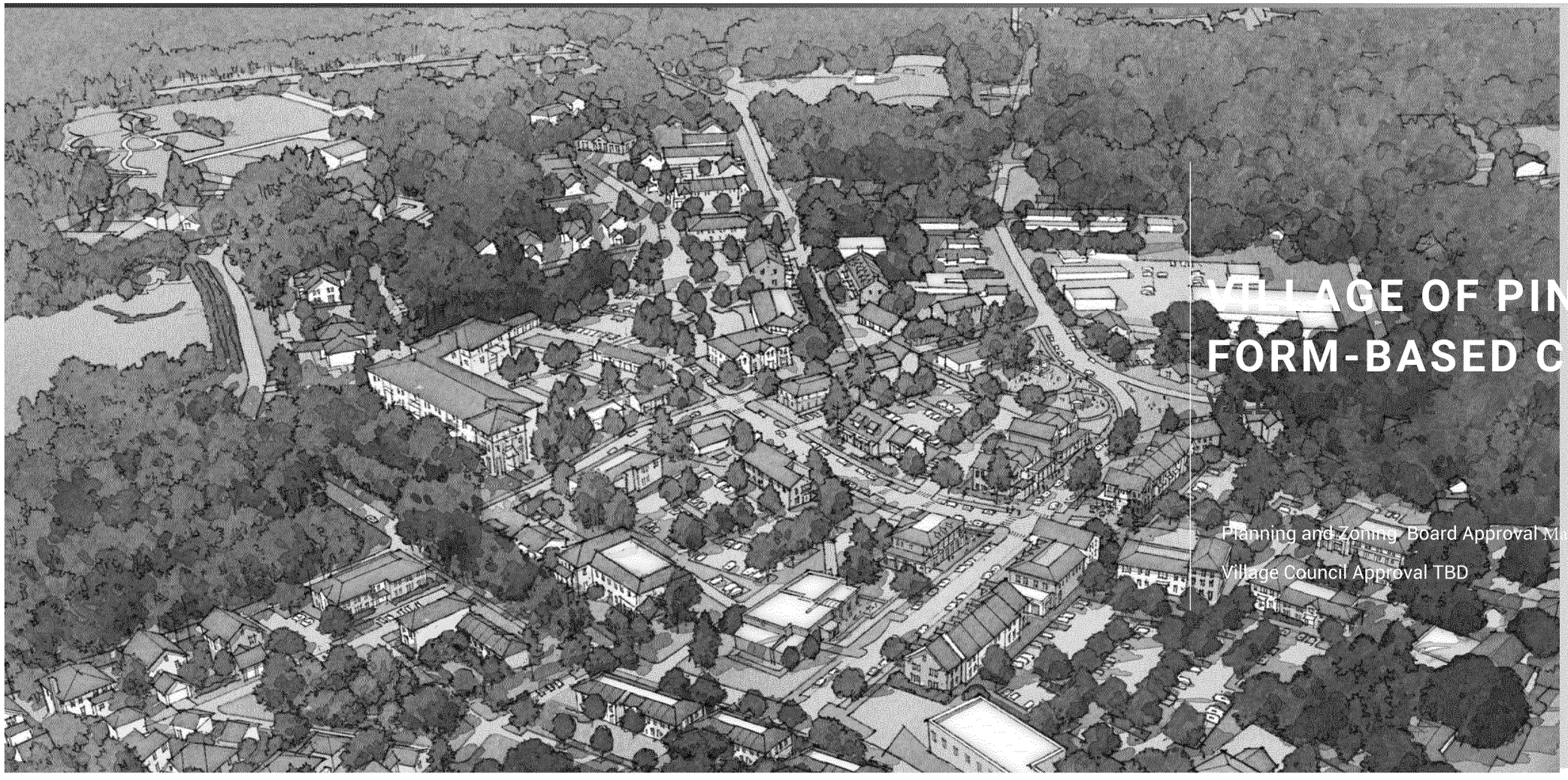

# VILLAGE OF PINEHURST
# FORM-BASED CODE

Planning and Zoning Board Approval March 30, 2023

Village Council Approval TBD

Design Collective

DUGGAL
REAL ESTATE ADVISORS

Moving forward.
RKA
RAMEY KEMP ASSOCIATES

THE VILLAGE OF PINEHURST

# ACKNOWLEDGMENTS

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PATRICK PIZZELLA
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LYDIA BOESCH
*Treasurer*

JEFF MORGAN
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JANE HOGEMAN
*Council Member*

KEVIN DRUM
*Former Council Member*

JUDY DAVIS
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# 1.0 INTRODUCTION

1.1 OVERVIEW
1.2 PURPOSE & COMPONENTS

## 1.1 Overview

The Village of Pinehurst identified Village Place as an area well-suited to accommodate growth, advance economic development goals, increase revenues and the tax base, and to support the many quality-of-life needs of existing residents, businesses, and visitors.

In an effort to advance these opportunities and create a Small Area Plan that responds to the Village's 2019 Comprehensive Plan and guides future development initiatives, the Village of Pinehurst hired Design Collective, Duggal Real Estate Advisors, and Ramey Kemp & Associates. This plan will guide decision making on new development and redevelopment, public and private investments, policy and zoning, and many other important topics that will have a long-term impact on the Village.

The Small Area Plan (SAP) report for Village Place documents the planning effort and focus on existing conditions analysis, best practice and precedent research, Concept Design studies, the Final Design plan and recommendations, as well as stakeholder feedback. These reports should be seen as an account of the planning process and the intent and vision established collectively. While this document, *Village Place Form-Based Code* (FBC), is a regulating document, taking the intent and vision established through the SAP planning process and formulating prescriptive development standards that helps ensure the vision becomes reality. This document governs the plan area of Village Place only.

### Process

The Small Area Plan effort occurred in the three following phases, with stakeholder involvement in all phases. Work began in November 2020 with adoption projected for 2022. For additional information on the project and process, see the adopted *Village Place Small Area Plan.*

**PHASE 1: DATA COLLECTION; EXISTING CONDITIONS INVENTORY AND ANALYSIS**

The first step in the process was to fully assess and understand existing conditions; historic, cultural, and environmental assets; neighborhood goals and objectives; realistic market-driven development opportunities; resident and stakeholder concerns and input; constraints and opportunities; and other factors that would inform the Small Area Plan.

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints. Phase 1 concluded with Public Workshop 1 in February 2021 with approximately 100 attendees.

**PHASE 2: PLANNING AND DESIGN**

In Phase 2, from March to June 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Village Place and Pinehurst South. During this timeframe, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/or elected officials, and key stakeholders and, based on input received, refined the concepts. These concepts were shared in early June 2021 in Public Workshop 2 to solicit further feedback; approximately 59 attendees participated.

**PHASE 3: MASTER PLAN REPORT**

During Phase Three, the design team presented the final draft plan to the community at a public input event in February 2022. This event provided an opportunity for the public to review and comment on the final draft prior to adoption. The design team then prepared this final master plan report, an illustrated, guiding document that outlines the preferred plan options and supported recommendations for the Village Place Small Area Plan.

### Project Goals

The following project goals were identified in the project RFP, issued by the Village for the SAP Planning Process:

1. Create a mixed-use walkable destination area that is connected to the Village Center;
2. Create an implementable plan to make the community's vision for the area a reality in keeping with previous planning efforts and the newly adopted Comprehensive Plan;
3. Economic feasibility, urban design, and improving the public realm (e.g. roadways, sidewalks, parks, plazas, open spaces) are key aspects of this plan that must include specific and achievable actions;
4. Expand the footprint of authentic Pinehurst - immediately north of the historic center of the community - and add a new front door to the historic center from NC Highway 211;
5. Connect the historic Village Center area with Village Place via a "connecting spine(s)" which should include new or extended streets, sidewalks, and paths;
6. Extend the vision of Tufts, Olmsted, and Manning from the Village Center to Highway 211 throughout Village Place and along Rattlesnake Trail;
7. The Plan must be consistent with the foundational principles set forth in the National Historic District Nomination (Nomination) submitted to the National Park Service in 1994. The area should feature:
    a. Abundant landscaping, walking paths and open spaces while
    b. Minimizing traffic and maintaining the human scale of buildings.
8. Guiding Principles 1, 2, 3, and 7 of the 2019 Comprehensive Plan are especially important to the development of the Small Area Plans;
9. Parking for existing uses in the Village Center and surrounding areas will also need to be accommodated here.
10. Care must be taken to consider the interaction of any proposed new use with existing uses in the area, and to consider the impact of any proposed new use on the Village Center and its surrounding neighborhoods; and
11. Provide sufficient and discrete parking for any proposed use will be an important consideration.

### Planning Goals

The following planning goals were identified through the development of the *Village Place Small Area Plan*, based on analysis and stakeholder feedback:

1. Promote a mixed-use walkable neighborhood that is reflective of the Village Core, but does not compete with or drain the economic success of it;
2. Recommend mixed-use south of McCaskill that is of a similar scale as the Village Center, while exploring additional mixed-use and infill commercial along Rattlesnake Trail;
3. Incorporate new small Open Spaces, to supplement and connect to the existing larger Open Spaces in and adjacent to Village Place;
4. Explore new infill development with the relocation of the VOP Services Complex; and
5. Provide a connected street network that will help to alleviate traffic congestion on Rattlesnake Trail and cut-through traffic in adjacent residential streets.

