality Places.

Residential Subdivision Types

PART I. RESIDENTIAL DISTRICTS**§2.4.4. Residential Subdivision Types**

Development within the residential districts allows a variety of subdivision types. Two types of residential subdivisions are permitted, as follows.

A. Conventional Residential Subdivision

Conventional residential subdivision is a pattern of residential development that provides a majority of property owners with substantial yards on their own property.

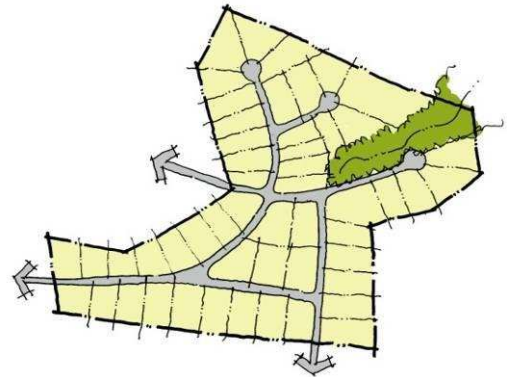


Figure 1. Conventional Residential Subdivision

B. ~~Cluster~~ Conservation Residential Subdivision

~~Cluster~~ Conservation residential subdivisions trade conventional minimum lot size and dimensions for additional common recreation and open space. A ~~cluster~~ conservation residential subdivision shall be a sufficient size to ensure adequate common recreation and open space can be incorporated into the subdivision design. A ~~cluster~~ conservation residential subdivision may allow additional density provided certain enhancements are incorporated into the design of the subdivision.

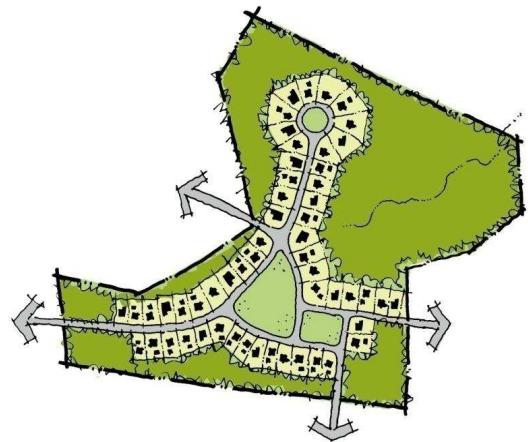


Figure 2. Cluster Residential Subdivision

§2.4.5. Conventional Subdivision Standards**A. Applicability**

A conventional residential subdivision is permitted in all residential districts subject to the following standards.

B. Development Standards

Applicants utilizing the conventional residential subdivision option shall meet all applicable development standards as set forth in Article 3, General Development Standards and Article 7, Natural Resource Protection. Applicants shall comply with all other provisions in this UDO and all other applicable laws.

C. Dimensional Standards

Applicants utilizing the conventional residential subdivision option shall meet the following standards. Applicants shall comply with all other provisions in this UDO

and all other applicable laws. Dimensional standards for manufactured homes shall be the same as for single-family detached in the applicable district.

Conventional Residential Subdivision

R-R	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None			None		
Recreation/open space (sq. ft.)	N/A			N/A		
Lot (without public water/sewer)	<u>1 ac.</u>			1 ac.		
Lot area (min. sq. ft.)	(43,560)			43,560		
Lot width (min. ft.)	100			100		
Lot (with public water/sewer)	<u>1 ac.</u>			1 ac.		
Lot area (min. sq. ft.)	(43,560)			43,560		
Lot width (min. ft.)	100			100		
Yards (min. ft.)						
Road yard	30			30		
Side yard (interior)	10			10		
Side yard (total)	20			20		
Side yard (road)	20			20		
Rear yard	40			40		
Bulk (max.)						
Height (ft.)	35			35		
Building coverage	35%			35%		
Impervious surface	50%			50%		

R-T	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None			None		
Recreation/open space (sq. ft.)	N/A			N/A		
Lot (without public water/sewer)	<u>43,560.75 ac.</u>			43,560		
Lot area (min. sq. ft.)	<u>(32,670)</u>			43,560		
Lot width (min. ft.)	100			100		
Lot (with public water/sewer)	<u>43,560.75 ac.</u>			<u>43,560.75 ac.</u>		
Lot area (min. sq. ft.)	<u>(32,670)</u>			<u>(32,670)</u>		
Lot width (min. ft.)	100			100		
Yards (min. ft.)						
Road yard	30			30		
Side yard (interior)	10			10		
Side yard (total)	20			20		
Side yard (road)	20			20		
Rear yard	40			40		
Bulk (max.)						
Height (ft.)	35			35		
Building coverage	35%			35%		
Impervious surface	50%			50%		

