

COMMERCIAL DESIGN STANDARDS

The Commercial Design Standards listed in Appendix B shall apply to all new commercial developments in the O-I, LC, and GC zoning districts (See Chapter 3, Table of Permitted Uses-Commercial Uses).

Appendix B standards shall also apply to the following commercial uses listed in Chapter 3, Table of Permitted Uses-Commercial Uses, when permitted in AO, CR, LDR, MDR or HDR zoning districts:

- Bank/financial institution/ATM
- Convenience stores with or without petroleum sales
- Gas stations
- Restaurants with or without drive thrus
- Retail sales/shoppers' goods
- Retail sales, shopping centers/10,000 SF and less
- Nursery/Daycare

REVIEW CRITERIA

The following criteria shall be considered by staff in reviewing development proposals in addition to the standards established for major and minor site plan review:

AMENITY AREA

Projects containing groups of buildings to be devoted primarily to office and/or retail activities shall incorporate amenity areas into the site design. Amenity areas include, but are not limited to, public plazas, courtyards, squares or small parks on the site.

SETBACKS

Setbacks are established in Chapter 5 of the Cabarrus County Development Ordinance.

PARKING REQUIREMENTS

Off street parking shall be required and determined per Chapter 10. Parking areas shall primarily be located to the rear or side of the proposed structures to minimize visibility of vehicles.

PARKING LOT DESIGN

Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the buildings. A paving material that is different in color and/or texture from that of vehicular areas shall delineate these pedestrian travel ways and shall be clearly marked. Small posts or bollards incorporating lights may also serve the same purpose. Parking lots shall be adequately screened from public view and shall include landscaping and buffering per Chapter 9 of the Cabarrus County Development Ordinance.

LANDSCAPING

A Landscaping plan shall be submitted in accordance with Chapter 9 of the Cabarrus County Development Ordinance.

LIGHTING

Lighting for all non-residential uses shall provide proper lighting for security purposes while not diminishing the quality of any surrounding residential uses.

- All light fixtures (freestanding, flood, or any other form of light fixture) shall be provided with full cut-off fixtures, visors, or any other suitable directional control to direct light either downward or directly on the appropriate building. (Wall pack lighting is not permitted)
- No light fixture shall create any glare or spillover lighting effects on any residential properties or streets.
- Freestanding light fixtures along all public street systems and internal street systems shall not exceed nineteen feet in total mounted height and shall consist of a decorative fixture that shields the source of light away from neighboring properties.
- Lighting located within parking lots may not exceed thirty-three feet in total mounted height. Parking lot lighting shall consist of a fixture that shields the source of light away from neighboring properties and direct the illumination to the ground's surface.
- Lighting installations should include timers, dimmers, and /or sensors to reduce overall energy consumption and unnecessary lighting.
- Lighting levels for canopies and awnings of commercial facilities shall be adequate only to facilitate the activities taking place in such locations and shall not be used to attract attention to the businesses. Lighting fixtures mounted on canopies shall be recessed so that the light's lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained. Canopies shall be constructed of non-light-emitting material.

LOADING/UNLOADING AREAS AND LOADING DOCKS

Loading and unloading areas shall be installed per Chapter 10. Loading/unloading areas shall be placed, to the greatest extent possible, to the rear of the structure and shall be screened from the view of any street and/or any residentially developed or residentially zoned property. Additionally, loading/unloading spaces shall be located such that interference with traffic on streets and or internal driveways is minimized.

SOLID WASTE STORAGE AREAS

Solid waste storage areas shall be located to the rear or side of the structure. Solid waste storage areas shall not be located in any applicable planting yard and shall be screened from any street and/or any residentially developed or residentially zoned property.

MECHANICAL APPURTENANCES

All rooftop mechanical and electrical equipment shall be screened from view from all public streets (existing and proposed) and adjacent properties. In addition to the incorporation of design elements, landscape materials shall be incorporated to provide additional screening and/or softening of equipment areas located on the ground.

ARCHITECTURAL DESIGN STANDARDS**HEIGHT**

Building height shall be regulated in accordance with Chapter 5, Dimensional Requirements.

ROOFLINE

A range of roof forms is acceptable as long as they are compatible with the architectural character, scale, and height of surrounding buildings. Mansard roofs are not permitted.

FENESTRATION

Fenestration includes the structural openings to buildings, such as doors and windows. The first floor of all buildings, including structured parking, must be designed to encourage and to complement pedestrian-scale interest and activity by the use of transparent windows and doors on all building walls facing any street right of way or any proposed street right of way. Reflective glass is prohibited.

ARTICULATION

In order to add architectural interest and variety and to avoid the effect of a single long or massive wall with no relation to human scale proportions, the following standards shall apply.

All building walls facing any street right of way or any proposed street right of way must include at least two of the following:

- change in plane
- change in materials
- change in texture or masonry pattern
- windows
- other features as deemed appropriate and approved by the Design Review Committee

In the event that canopies, awnings or other similar appurtenances are used, the following standards shall apply:

- Such appurtenances shall be constructed of materials designed to complement the streetscape and the structure.
- A minimum overhead clearance of eight (8) feet shall be maintained.

MATERIALS

All buildings shall be constructed of quality materials. These materials include brick, either plain or painted, horizontal siding, wood shingle, stone, split faced block plain or painted, concrete-based stucco or architectural metal. All trim materials shall be stone, cast stone, cast concrete, or painted wood.

Corrugated metal may be used only when it is not visible from the street right of way or any proposed street right of way.

Where any sloped roofs are utilized, they shall be covered with high profile asphalt shingles, natural clay tiles, slate, concrete tiles (with natural texture and color), ribbed metal, wood shakes or shingles. Forms and finish materials of buildings, signage, gasoline pump canopies and other accessory structures, shall be compatible with the architectural character of the adjacent area and structures and shall utilize a consistent architectural style in keeping with the design of the primary structure.