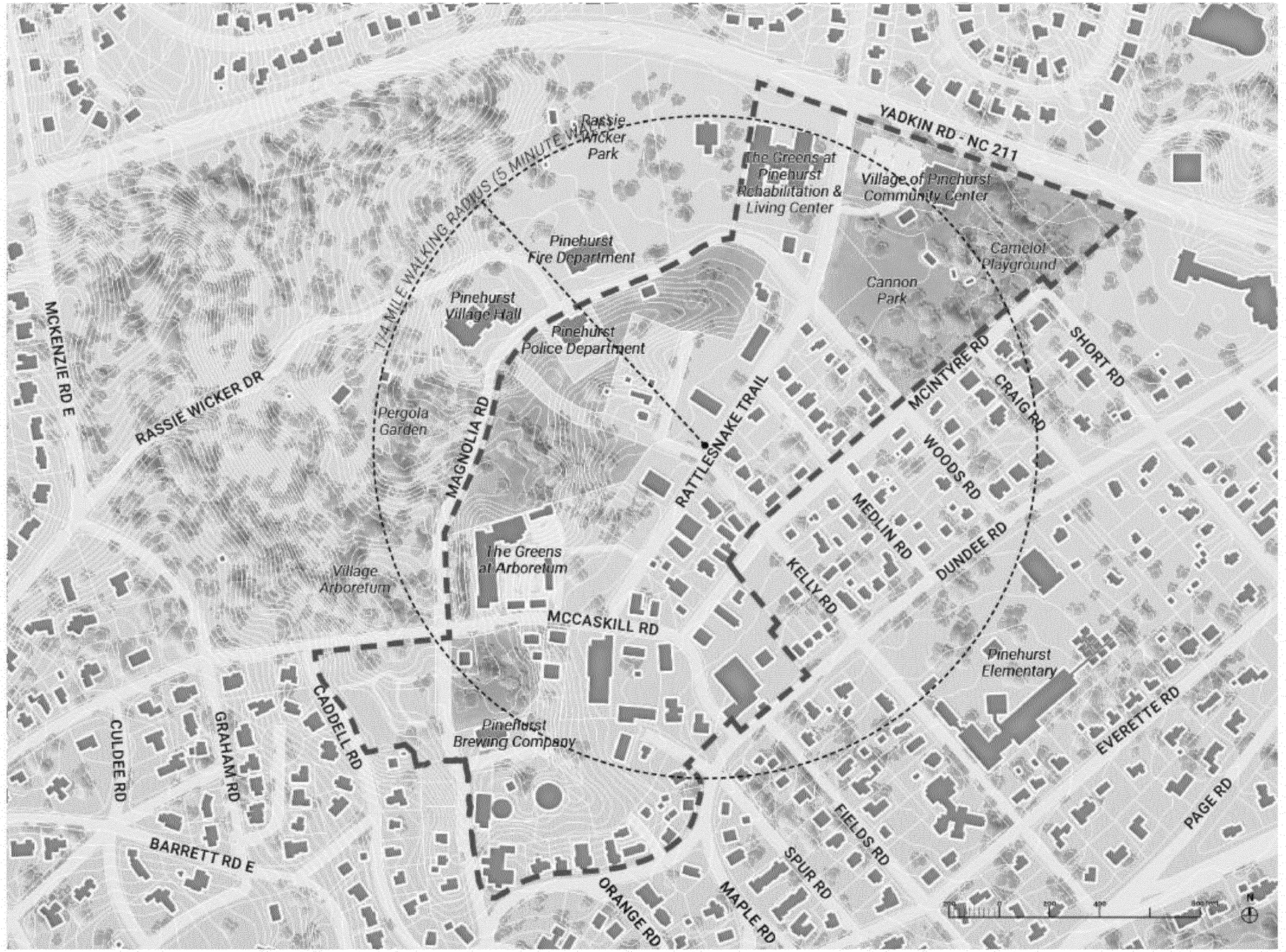
## Existing Conditions

### Illustrative Site Plan

The Existing Illustrative Plan depicts the development and open space patterns that exist in the study area. A 1/4-mile walking radius (5-minute walk) is indicated on the plan for reference.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE



## 1.2 Purpose & Components

### Purpose of the Form-Based Code (FBC)

The Small Area Plan (SAP) is a companion document to the Village Place Form-Based Code (FBC). While the SAP report focuses on the existing conditions analysis, best practice, precedent research, Concept Design, Final Design, and stakeholder feedback, it should be seen as establishing the vision for Village Place. The FBC is a guiding plan document that establishes design needed to achieve the vision.

The FBC will assist property owners (whether public or private), developers, builders, future homeowners and business owners, contractors, and designers with criteria for urban design, street design, open space design, architectural design, and signage design. The intent is to achieve a consistently high-quality environment that 1) respects the Village's historic character established by Olmsted and Manning, and 2) sustains current and future property owner, homeowner, and business owner expectations.

Certain elements within the Village Place are envisioned to be consistent throughout the Village to create a coherent character. These elements include street lighting, benches, trash and recycling receptacles, tree grates, primary sidewalk material, permanent identification signs, vehicular and pedestrian directions signs, and parking signs.

Some elements from the FBC (such as dimensional requirements and the regulating plan) will be incorporated as regulatory standards in the Pinehurst Development Ordinance (PDO).

Other elements, including architectural standards, will remain in this guidance document to assist Village Planners, the Planning and Zoning Board, and Village Council through development review and rezoning processes. All other processes and requirements of the PDO still apply.

Where conflicts with the *Village of Pinehurst Historic District Standards,* life safety codes, or state or federal regulations occur, the *Historic District Standards,* life safety codes, or state or federal regulations will prevail.

The FBC is not a prescription for a specific design mandate. At the discretion of the Village, and in cooperation with the development community, exceptions to the criteria within the FBC that conform to the goals of the *Village Place Small Area Plan* may be granted. Any such exceptions shall be consistent with the intent of the FBC to create the best neighborhood possible. Exceptions to the criteria within the FBC may be considered on the basis of unusual programmatic requirements, particular site constraints, or architectural/site design merit as determined by the Village and where shown on appropriately submitted documents.

Stormwater management shall be consistent with the Village of Pinehurst ESSM Manual , state regulations and any adopted Stormwater Management Plan.

Underground utilities are preferred as allowed by the PDO within the restrictions of North Carolina General Statutes.

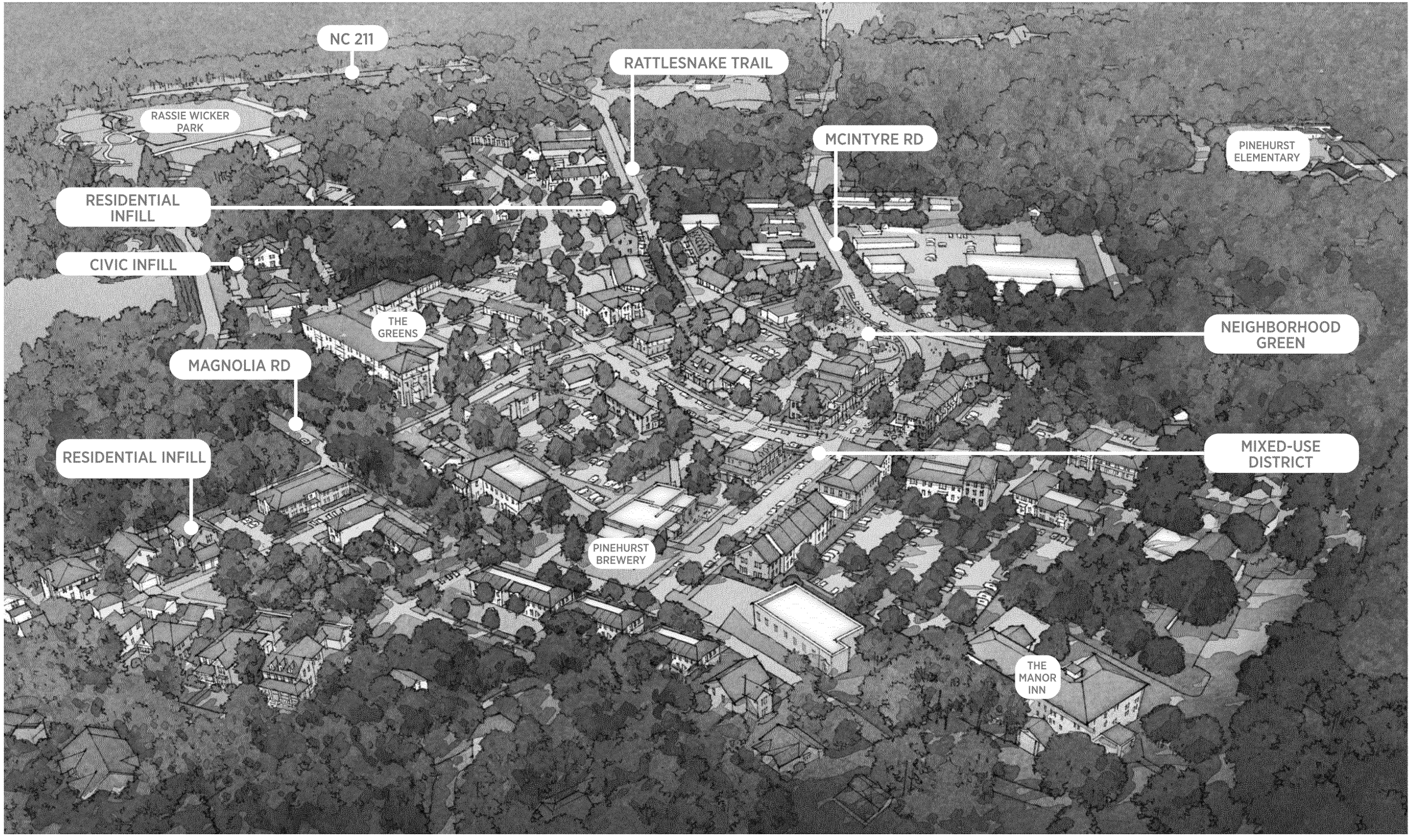
Throughout this document, illustrative examples and photographs of building types, architectural design styles, open space design, streetscape, and similar are offered. These images are for illustrative purposes only and are not intended to suggest a specific style or design.

The FBC applies to all development within the boundaries of Village Place only. The FBC criteria may be modified from time to time with the Village Council's approval.

### Components of the Form-Based Code (FBC)

The Form-Based Code criteria comprise the following sections, covering all aspects of the built environment within Village Place:

» 1.0 Introduction
» 2.0 Site Design
» 3.0 Street Design
» 4.0 Landscape Design
» 5.0 Architectural Design
» 6.0 Sign Design
»




## VILLAGE PLACE - AERIAL RENDERING

*FOR ILLUSTRATIVE PURPOSES ONLY

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# 2.0 SITE DESIGN

2.1 OVERVIEW
2.2 REGULATING PLAN
2.3 LOT STANDARDS
2.4 CORNER LOT AND FRONT ELEVATION STANDARDS

## 2.1 Overview

### Purpose

The Site Design criteria describe how buildings and streets interface to create the physical character of the built environment, including such bulk regulations as height, setbacks, and frontage. The Site Design criteria include general provisions for all areas of Village Place as well as specific design standards for each residential lot type.

The Project and Planning Goals on page 2 in this document and the Principles highlighted in the Village Place Small Area Plan report informed the Site Design criteria to help ensure a mixed-use walkable neighborhood that is reflective of the character of the Village.