Conventional Subdivision Standards

Conventional Residential Subdivision

R-S	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family⁽¹⁾
Use	Permitted	Not Permitted	Not Permitted	Permitted	Special Use	Special Use
Density (max. units/acre)						
Without public water/sewer	--			—		43
With public water or sewer	--			—		63
With public water/sewer	--			—		84
Site (min.)						
Area (acres)	None			None		None
Recreation/open space (sq. ft.)	N/A			N/A		N/A
Parcel (min.)						
Area per building	--			43,560		43,560
Lot (without public water/sewer)	43,560.75 ac.					
Lot area (min. sq. ft.)	(32,670)			43,560		43,560
Lot width (min. ft.)	100			100		100
Lot (with public water/sewer)	43,560.75 ac.			43,560.75 ac.		
Lot area (min. sq. ft.)	(32,670)			(32,670)		43,560
Lot width (min. ft.)	100			100		100
Yards (min. ft.)						
Road yard	30			30		30
Side yard (interior)	10			10		10
Side yard (total)	20			20		20
Side yard (road)	20			40 20		40
Rear yard	40			40		40
Bulk (max.)						
Height (ft.)	35			35		35
Building coverage	35%			35%		35%
Impervious surface	50%			50%		50%

R-SF	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None					
Recreation/open space (sq. ft.)	N/A					
Lot (without public water/sewer)	43,560.75 ac.					
Lot area (min. sq. ft.)	(32,670)					
Lot width (min. ft.)	100					
Lot (with public water/sewer)	43,560.75 ac.					
Lot area (min. sq. ft.)	(32,670)					
Lot width (min. ft.)	400 80					
Yards (min. ft.)						
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	40					
Bulk (max.)						
Height (ft.)	35					
Building coverage	35%					
Impervious surface	50%					

(1) More than one building may be established on a single lot (see §4.1, Complexes)

Conventional Residential Subdivision

R-CR	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse⁽¹⁾	Multi-family⁽¹⁾
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Special Use	Special Use
Density (max. units/acre)	--				104	104
Site (min.)						
Area (acres)	None				43,560	43,560
Recreation/open space (sq. ft.)	N/A				N/A	N/A
Parcel (min. sq. ft.)					43,560	43,560
Area per building	--					
Lot (without public water/sewer)	43,560.75 ac.				Set by Special Use Process	Set by Special Use Process
Lot area (min. sq. ft.)	(32,670)					
Lot width (min. ft.)	100					
Lot (with public water or sewer)	43,560.75 ac.				Set by Special Use Process	Set by Special Use Process
Lot area (min. sq. ft.)	(32,670)					
Lot width (min. ft.)	100					
Lot (with public water/sewer)	43,560.50 ac.				Set by Special Use Process	Set by Special Use Process
Lot area (min. sq. ft.)	(21,780)					
Lot width (min. ft.)	100					
Yards (min. ft.)						
Road yard	30				Set by Special Use Process	Set by Special Use Process
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	40					
Bulk (max.)						
Height (ft.)	35				Set by Special Use Process	Set by Special Use Process
Building coverage	35%					
Impervious surface	50%					

R-20	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None					
Recreation/open space (sq. ft.)	N/A					
Parcel (min. sq. ft.)						
Area per building	--					
Lot (min.)	43,560					
Lot area (sq. ft.)	0.75 ac.					
Lot width (ft.)	(32,670)					
Water/sewer, public	100 Required					
Yards (min. ft.)						
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	30					
Bulk (max.)						
Height (ft.)	35					
Building coverage	35%					
Impervious surface	55%					

Conventional Subdivision Standards

Conventional Residential Subdivision

R-14	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Site (min.)						
Area (acres)	None					
Recreation/open space (sq. ft.)	N/A					
Parcel (min. sq. ft.)						
Area per building	--					
Lot (min.)	43,560 <u>0.75 ac.</u>					
Lot area (sq. ft.)	(32,670)					
Lot width (ft.)	100					
Water/sewer, public	Required					
Yards (min. ft.)						
Road yard	30					
Side yard (interior)	10					
Side yard (total)	20					
Side yard (road)	20					
Rear yard	30					
Bulk (max.)						
Height (ft.)	35					
Building coverage	35%					
Impervious surface	55%					

R-MR	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse⁽¹⁾	Multi-family⁽¹⁾
Use	Permitted	Permitted	Not Permitted	Permitted	Special Use	Not Permitted
Density (max. units/acre)	--	--			64	4
Site (min.)						
Area (sq. ft.)	None	None			43,560	1 ac.
Recreation/open space (sq. ft.)	N/A	N/A		--	N/A	43,560
Parcel (min. sq. ft.)					43,560	1 ac.
Area per building	--	--		--		43,560
Lot (min.)	43,560 <u>0.75 ac.</u>	43,560 <u>0.75 ac.</u>		0.75 ac.		
Lot area (sq. ft.)	(32,670)	(32,670)		(32,670)	Set by Special Use Process	Set by Special Use Process
Lot width (ft.)	100	100		100		
Water/sewer, public	Required	Required		Required		
Yards (min. ft.)						
Road yard	15	15		15	Set by Special Use Process	Set by Special Use Process
Side yard (interior)	6	0		6		
Side yard (total)	12	10		12		
Side yard (road)	10	10		10		
Rear yard	20	20		20		
Bulk (max.)						
Height (ft.)	35	35		35	Set by Special Use Process	Set by Special Use Process
Building coverage	35%	35%		35%		
Impervious surface	50%	50%		50%		

(1) More than one building may be established on a single lot (see §4.1, Complexes)

Conventional Residential Subdivision

R-MF	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse⁽¹⁾	Multi-family⁽¹⁾
Use	Not Permitted	Not Permitted	Not Permitted	Permitted	Permitted	Permitted
Density (max. units/acre)	--				64	64
Site (min.)						
Area (acres)	None				4	4
Recreation/open space (sq. ft.)	N/A			-	N/A	N/A
Parcel (min. sq. ft.)					43,560	43,560
Area per building	--			-		
Lot (min.)				0.75 ac.		
Lot area (sq. ft.)	43,560			(32,670)		
Lot width (ft.)	100			100	43,560	43,560
Water/sewer, public	Required			Required	100	100
Yards (min. ft.)						
Road yard	20			30	30	30
Side yard (interior)	6			10	10	10
Side yard (total)	12			20	20	20
Side yard (road)	10			40	40	40
Rear yard	20			40	40	40
Bulk (max.)						
Height (ft.)	35			35	35	35
Building coverage	35%			35%	35%	35%
Impervious surface	60%			50%	50%	50%

(1) More than one building may be established on a single lot (see §4.1, Complexes)

§2.4.6. ClusterConservation Subdivision Standards**A. Intent**

The intent of a clusterconservation residential subdivision is to provide a development alternative to a conventional subdivision. A clusterconservation residential subdivision involves placing a cluster of home sites within a portion of the development site, allowing housing units on smaller lots than those permitted in a conventional residential subdivision to promote environmental sensitivity, make more efficient use of the land and provide additional common recreation and open space. ClusterConservation subdivision development is encouraged by Lincoln County in the form of these flexible design and maximum density provisions. Other purposes of a clusterconservation residential subdivision include the following:

1. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
2. To preserve important historic and archaeological sites.
3. To permit clustering of houses and structures in a manner that will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
4. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
5. To promote interconnected greenways and corridors throughout the community, and create contiguous green space within and adjacent to development sites.

ClusterConservation Subdivision Standards

6. To protect scenic views.
7. To protect prime agricultural land and preserve farming as an economic activity.

B. Applicability

A clusterconservation residential subdivision is permitted in the R-R, R-T, R-SF, R-20 and R-14 districts subject to the following standards.