### Components

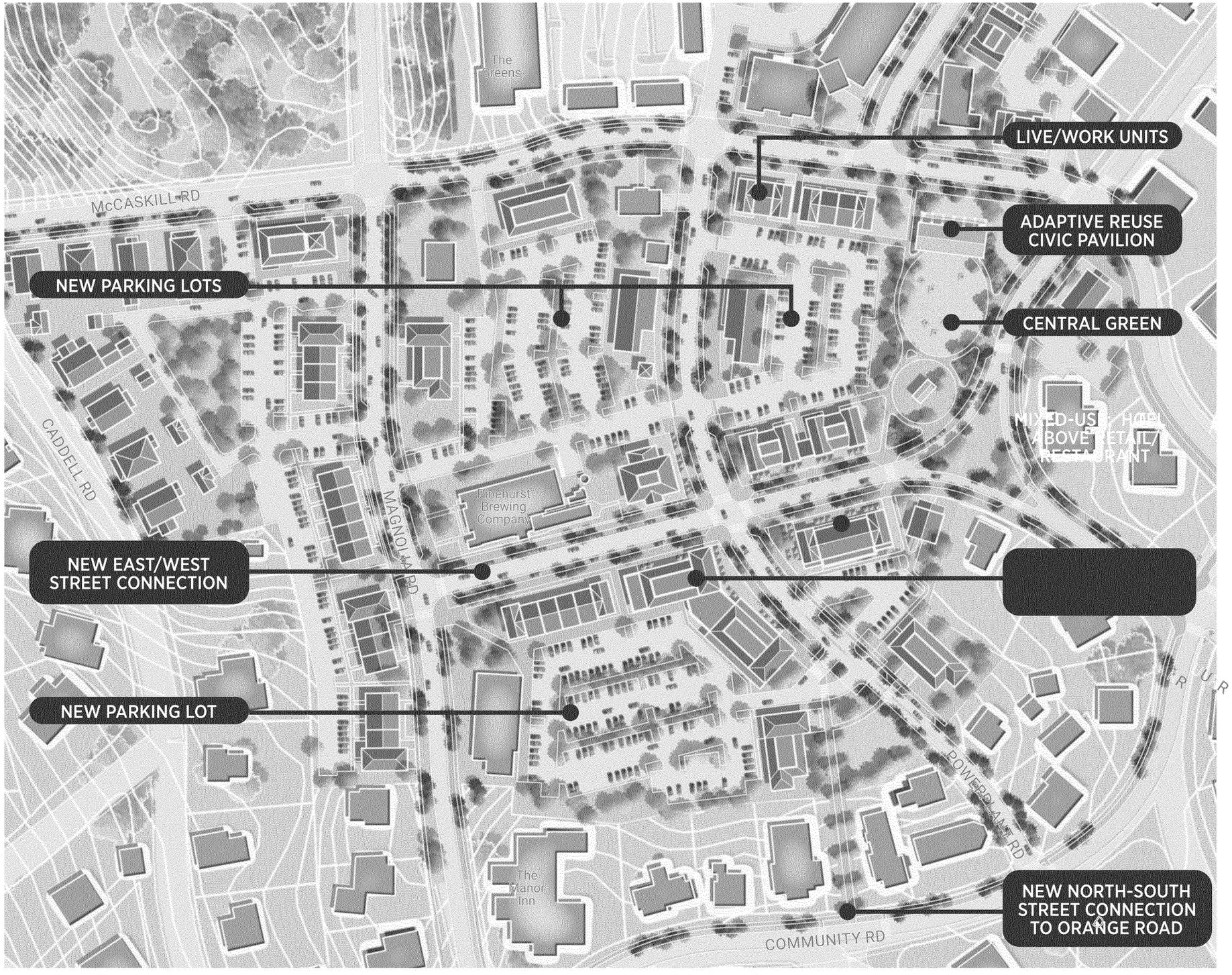
The Site Design criteria comprise the following sections:

1. Regulating Plan: A plan diagram that acts as a key for the application of the Site Design and Street Design standards
2. Lot Standards: Provide setbacks and other dimensional requirements for all lot types
3. Corner Lot Requirements: Indicate additional provisions for lots located on street corners and/or along primary open spaces.

### Detail Plan

The Detail Plan to the right illustrates the potential build-out of the Village Place core area south of McCaskill Road, showing new buildings, streets, parking, and open space and embodies the criteria within the FBC. However, it is important to note that the Detail Plan is illustrative only; the actual built design may vary, but shall be consistent with the intent of the FBC and comply with its criteria.

It is anticipated over the approximate thirty-year redevelopment of the area, that street alignments, the mix of uses, building types, and distribution may be refined as redevelopment progresses. All such modifications shall follow the intent of the FBC.




*Village Place Illustrative Detail Plan* *This plan is illustrative only and subject to change. Source: Design Collective, Inc.*

The Regulating Plan is a plan diagram that acts as a key for the application of the Site Design and Street Design criteria, linking the criteria with physical locations.

The Regulating Plan defines the boundary within which the FBC criteria apply, as shown by the SAP Boundary as a brown dashed line. The Regulating Plan also indicates allowed Uses and Building Heights within subareas. For Building Heights for example, "BH: 1-2" indicates that buildings shall be either 1 or 2 stories in height (see Section 8.0 Definitions for information on how building height is measured within Village Place).

Additionally, the Regulating Plan indicates where Active Frontage is required, that is, where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street.

Proposed street alignments and open space locations and configurations may vary from those shown to the right, with Village approval.

## Key

- Small Area Plan (SAP) Boundary

### CoreAreaBlocks

- Core Area Blocks
- Lower McIntyre
- Lower Rattlesnake Area Blocks
- Traditions Site
- Upper Rattlesnake Blocks
- General Frontage
- Active Frontage
- Public Conservation
- Civic Building Monuments
- Existing Street Centerline

### Building Types

1. MIXED-USE
2. OFFICE
3. RETAIL
4. SFA - TOWNHOUSE
5. SFD - COTTAGE
6. SFD - VILLA
7. SFD - MANOR
8. HOTEL
9. MULTIFAMILY

# Village Place

N

MURDOCKSVILLE
CYPRESS
LONGLEAF
RED CEDAR
GUN CLUB
REGAL
SLY
WHEELING
ICE
MEMORIAL
NC 211
RASSIE WICKER
MAGNOLIA
BOARD BRANCH
RATTLESNAKE
WOODS
MCINTYRE
SHORT
CRAIG
MEDLIN
DUNDEE
GRAHAM
MCCASKILL
VILLAGE
CADDELL
POWER PLANT
COMMUNITY
KELLY
FIELDS
EVERETTE
SPUR
MAPLE
PALMETTO
ORANGE
PAGE
MIDLAND
DOGWOOD
MCLEAN
SHAW
CULDEE
BARRETT

K — BH: 1-2 [2, 3]
L — BH: 1-2 [1, 2]
N — BH: 1-2 [4, 5, 6, 7]
M — BH: 1-2 [1, 2]
G — BH: 1-2 [1, 2, 3]
H — BH: 1-2 [1, 2, 3]
J — BH: 2-3 [9]
I — BH: 1-2 [1]
F — BH: 1-2 [1, 2, 3]
O — BH: 1-2 [4, 5, 6, 7]
A — BH: 2-3 [1, 3]
D — BH: 2-3 [1, 3]
E — BH: 1-2 [2, 3]
B — BH: 2-3 [1, 3, 8]
C — BH: 1-2 [1, 3]

## 2.3 Lot Standards

The Lot Standards section addresses criteria for all lot types throughout Village Place. The Lot Standards criteria provide requirements for building setbacks, build-to lines, and minimum building widths for each lot type and condition (i.e., Corner versus Mid-Block lots). Civic Lots (i.e., parcels with civic buildings/uses) are exempt from Lot Standards criteria.

### Lot Types

The Lot Types in Village Place are as follows and include Commercial (Retail, Office, Hotel, or Multi-Family); Single-Family Attached (SFA) units (i.e., townhouses); and Single-Family Detached (SFD) lots. In Village Place, the majority of Lot Types are Mixed-Use/Commercial, with some Residential, typically Rear-Loaded with garage or parking access from an alley (or shared-access driveway). Live/Work is a subtype of mixed use with Residential above ground-floor Retail or Office Space and is treated the same as other mixed use.

1. Mixed-Use/Commercial (Retail, Office, Hotel, or Multi-Family)
2. SFA - Rear-Loaded
3. SFD - Cottage Rear-Loaded
4. SFD - Manor Rear-Loaded
5. SFD - Villa Front- Loaded

The following pages provide specific criteria for each of the Lot Types listed above that include required setbacks, build-to lines, garage/parking placement and access, porch and stoop placement and projection, and similar.

### General Provisions

General provisions that apply for all lot types are as follows:

The following encroachments may extend into the lot front and side setbacks up to 1 foot from the build-to line: stoops, steps, bays, and similar building elements; porches may extend into the lot front and side setbacks up to 2 feet from the build-to line. Masonry veneers may encroach a maximum of 6 inches into any required setback.

Encroachments into the right-of-way shall not be allowed. (To note: arcades, a common feature in some historic communities, are not present in the historic Village Core and, therefore, are not permitted in Village Place within the right-of-way).

Where alleys or shared-access driveways are provided, service areas and off-street parking (whether in garages or on surface lots, parking pads, or driveways) shall be accessed from the alley or shared-access driveway, unless otherwise approved by the Village.

On corner lots with no access from an alley or shared-access driveway, garage or parking access may be from the side street.

For driveways accessed directly from streets, the driveway shall be either less than 6 feet in length (and, therefore, not allowing vehicles to park in the driveway) or equal to or greater than 20 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

On SFD - Villa lots, where the garage is accessed from the front of the lot (Front-Loaded), the garage door shall not constitute more than 45% of the façade. Additionally, the driveway shall be equal to or greater than 18 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

See the following pages for criteria specific to each Lot Type.

## Mixed-Use / Commercial Rear-Loaded Lots (Regulating Plan Key #1, #2, #3, #8, #9)

A Mixed-Use / Commercial Lot has a building with a ground-floor commercial use that may include retail, restaurant, and/or office and may include lobby or amenity space for upper floor uses. If included, the upper floor(s) may be retail, restaurant, office, hotel, and/or residential. Rear-Loaded refers to the positioning of the off-street parking and its access from a rear alley or shared-access driveway.

The standards for Mixed-Use / Commercial Lots are as follows:

| | |
|---|---|
| Lot Width | 24' min. for Mid-Block Lot; 34' min. for Corner Lot |
| Lot Depth | 60' min. |
| Building Height | See Regulating Plan |
| Building Width | 24' min. |
| Building Depth | Varies; no min. |
| Primary Building Setbacks: | |
| Front Setback | 10' Build-To Line |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 15' min.; 20' if parking is on-lot to rear of primary structure |

* A min. of 75% of the Primary Structure's front elevation/facade shall be placed on the Build-to Line set 10' off the front lot line.

Accessory Building Setbacks:

| | |
|---|---|
| Front Setback | 5' min. from rear of the primary structure |
| Side Setback | Shall be located directly behind the principal structure |
| Rear Setback | 15' min.; 20' if parking is on-lot to rear of primary structure |

Parking provided on-lot/off-street (whether in garages or on surface lots, parking pads, or driveways) and service areas shall be located to the rear or side (but not in front or projecting forward) of the primary structure.

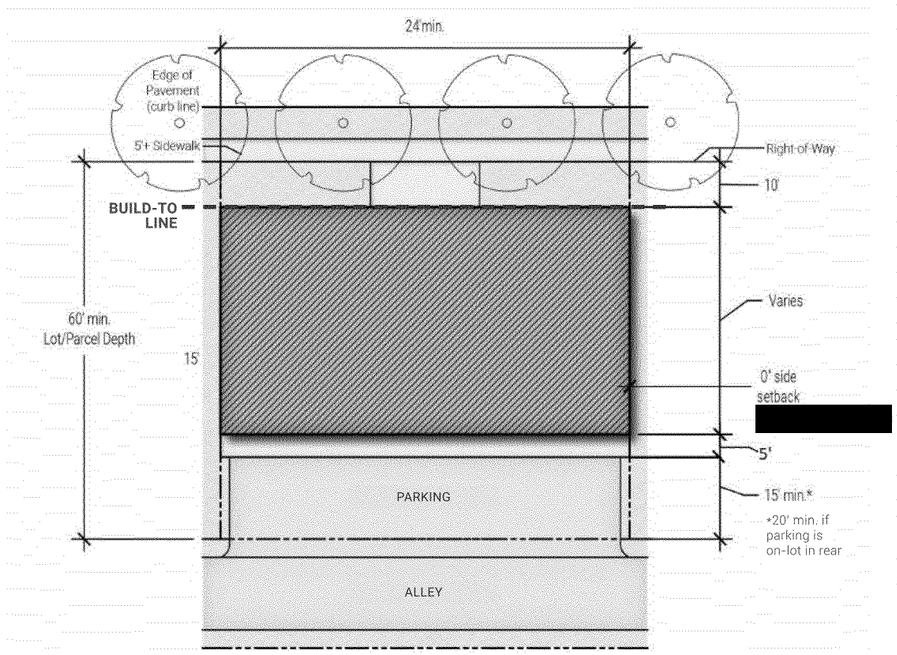
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of Mixed-Use / Commercial Lots in Village Place, Mid-Block Lots and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

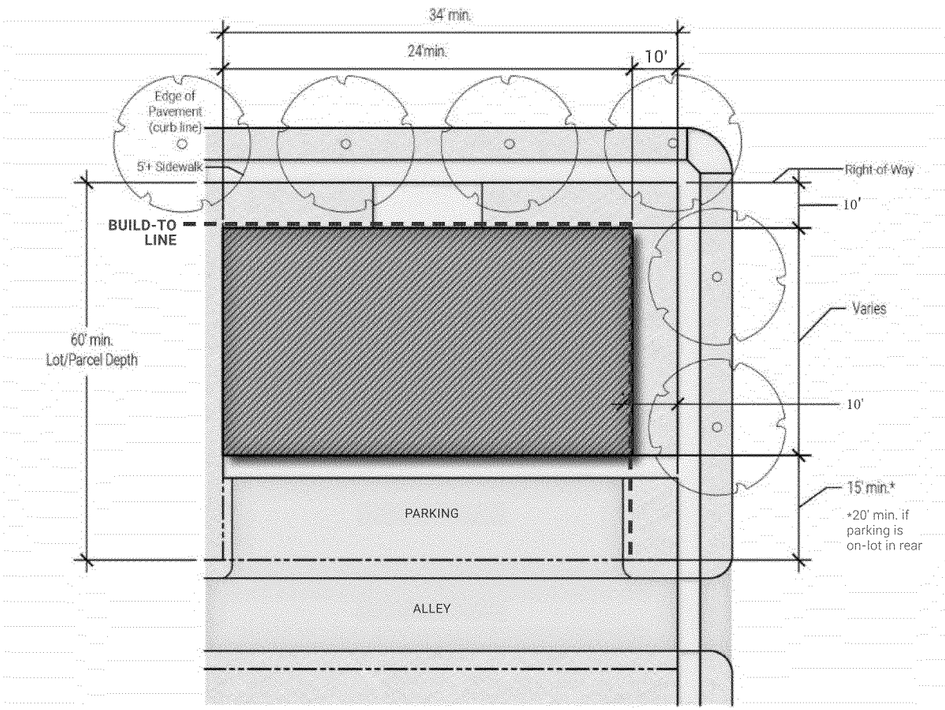
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Rear-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

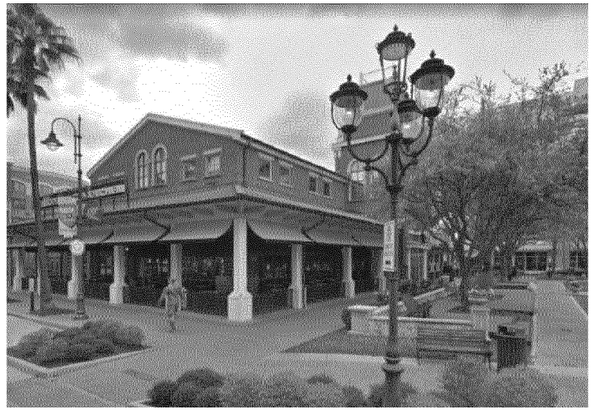
Mixed-Use / Commercial Rear-Loaded Mid-Block Lot



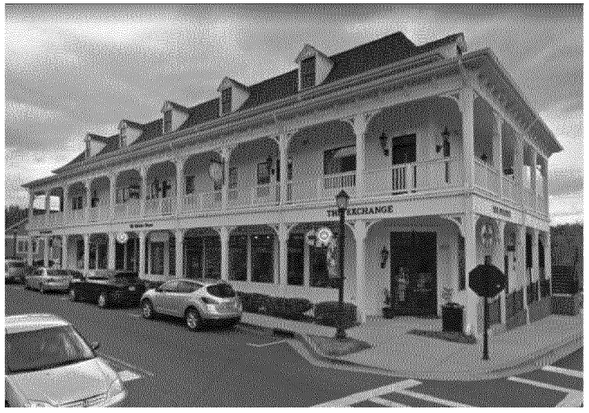

Mixed-Use / Comercial Rear-Loaded Corner Lot



Precedent - One-story Retail
Source: unknown



Precedent - Commercial Building - Baton Rouge, LA
*Credit: Google Maps Street View*




Precedent - Commercial Building
*Credit: Google Maps Street View*

## Single-Family Attached (SFA) Rear-Loaded Lots (Regulating Plan Key #4)

A Single-Family Attached Lot has a single-unit, residential building (a townhouse) that shares one or two side walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFA Lots are as follows:

| | |
|---|---|
| Lot Width | 22' min. for Mid-Block Lot; 37' min. for Corner Lot |
| Lot Depth | 75' min. |
| Building Height | See Regulating Plan |
| Building Width | 22' min. |
| Building Depth | 34' min. |

Primary Building Setbacks:

| | |
|---|---|
| Front Setback | 15' Build-To Line |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

*A minimum of 50% of the Primary Building (full building length of the) front elevation/facade shall be placed on the Build-To Line set 15' off the front lot line(s).

Accessory Building Setbacks:

| | |
|---|---|
| Front Setback | To be located completely behind the Primary Building |
| Setbacks | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

See the General Provisions for building elements that may extend into the lot's front and side setbacks.

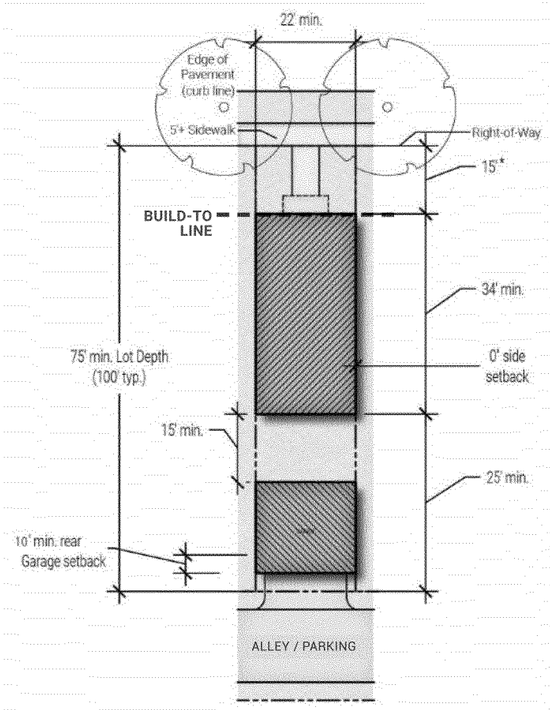
There are three types of Single-Family Attached lots: Mid-Block, Mid-Block End, and Corner lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

Mid-Block Lots: These lots are flanked by other lots and the building is attached on both sides.

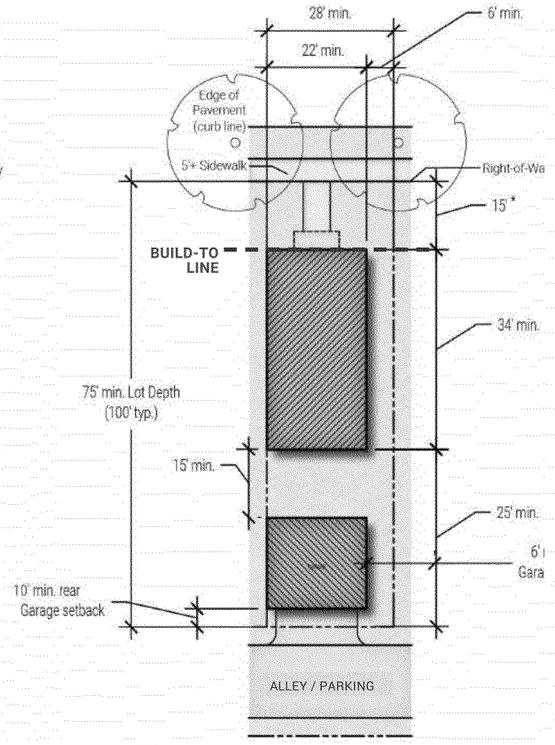
Mid-Block End Lots: These lots are flanked by other lots on both sides, but the building is attached on one side only.

Corner Rear-Loaded Lots: These lots have two frontages (ie. two lot lines along a street or a street and an open space); the building is attached on one side only.

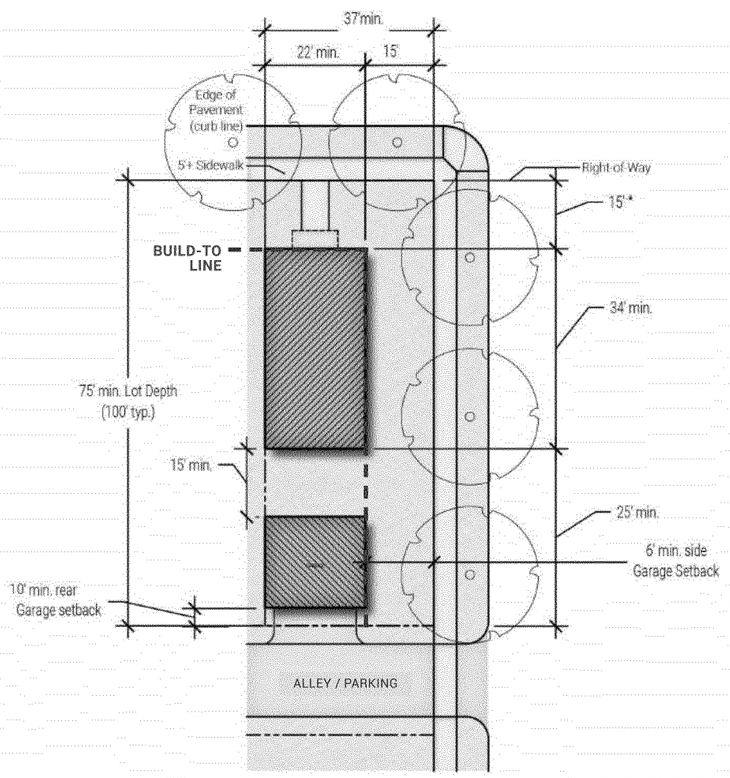
SFA Rear-Loaded Mid-Block Lot




SFA Rear-Loaded Mid-Block End Lot

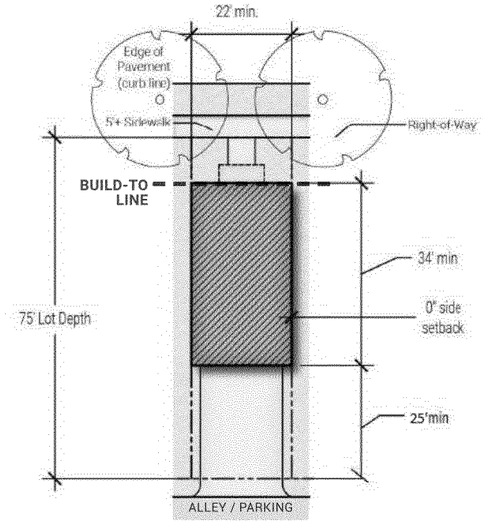



SFA Rear-Loaded Corner Lot




* Maximum porch encroachment 2'

SFA Rear-Loaded-
Integral Garage Mid-Block Lot



Precedent - Single-Family Attached (Townhouse) - Akron, OH
*Source: Design Collective*

Precedent -Single-Family Attached (Townhouse) - Baxter, NC
*Source: Design Collective*

## Single-Family Detached (SFD) Cottage Rear-Loaded Lots (Regulating Plan Key #5)

A Single-Family Detached (SFD) Cottage Lot has a small (22' to <32' wide) single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Cottage Lots are as follows:

| | |
|---|---|
| Lot Width | 34' min. for Mid-Block Lot; 42' min. for Corner Lot |
| Lot Depth | 75' min. |
| Building Height | See Regulating Plan |
| Building Width | 22' min. |
| Building Depth | 34' min. |

Primary Building Setbacks:

| | |
|---|---|
| Front Setback | 15' Build-To Line |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

* A min. of 75% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s).