C. Subdivision Design Process

ClusterConservation option subdivisions shall be designed around recreation and open space. The design process should be “land-based”, and commence with the delineation of all potential open space, after which potential building sites are located. Following that, road alignments are identified, with lot lines being drawn as the final step. This “four-step” design process is further described below:

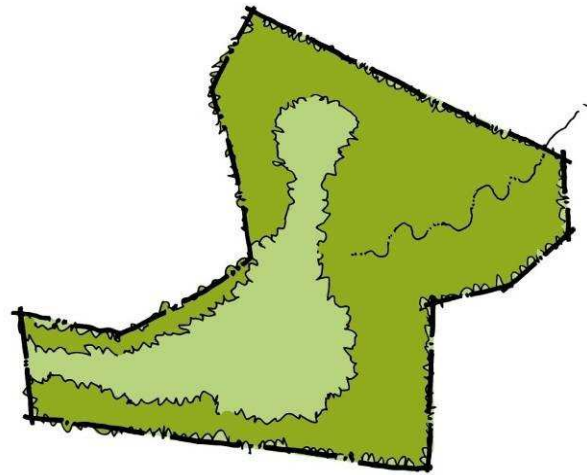


Figure 3. Subdivision Design Process

STEP 1: OPEN SPACE DESIGNATION

All potential conservation areas shall be identified using a Site Analysis Map. See §3.3.3 for using conservation areas to meet minimum open space requirements.

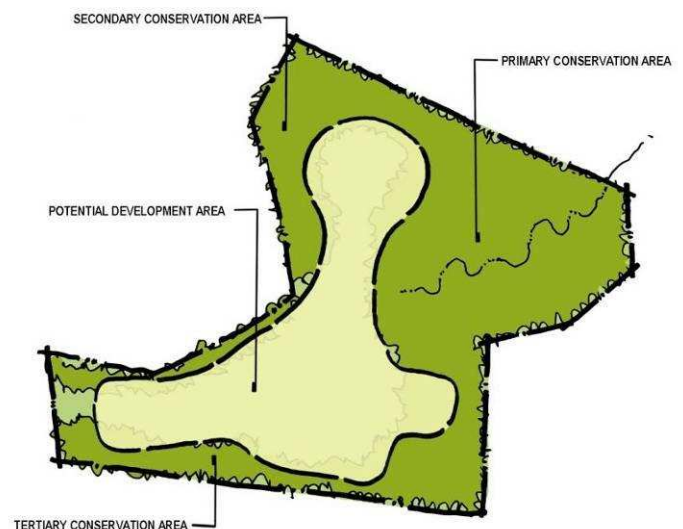


Figure 4. Step 1: Open Space Designation

D. Mix of Housing Types

Two-family ~~and townhouse~~ residential units may comprise no more than 50 percent of the total dwelling units of a proposed ~~clusterconservation~~ residential subdivision.

E. Density

In no case shall the district density be exceeded for the overall site. (See §2.4)

F. Public Water/Sewer

Public water and sewer is required, unless otherwise approved by the County Health Department.

G. Development Standards

Applicants utilizing the ~~clusterconservation~~ residential subdivision option shall meet all applicable development standards as set forth in Article 3, General Development Standards, and Article 7, Natural Resource Protection. Applicants shall comply with all other provisions in this UDO and all other applicable laws.

H. Dimensional Standards

Applicants utilizing the ~~clusterconservation~~ residential subdivision option shall meet the following standards. Applicants shall comply with all other provisions of this UDO and all other applicable laws. Dimensional standards for manufactured homes shall be the same as for single-family detached in the applicable district.

~~ClusterConservation~~ Residential Subdivision

R-R	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	1.1					
Site (min.)						
Area (acres)	5 10			5		
Recreation/open space (sq. ft.)	50%			50%		
Lot (min.)	43,560 25 ac.					
Lot area (min. sq. ft.)	(10,890)			43,560		
Lot width (min. ft.)	400 75			100		
Water/sewer, public	Required			Required		
Yards (min. ft.)						
Road yard	30			30		
Side yard (interior)	10			10		
Side yard (total)	20			20		
Side yard (road)	20			20		
Rear yard	30			30		
Bulk (max.)						
Height (ft.)	35			35		
Building coverage	30%			30%		
Impervious surface	35%			35%		