Accessory Building Setbacks:

| | |
|---|---|
| Front Setback | To be located completely behind the primary building |
| Setbacks | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

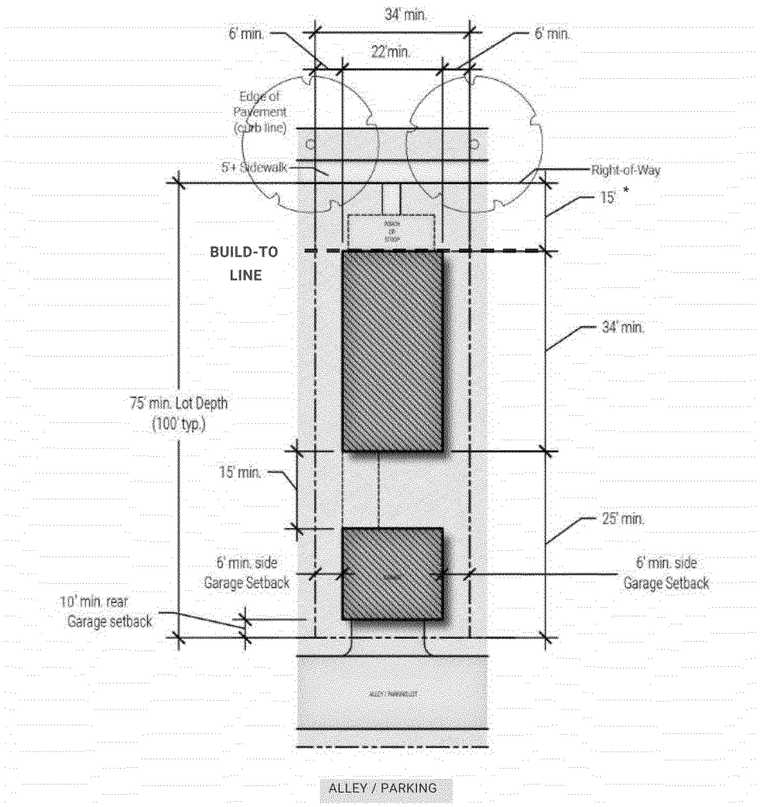
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Detached Lots in Village Place, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

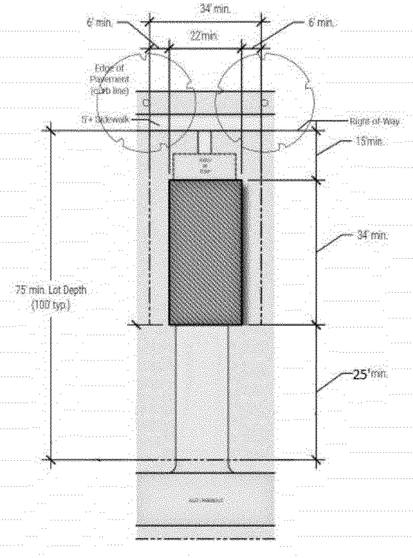
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Rear-Loaded Lots: These lots have two frontages (i.e. two lot lines along a street or a street and an open space).

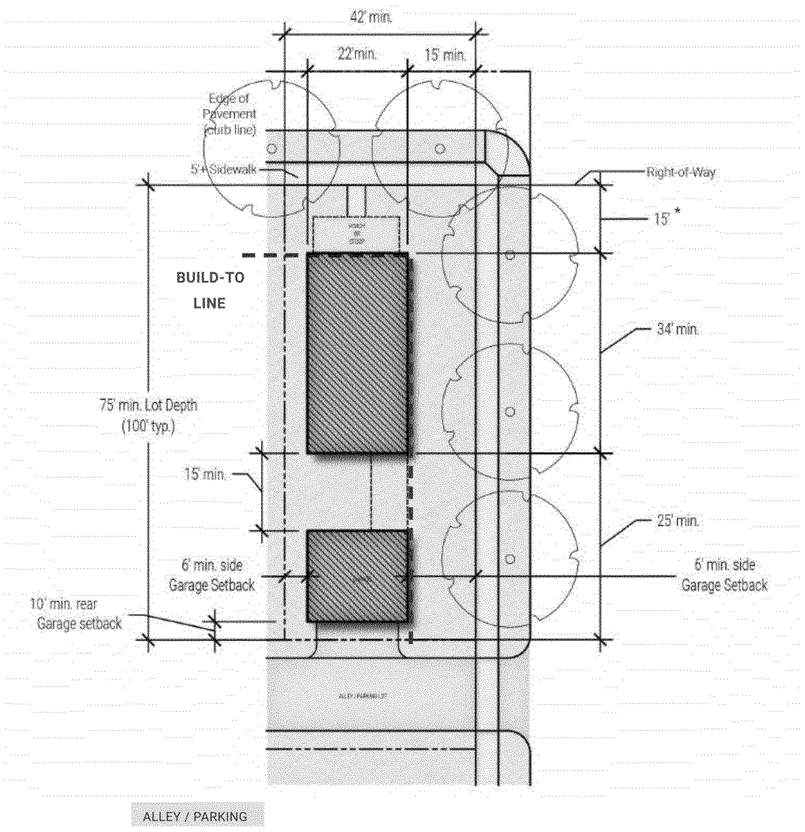
SFD Cottage Rear-Loaded Mid-Block Lot



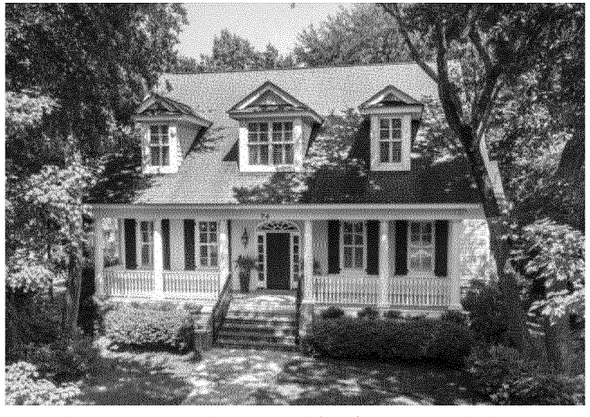

Integral Garage




SFD Cottage Rear-Loaded Corner Lot




* Maximum porch encroachment 2'



Precedent - Single-Family Detached (SFD) Cottage - Charleston, SC
*Credit: Nat Wallen*

Precedent - Single-Family Detached (SFD) Cottage - Maple Lawn, MD
*Source: Design Collective*

## Single-Family Detached (SFD) Manor Rear-Loaded Lots (Regulating Plan Key #7)

A Single-Family Detached (SFD) Manor Lot has a 32'+ wide single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Manor Lots are as follows:

| | |
|---|---|
| Lot Width | 52' min. for Mid-Block Lot; 62' min. for Corner Lot |
| Lot Depth | 80' min. |
| Building Height | See Regulating Plan |
| Building Width | 32' min. |
| Building Depth | 34' min. |

Primary Building Setbacks:

| | |
|---|---|
| Front Setback | 20' Build-To Line |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

* A min. of 75% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 20' off the front lot line(s).

Accessory Building Setbacks:

| | |
|---|---|
| Front Setback | To be located completely behind the primary building |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

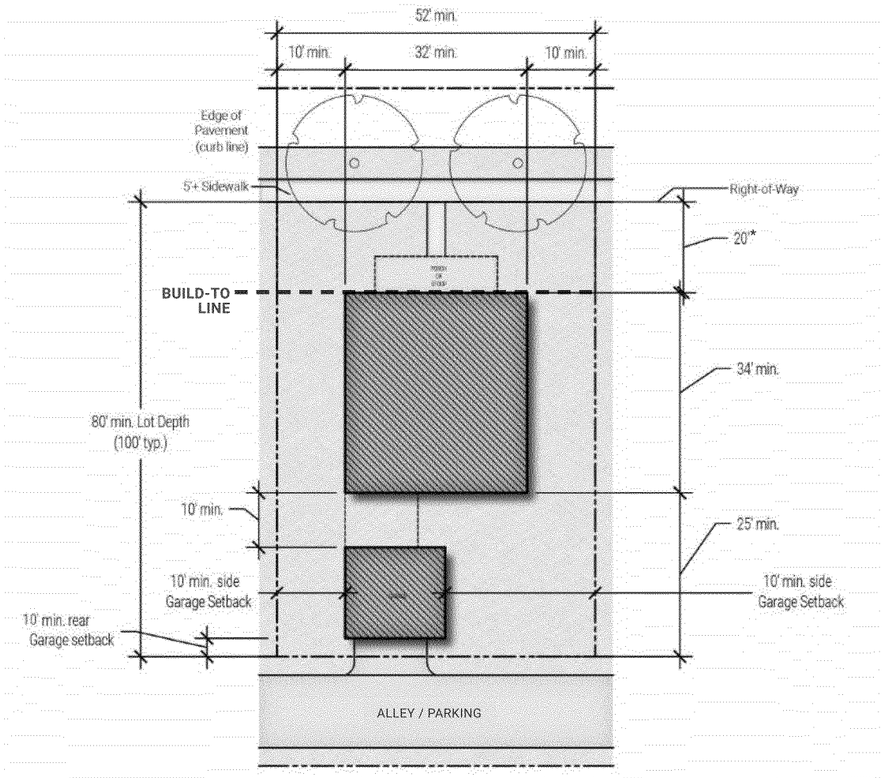
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Detached Lots in Village Place, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

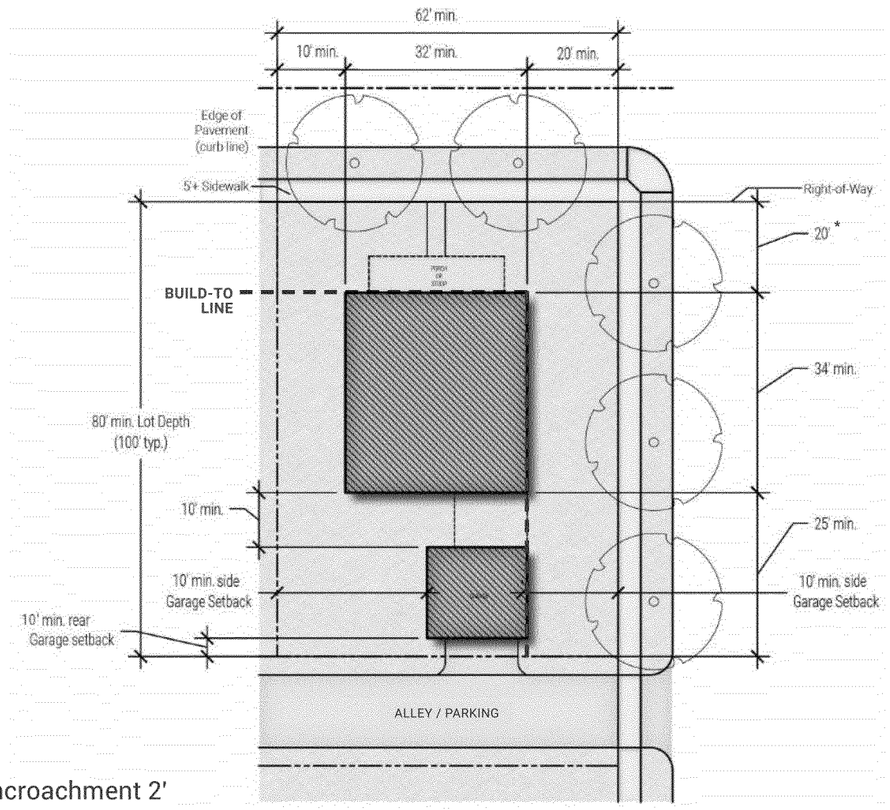
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Rear-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Manor Rear-Loaded Mid-Block Lot




SFD Manor Rear-Loaded Corner Lot




* Maximum porch encroachment 2'

Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD
*Source: Design Collective*

Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD
*Source: Design Collective*

## Single-Family Detached (SFD) Villa Front-Loaded Lots (Regulating Plan Key #6)

A Single-Family Detached (SFD) Villa Lot has a single-unit, residential building that shares no walls with adjacent units. Front-Loaded refers to the positioning of the garage (or parking pad) and its access from a street in front of the lot.

The standards for SFD Villa Lots are as follows:

| | |
|---|---|
| Lot Width | 72' min. for Mid-Block Lot; 82' min. for Corner Lot |
| Lot Depth | 80' min. |
| Building Height | See Regulating Plan |
| Building Width | 32' min. |
| Building Depth | 34' min. |

Primary Building Setbacks:

| | |
|---|---|
| Front Setback | 20' Build-To Line |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

* A min. of 75% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 20' off the front lot line(s).

Accessory Structure Setbacks:

| | |
|---|---|
| Front Setback | 6' min. back from the facade of the primary structure |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached or attached garage or on a parking pad. A garage shall not be located within the front setback and shall be setback 6' min. from the front elevation (facade) of the primary structure.

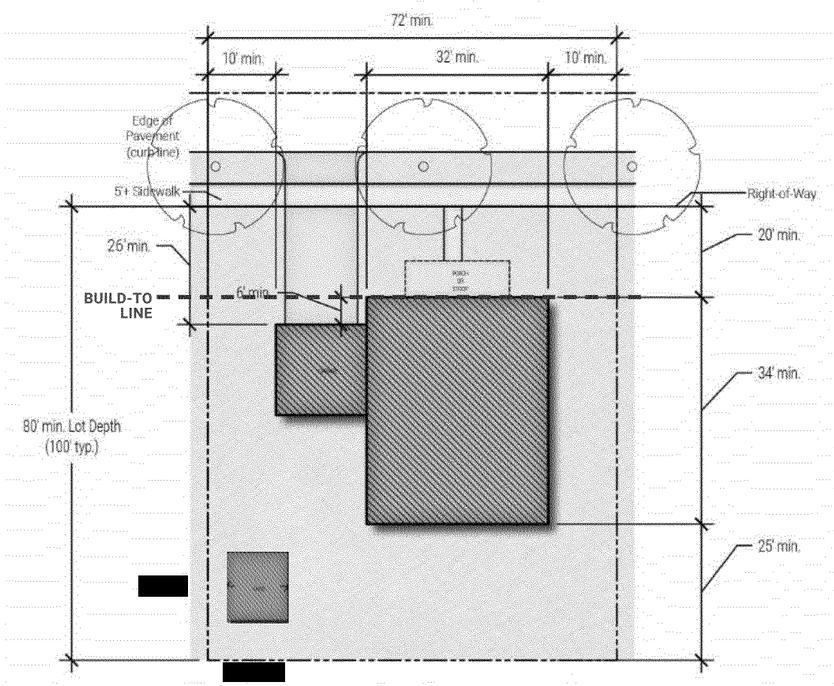
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of SFD Villa Lots in Village Place, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

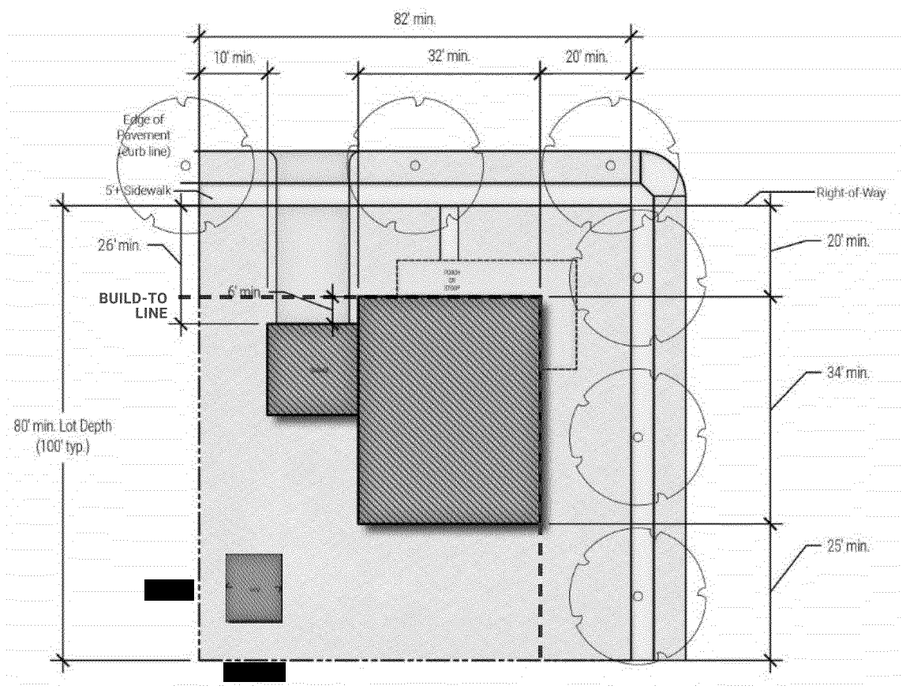
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Villa Front-Loaded-Loaded Mid-Block Lot

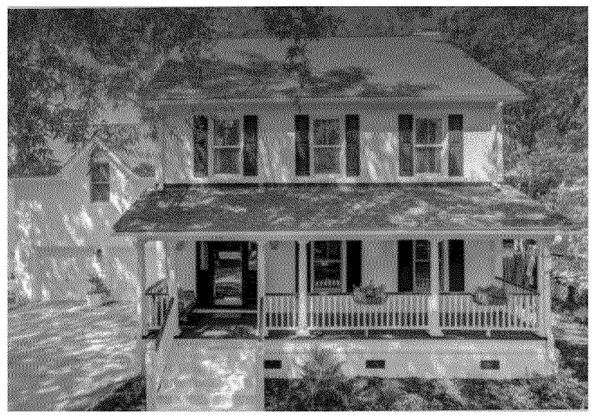



SFD Villa Front-Loaded-Loaded Corner Lot




Porches must wrap building corner with the depth and the length of the porch the same as the depth of the front porch. See Figure 10 on page 62.

Maximum porch encroachment 2'



Precedent - Single-Family Detached (SFD) Cottage _ Charleston, SC

*Source: Trulia Real Estate Listings*

Precedent - Single-Family Detached (SFD) Villa - Maple Lawn, MD

*Source: Design Collective*

## 2.4 Corner Lot and Front Elevation Standards

Given the importance of the public realm in Village Place and proximity to the Village Center, certain lots will require additional design attention due to their street exposure along a block face and unique criteria will apply to corner lots (see below). Civic lots and buildings are exempt from the corner lot and frontage elevation standards. The diagrams on this page are illustrative examples of lot hierarchy and elevation types.

Lots that front on two streets (i.e., where two of the lot lines run along streets) or a street and a primary open space are known as Corner Lots and have two "frontages" for the application of the Form-Based Code criteria. All other lots are known as standard Mid-Block Lots; no unique criteria apply to these lots, however, all other relevant design criteria apply.

Further, any building elevation, regardless of lot hierarchy, that fronts a street is known as a "frontage elevation" and requires particular design attention; specific criteria apply to these elevations (see the following pages). For non-frontage side elevations and rear elevations, no unique criteria apply, however, all other relevant design criteria apply (see the Architectural Design in Section 5.0).

See the Corner Lot and Frontage Elevation Requirements on the following page.

### LOT HIERARCHY

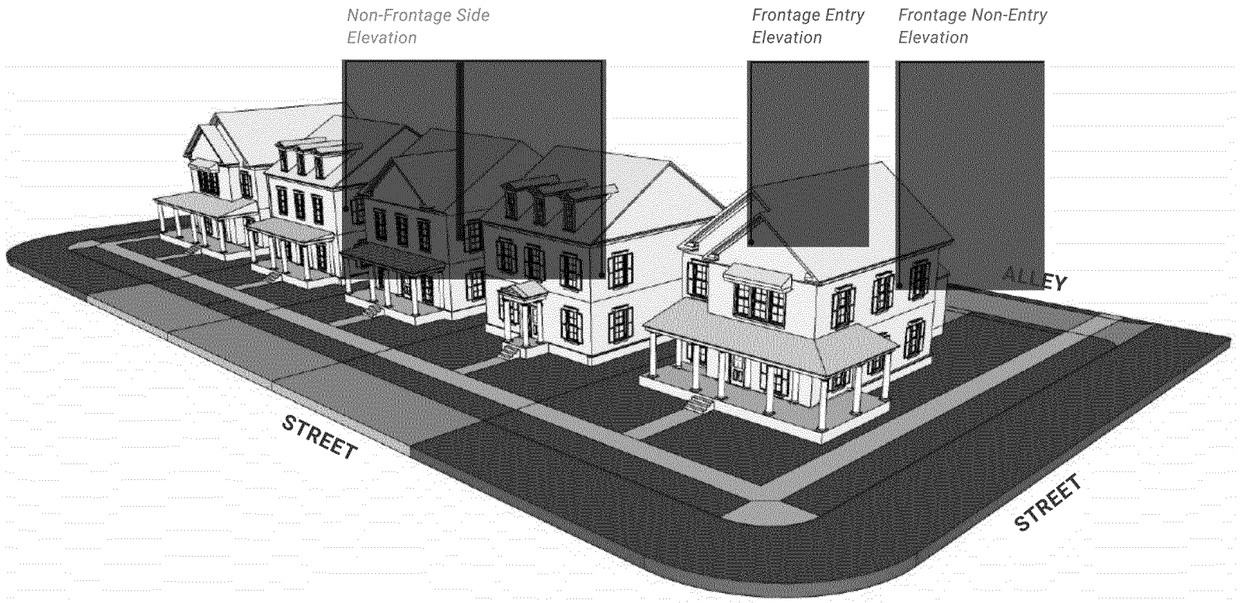
- *Corner Lot*
- *Mid-Block Lot*

### ELEVATION TYPES

- *Frontage Entry Elevations*
- *Frontage Non-Entry Elevations*
- *Non-Frontage Side Elevations*

### LOT HIERARCHY AND ELEVATION TYPES DIAGRAMS

*This figure is for illustrative purposes only. Maximum building height will be controlled by the regulating plan and dimensional criteria.