ClusterConservation Subdivision Standards

ClusterConservation Residential Subdivision

R-T	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Permitted	Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	1.5		1.5	1.5		
Site (min.)						
Area (acres)	510		510	510		
Recreation/open space (sq. ft.)	50%		50%	50%		
Lot (min.)	43,5600.25 ac.		43,5600.25 ac.	43,5600.25 ac.		
Lot area (min. sq. ft.)	(10,890)		(10,890)	(10,890)		
Lot width (min. ft.)	40075		40075	40075		
Water/sewer, public	Required		Required	Required		
Yards (min. ft.)						
Road yard	2530		15	2530		
Side yard (interior)	510		510	10		
Side yard (total)	4020		4020	20		
Side yard (road)	4520		4020	4520		
Rear yard	20		20	20		
Bulk (max.)						
Height (ft.)	35		35	35		
Building coverage	30%		30%	30%		
Impervious surface	35%		35%	35%		

R-S	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse (1)	Multi-family (1)
Use	Permitted	Not Permitted	Permitted	Permitted	Special Use Not Permitted	Special Use Not Permitted
Density (max. units/acre)	1.5		1.5	1.5	1.5	8.8
Site (min.)						
Area (acres)	510		510	510	5	5
Recreation/open space (sq. ft.)	50%		50%	50%	50%	50%
Parcel (min. sq. ft.)						
Area per building	--		--	--	7,500	Set by Special Use Process
Lot	43,5600.25 ac.		43,5600.25 ac.	43,5600.25 ac.		
Lot area (min. sq. ft.)	(10,890)		(10,890)	(10,890)	43,560	Set by Special Use Process
Lot width (min. ft.)	40075		40075	40075	400	
Water/sewer, public	Required		Required	Required	Required	
Yards (min. ft.)						
Road yard	4530		15	4530	45	
Side yard (interior)	510		510	510	5	
Side yard (total)	4020		4020	4020	40	Set by Special Use Process
Side yard (road)	4020		4020	4020	40	
Rear yard	4530		4530	4530	45	
Garage setback from R.O.W.	2030		--	2030	20	
Bulk (max.)						
Height (ft.)	35		35	35	35	Set by Special Use Process
Building coverage	35%		35%	35%	35%	
Impervious surface	50%		50%	50%	50%	

(1) More than one building may be established on a single lot (see §4.1, Complexes)

ClusterConservation Residential Subdivision

R-SF	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	1.5		1.5			
Site (min.)						
Area (acres)	5 10		5 10			
Recreation/open space (sq. ft.)	50%		50%			
Parcel (min. sq. ft.)						
Area per building	--		--			
Lot (min.)	43,560 0.25 ac.		43,560 0.25 ac.			
Lot area (min. sq. ft.)	(10,890)		(10,890)			
Lot width (min. ft.)	40 75		40 75			
Water/sewer, public	Required		Required			
Yards (min. ft.)						
Road yard	45 30		40 15			
Side yard (interior)	5 10		5 10			
Side yard (total)	40 20		40 20			
Side yard (road)	40 20		40 20			
Rear yard	45 30		45 30			
Garage setback from R.O.W.	20		--			
Bulk (max.)						
Height (ft.)	35		35			
Building coverage	35%		35%			
Impervious surface	50%		50%			

R-20	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	2.2		2.2			
Site (min.)						
Area (acres)	5 10		5 10			
Recreation/open space (sq. ft.)	50%		50%			
Parcel (min. sq. ft.)						
Area per building	--		--			
Lot (min.)	43,560 0.25 ac.		43,560 0.25 ac.			
Lot area (sq. ft.)	(10,890)		(10,890)			
Lot width (ft.)	40 75		40 75			
Water/sewer, public	Required		Required			
Yards (min. ft.)						
Road yard	15		10			
Side yard (interior)	5		5			
Side yard (total)	10		10			
Side yard (road)	10		10			
Rear yard	15		15			
Bulk (max.)						
Height (ft.)	35		35			
Building coverage	35%		35%			
Impervious surface	50%		50%			

ClusterConservation Subdivision Standards

ClusterConservation Residential Subdivision

R-14	Single- family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Use	Permitted	Not Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted
Density (max. units/acre)	3.5		3.5			
Site (min.)						
Area (acres)	510		510			
Recreation/open space (sq. ft.)	50%		50%			
Parcel (min. sq. ft.)						
Area per building	--		--			
Lot (min.)	43,5600.25 ac.		43,5600.25 ac.			
Lot area (sq. ft.)	(10,890)		(10,890)			
Lot width (ft.)	40075		40075			
Water/sewer, public	Required		Required			
Yards (min. ft.)						
Road yard	4530		4030			
Side yard (interior)	510		510			
Side yard (total)	4020		4020			
Side yard (road)	4020		4020			
Rear yard	4530		4530			
Bulk (max.)						
Height (ft.)	35		35			
Building coverage	35%		35%			
Impervious surface	50%		50%			