## Corner Lot and Frontage Elevation Standards, continued

As noted on the previous page, given the importance of the public realm in Village Place and proximity to the Village Center, certain lots require particular attention due to their locations. The following criteria apply to these important lot locations.

**Corner Lot and Frontage Elevation Requirements*:**

» Where masonry is the primary facade material: Where and as used on the frontage entry elevation, masonry (brick or stone to 8" below grade) is required on the frontage non-entry elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/ or rear elevation(s) or at an inside corner of a protruding element on the frontage entry facade. Garages and other secondary structures may have a masonry watertable in lieu of full brick or stone on the frontage elevation(s).

» Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on the frontage entry elevation and frontage non-entry elevation (if applicable). Further, the masonry watertable shall return a minimum of 12" on the non-frontage side elevation. Garages and other secondary structures fronting streets shall also have a masonry watertable on the frontage elevation. Alternatively, if approved by the Village, a stamped concrete foundation, painted two shades darker than the siding above, may be substituted for the brick/stone watertable.

» Windows: On frontage elevations of primary structures (per 30 lineal feet of frontage on mixed-use/commercial buildings), at least 4 windows of 12 sf min. each or 48 sf min. in total are required. All buildings require a minimum of 2 windows of 12 sf min. each with a minimum of 24 sf on non-frontage side elevations, located within the front third of the elevation (closest to the street).

» Head features: Trim or masonry head features are required on all windows on all frontage elevations. Trim or masonry head features are required on all doors on all frontage elevations. See also Figure 25.

» Window grilles and shutters: Where and as used on the frontage entry elevation, window grilles and shutters are required on the frontage non-entry elevation. See also Figure 25.

» Trim: Eave, window, door, base, and other trim shall be consistent, in dimension and detail, on both the frontage entry and the frontage non-entry elevations. Trim may transition appropriately to the minimum criteria requirements on the non-frontage side and rear elevations.

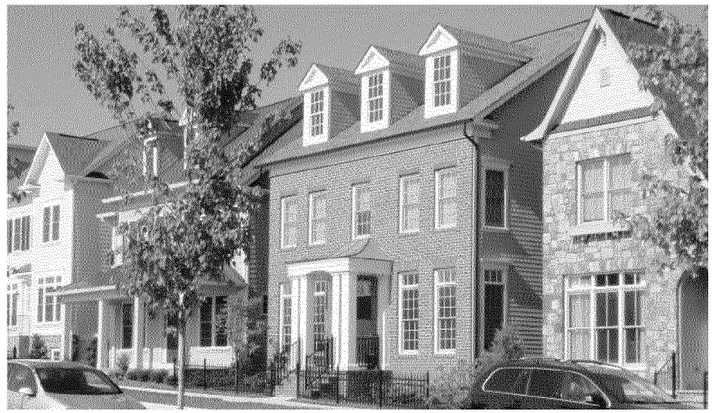
» Porch: Porches on the front facade shall wrap the non-entry facade a minimum length and depth equivalent to the depth of the front porch. See Figures 9 and 10.

» Landscaping: Landscaping shall be required along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) extends to the building facade. For all Mixed-Use/ Commercial as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village Planner for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. See Section 4.0 Landscape Design for additional requirements.

In addition to the above, all other relevant Form-Based Code criteria apply; in particular, see Section 5.0 Architectural Design.*

* Except as pre-empted per G.S 160D-702 pertaining to building design elements subject to regulation under the North Carolina Residential Code for One-and Two-Family Dwellings; in such cases, the criteria are encouraged rather than mandated. The Village may also request application of these standards through Conditional Rezoning process.

Precedent - Mixed-Use Corner Lot - Pinehurst, NC
*Source: facebook*



Precedent - SFD Cottage Mid-Block Lot with stoop - Maple Lawn, MD
*Source: Design Collective*

Precedent - SFD Manor Mid-Block Lot with full porch - Maple Lawn, MD
*Source: Design Collective*

# 3.0 STREET DESIGN


3.1 OVERVIEW
3.2 COMPLETE STREETS
3.3 STREET TYPES
3.4 MATERIAL AND ELEMENT STANDARDS

## Purpose

Village Place is envisioned as a safe, walkable neighborhood and an extension of Village Center. Moreover, the streets within Village Place are an important part of the open space system. While not as green or planted as the open spaces, streets provide visual openness and access and are the main way people experience the area. The purpose of the Street Design criteria is to guide the design and character of all streets and alleys (or shared-access driveways) within Village Place, whether public or private.

With this vision in mind, the design of streets within Village Place must consider the mobility and safety of people walking, cycling and riding on golf carts, ensuring that maximizing traffic capacity and speed is not the dominant consideration in street design. The streets and sidewalks should include design elements that provide appropriate visual and physical clues for drivers to indicate that pedestrians and cyclists are integral users of the circulation system within Village Place. It is also essential that the design of streets considers the range of users' mobility and provide appropriate access along and across streets for those with limited mobility.

The Small Area Plan for Village Place has been envisioned and conceived as a pedestrian-friendly environment. Streets have sidewalks on both sides and are lined and shaded with trees. Additionally, the streets are narrow, designed to promote a natural slowing effect, flanked by parallel parking generally on both sides.

Beyond Village Place (and not governed by this Form-Based Code), a system of walkways and bikeways will connect Village Place to other neighborhoods as well as to recreation, commercial, and employment areas.

Throughout the Form-Based Code, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "prohibited" and "not permitted" identify practices, materials, or systems which are not allowed within Village Place.

## Components

The Street Design criteria include both text and diagrams that specify:

1. General provisions for all streets and alleys (or shared-access driveways), including criteria for vehicle travel lanes, parallel parking, streetscape plantings, sidewalks, and medians;
2. Street Types identifying specific design and dimensional criteria for each of the street types envisioned within Village Place; and
3. Material and Element Standards.

## General Provisions

1. The following typical street curb radii standard applies throughout Village Place:
   - Street Curb Radii: 30' min.
   - Alley/Shared Driveway Curb Radii: 10' min.
2. As shown in the Street Sections on the following pages, vehicular travels lane widths shall be:
   - Commercial Street Travel Lane: 10'
   - Residential Street Travel Lane: 10'
3. The following standard applies to alleys (or shared-access driveways) within Village Place:
   - Alley (or shared driveway) Paving Width: 16'* (accommodating a two-way, yield movement)
     * 20' if required for fire access
4. Transitions from one street type to another shall be designed to ensure smooth changes between paving, parking, sidewalks, planting strips, and similar.
5. Where site conditions warrant variations to the Street Type Plans and Sections, the lane widths and sidewalk widths should remain the same while the number of lanes, tree zone width, parking, and similar may vary. At an intersection where two different street types meet (with the exception of alleys or shared-access driveways) or where an existing street meets a new street, the larger curb radius should be used.
6. Streets should have sidewalks on both sides of the street, unless otherwise approved by the Village. Sidewalks shall be designed consistently along the entire length of a block. Additionally, where an alley intersects with a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance.
7. Connections from streets to trails are encouraged.
8. Crosswalks are required at the Rattlesnake Trail and McCaskill Road intersections as well as at the new proposed intersection near Pinehurst Brewing Company; crosswalks shall follow the Design Standards, requiring a white ladder design, to contrast with the street paving if different.
9. Street Plantings:
   i. Street plantings in Village Place should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings.
   ii. Generally, street tree groupings should be planted at intervals, to provide shading of the sidewalks. In general, street tree groupings should be planted no more than 60 feet apart (excepting at street intersections). Variation in tree spacing is appropriate to the character of Pinehurst, and will vary based on location and adjacent uses, street lighting, underground utilities, and above ground structures (see below for additional criteria).
   iii. Where a single tree is planted (not in a group), the street tree shall be centered within the Tree Zone.
   iv. The placement of street trees shall be coordinated with the placement of street lights, such that street trees are located to ensure adequate light levels.
   v. Street trees shall be placed a minimum of 15 feet from all regulatory signs and street intersections when planted between the curb and sidewalk and located with consideration to underground utilities and structures. Street trees may not be planted within 5 feet of a street drain inlet structure, the edge of crosswalks, and/or handicap curb cuts/ramps, nor within 10 feet of an alley entrance or driveway.
   vi. Other streetscape plantings (not including street trees) shall be set back a minimum of 3 feet from the edge of crosswalks and handicap curb cuts/ramps.
   vii. Street trees shall be placed to align, where possible, with lot lines and demising walls of buildings so as to avoid blocking leadwalks to stoops and front porches, doors of buildings, address numbers, and pedestrian passage connections.
   viii. In order to create a comfortable pedestrian environment, street trees shall have their limbs pruned over sidewalks to approximately 8 feet above grade once a mature height is achieved.
   ix. Plant material must not obstruct visibility at intersections. No plant material taller than 30 inches (at maturity) above the curb height shall be allowed in any intersection sight triangle area except single stem trees whose lower branches are pruned to a minimum height of 8 feet above grade.
10. Along streets throughout Village Place, street lighting and street furniture (if proposed) should be consistent, in material, color, and style to present a unified, cohesive public realm.

## PROPOSED CIRCULATION PLAN

The proposed Circulation Plan for Village Place emphasizes an improved, connected network of streets. This system will provide additional routes for vehicles (as well as for pedestrians, bicycles, and golf carts), thereby reducing traffic stress on a single street. The circulation recommendations include:

- Extension of Medlin Road and Kelly Road
- Two new streets south of McCaskill Road. The north-south street offsets from Rattlesnake Trail and connects to Power Plant Road. The east-west street connects near the Brewery to McIntyre Road.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING STREETS
- PROPOSED STREETS

*This plan is illustrative only and subject to change.* *Source: Design Collective, Inc.*

## 3.2 Complete Streets

Complete Streets are streets that provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike. Complete Streets recognize that crossing the street, walking to visit neighbors and businesses, and cycling to work are equally important as driving. Since streets will play an important role in the livability of Village Place, they must accommodate all users in an appropriate manner, whether young or old, motorist or cyclist, walker or wheelchair user. Complete Streets, together with necessary physical, design, and visual elements, will enable Village Place to be safer, more livable, and welcoming to everyone.