I. Project Boundary Buffer

1. No buffer is required where the width of the project's perimeter lots is equal to or greater than the minimum lot width of the adjoining development or the minimum lot width required by the zoning district applied to any adjoining undeveloped parcel.
2. Where narrower lot widths are provided, a Class C buffer shall be provided (see §3.4, Landscaping, Screening and Buffering) along all project boundaries of a ~~clusterconservation~~ subdivision.

PART 3. PLANNED DEVELOPMENT DISTRICTS**§2.4.9. Planned Development District Standards****A. General Provisions for all Planned Developments (PD-R Conventional, PD-R Conservation, PD-C, PD-I, PD-MU)****1. Rezoning Criteria**

In approving a rezoning for a planned development, the Board of Commissioners shall find the district designation and planned development master plan comply with the general standards for all planned development in this section and the specific standards for the proposed planned development listed in paragraphs B through E below, respectively.

2. Planned Development Master Plan

The development proposed in the master plan is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties. The master plan shall be prepared by a design professional as defined in Article 12.

3. Design Guidelines and Dimensional Standards

Each planned development shall provide a comprehensive set of design guidelines that demonstrate the project will be appropriate within the context of the surrounding properties and the larger community. All bulk, area and dimensional standards shall be established by the Board of Commissioners at the time of approval.

4. Development Standards

Unless specifically waived by the Board of Commissioners, all standards specified in Article 3, General Development Standards, and Article 7, Natural Resource Protection, shall apply.

5. Recreation and Open Space

The planned development master plan shall include a minimum of 12.5 percent recreation and open space for non-residential projects, 25 percent for conventional projects, and 50 percent for conservation projects. (See §3.3).

6. Stormwater Management

When determined necessary by the Board of Commissioners, the planned development master plan shall contain a comprehensive stormwater management plan prepared by a professional engineer, geologist and land surveyor licensed in the State of North Carolina.

7. Phasing

If development is proposed to occur in phases, the planned development master plan shall include a phasing plan for the development, and if appropriate, with specific build-out dates. Unless waived by the Board of Commissioners, site improvements or amenities that are part of the master plan shall be constructed with the first phase of the project or by the platting of 25% of the lots proposed in the development, whichever comes first. Any monetary contributions in lieu of constructing off-site improvements or donations of land that are included in the master plan shall be made prior to platting the first phase of the development.

Planned Development District Standards

B. Planned Development-Residential (PD-R) District**1. Minimum Requirements**

The Planned Development-Residential District is an option provided to encourage a mix of housing options within a comprehensively planned development. As required by §5.1.8, developments containing 50 or more lots have a mandatory requirement to rezone to Planned Development. Two options are available for Planned Development-Residential:

a) PD-R Conventional

The Planned Development Conventional subdivision is a method that allows builders to develop master planned communities with smaller lot sizes where access to appropriate utility infrastructure is available. The dimensional table below outlines the provisions that govern development in the conventional option.

	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Density (max. units/acre)						
Without public water/sewer					2	4
With public water or sewer					3	6
With public water/sewer					4	8
Site (min.)						
Area (acres)	None		None	None	None	None
Recreation/open space (sq. ft.)	25%		25%	25%	25%	25%
Lot (without public water/sewer)	0.75 ac.		0.75 ac.	0.75 ac.		
Lot area (min. sq. ft.)	(32,670)		(32,670)	(32,670)	=	=
Lot width (min. ft.)	100		100	100	=	=
Lot (with public water/sewer)	0.5 ac.		0.5 ac.	0.5 ac.		
Lot area (min. sq. ft.)	(21,780)		21,780	(21,780)	=	=
Lot width (min. ft.)	100		100	100	=	=
Yards (min. ft.)						
Road yard	40		15	30	15	30
Side yard (interior)	10		0	10	=	10
Side yard (total)	20		10	20	=	20
Side yard (road)	20		10	40	10	40
Rear yard	40		40	40	20	40
Bulk (max.)						
Height (ft.)	35		35	35	35	50
Building coverage	35%		35%	35%	35%	35%
Impervious surface	50%		50%	50%	50%	50%

b) PD-R Conservation

The Planned Development Conservation subdivision is a method that allows builders to develop master planned communities with a clustering of smaller lot sizes, lot widths, and higher density in return for greater amounts of open space serving to offset development impacts while preserving a higher quality of life in the community. The dimensional table below outlines the provisions that govern development in the conservation option.

	Single-family Detached	Zero Lot Line	Alley- loaded	Two-family	Townhouse	Multi-family
Density (max. units/acre)						
Without public water/sewer					4	6
With public water or sewer					6	10
With public water/sewer					8	14
Site (min.)						
Area (acres)	None		None	None	None	None
Recreation/open space (sq. ft.)	50%		50%	50%	50%	50%
Lot (with public water/sewer or Community well/septic)	Required		Required	Required		
Lot area (min. sq. ft.)	0.25 ac. (10,890)		0.25 ac. (10,890)	0.25 ac. (10,890)	=	=
Lot width (min. ft.)	70		70	70	=	=
Yards (min. ft.)						
Road yard	30		15	30	15	30
Side yard (interior)	10		0	10	=	10
Side yard (total)	20		10	20	=	20
Side yard (road)	20		10	20	10	40
Rear yard	30		30	30	20	40
Bulk (max.)						
Height (ft.)	35		35	35	35	50
Building coverage	35%		35%	35%	35%	35%
Impervious surface	50%		50%	50%	50%	50%

2. Permitted Uses

All uses permitted by right and as special uses in residential districts are permitted in a PD-R District (§2.2.1), subject to approval by the Board of Commissioners.

3. Project Boundary Buffer

An undisturbed buffer at least 50 feet in width and meeting the standards for a Class B buffer (see §3.4, Landscaping, Screening and Buffering) shall be maintained along all project boundaries.

4. Exterior Sidewalks

In addition to the requirements of §5.5, sidewalks shall be installed along all existing roads that abut and provide access to the project. All required sidewalks shall be a minimum five feet in width.

5. Minimum Lot Sizes

Lot area and width within the PD-R district must conform to the standards established in §2.4.5 for the R-S (Residential Suburban) district.

C. Planned Development-Commercial (PD-C) District

1. Minimum Requirements

The Planned Development-Commercial District is an option provided to enhance the design of a commercial development within a comprehensively planned development by allowing for additional flexibility not available in nonresidential districts.

The Planned Development-Mixed Use District is an option provided to encourage coordinated mixed use developments. For the purposes of any residential components within this development type, the density and lot size must conform to those listed in the PD-R requirements in § 2.4.9.B.1. Density calculations in a PD-MU district are based on the acreage that is defined as “residential” on the site-specific development plan. Residential density shall not be calculated based on the total acreage of a Mixed-Use district.

2. Permitted Uses

- (a) All uses permitted by right and as special uses in the Permitted Use Table are permitted in a PD-MU District (§2.2.1), subject to approval by the Board of Commissioners.
- (b) The mix of uses shall be established by the Board of Commissioners at the time of approval.

3. Project Boundary Buffer

Unless waived by the Board of Commissioners, a Class C buffer shall be provided (see §3.4, Landscaping, Screening and Buffering) along all project boundaries.

4. Exterior Sidewalks

In addition to the requirements of §5.5, sidewalks shall be installed along all existing roads that abut and provide access to the project. All required sidewalks shall be a minimum five feet in width.

5. Minimum Lot Sizes

Residential lot area and width within the PD-MU district must conform to the standards established in §2.4.5 for the R-S (Residential Suburban) district.

§2.5. Overlay District Standards

§2.5.1. Eastern Lincoln Development District

A. Purpose and Intent

1. The purpose of Development Districts is to address the growth opportunities in the rapidly developing areas of Lincoln County in a more adequate manner than addressed by the Unified Development Ordinance base document. This is in keeping with the Lincoln County Land Use Plan.

2. The Eastern Lincoln Development District is established to provide additional development standards in eastern Lincoln County, primarily along the NC16 Business and NC16 Bypass corridors, and will address the building, site, traffic and other development needs of the growing community.