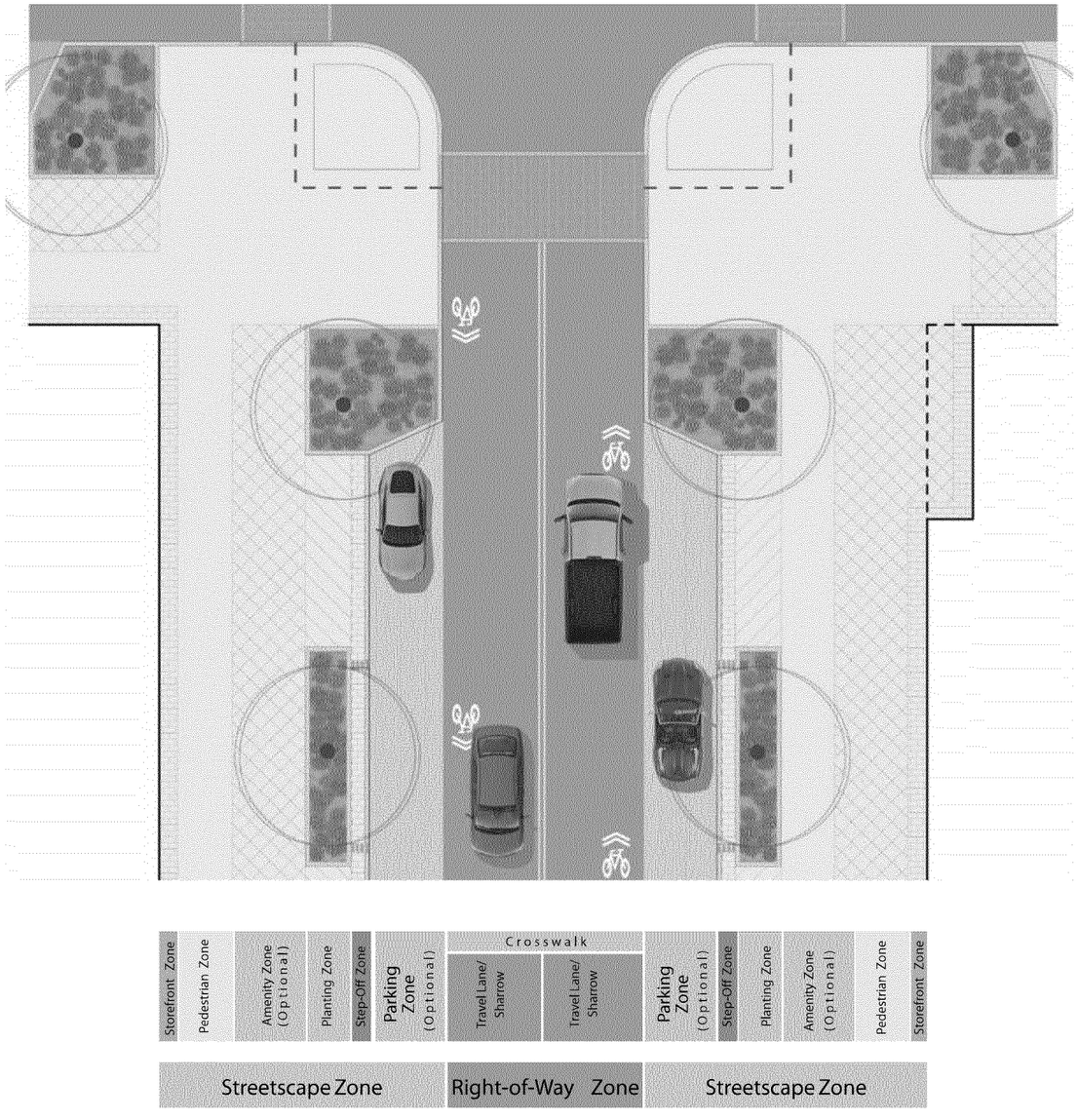
Effective Complete Streets are designed to be compatible with their context. For example, sidewalks should be wider where heavy foot traffic is anticipated, such as adjacent to retail storefronts or a large community gathering space or amenity, compared to a standard 5-foot wide sidewalk in a low-density residential area. Bicycle facilities also should vary per context. Shared-use lanes accommodating both vehicles and bicycles may be appropriate on low-speed residential streets; whereas an off-street shared-use path may be appropriate on wider or commercial streets. On the low-speed streets within Village Place, bicycles can share the roadway with vehicles; whereas, on NC 211 for example, separated bicycles lanes are required for safety.

Additionally, as a component of Complete Streets, sustainable design elements including native plantings, street trees to provide shade, sustainable materials, and efficient lighting contribute to the overall comfort, safety, and natural resource benefits that are part of complete street design.

The Street Design criteria, therefore, address all of the necessary components of Complete Streets, from building face to building face, across a street.

The goals of Complete Streets align with the goals and objectives established in the *Village of Pinehurst Comprehensive Pedestrian Plan 2015*, listed below:

1. Increase “walkability” in the Village of Pinehurst
2. Create a pedestrian network that is an important part of the urban structure
3. Promote walking as a healthy exercise
4. Create a pedestrian environment that is friendly to all users - including seniors, disabled persons, and children
5. Improve connections between disparate parts of the Village
6. Promote pedestrian safety




*Complete Streets Diagram*

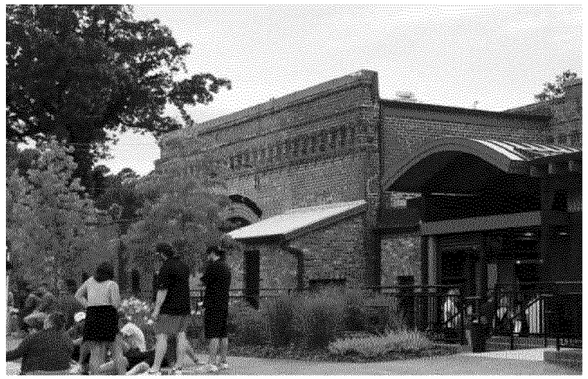
*This diagram is for illustrative purposes only.*
*See the following pages for criteria specific to Pinehurst.*

## Streetscape Zones

Carrying forward the principle of Complete Streets to provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike, the streetscapes in Village Place are comprised of the following Streetscape Zones, as defined below and shown on the following pages in the Street Sections.

### BUILDING ZONE

The Building Zone is the private front yard space. Within Village Place, this zone occurs within a residential lot or commercial parcel and shall be a minimum of 20 feet or 10 feet respectively, per the setback requirements (see pages 10-16). The principal structure sits clear (in back) of this zone, however, porches, stoops, steps, leadwalks, and landscape may occur within this zone. The Building Zone is the transition between the public realm of the street and the private realm of the home or business.



*Credit: Design Collective*

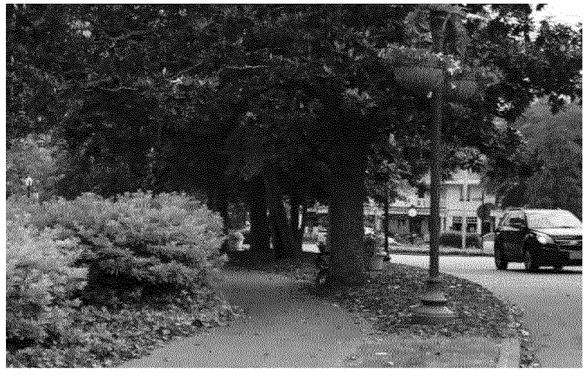
### PEDESTRIAN ZONE

The Pedestrian Zone, within the sidewalk, is a minimum of 5 feet wide and shall remain clear of all street fixtures and furniture including street lights, signs, and similar. This zone is reserved for pedestrian circulation and should be clearly differentiated from other zones by paving materials or other visual cues. Where the Pedestrian Zone crosses a driveway or alley entrance, the pedestrian zone/sidewalk material shall be continuous.

*Credit: Design Collective*

### TREE ZONE

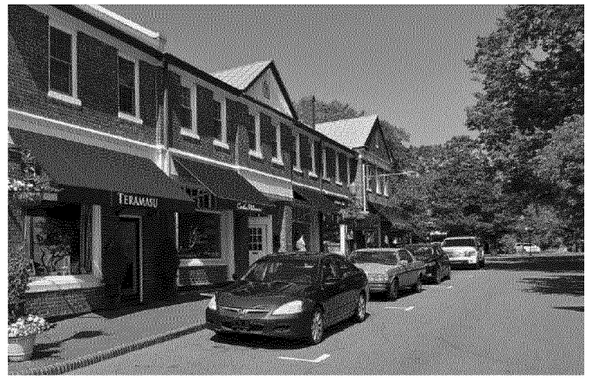
The Tree Zone or streetscape planting zone shall be a minimum of 6’ wide (7' or greater is preferred) and may increase to respond to site conditions. The Tree Zone accommodates permanent features such as planting strips, light poles, and street signage. This zone may also incorporate non-permanent elements, including waste/recycling receptacles, potted plants, mailboxes, and curb step-off pavers. At intersections, this zone may be partially or fully paved to provide access to pedestrian street crossings.



*Credit: Design Collective*

### PARKING (PARALLEL)

Parallel parking along the curb shall be 9 feet wide on Commercial Streets and 8 feet wide on Residential Streets (see following pages for Street Sections) and is planned to be minimally marked. Parallel parking offers an additional buffer between traffic and pedestrians, as well as helps to lower vehicle speeds. Throughout Village Place, parallel parking is typically provided on both sides of the streets for visitor or patron parking. Street sections designed specifically for golf cart parking are recommended at 6 feet wide by 11 feet in length.

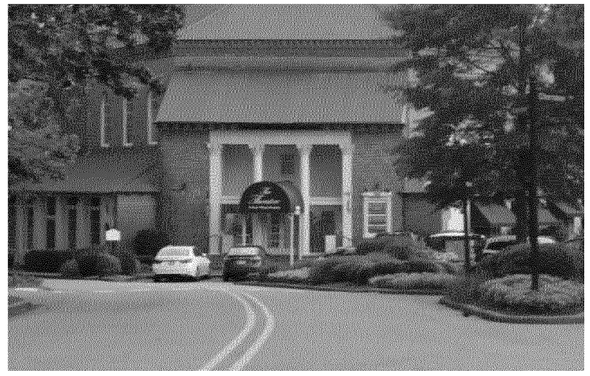



*Credit: VOP Rentals*

### TRAVEL LANE

The streets within Village Place are designed to promote slower speeds within narrow 10-foot travel lanes, flanked by parallel parking on both sides.

The travel lanes of all streets within Village Place shall be viewed as shared-use facilities where bicycles and motorized vehicles (including golf carts) use the same travelway.



*Credit: Design Collective*

### AMENITY ZONE (OPTIONAL)

A portion of the public right of way, typically adjacent to the sidewalk but outside the pedestrian walking area, including streetscape elements, landscaping, and street trees. Amenity zones are more often seen in higher density, pedestrian-oriented areas such as retail or mixed-use developments.

*Credit: National Association of City Transportation Officials*

## Street Section - Typical Commercial

The Typical Commercial Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater planters or tree pits; a 5' min. clear pedestrian zone; and a storefront zone for tables, chairs, potted plants, and displays. For criteria specific to Rattlesnake Trail.

To reflect the character of Village Center, within the Village Place area, brick sidewalks are required where buildings have commercial frontage.* The Village's standard benches and street lights shall also be incorporated.

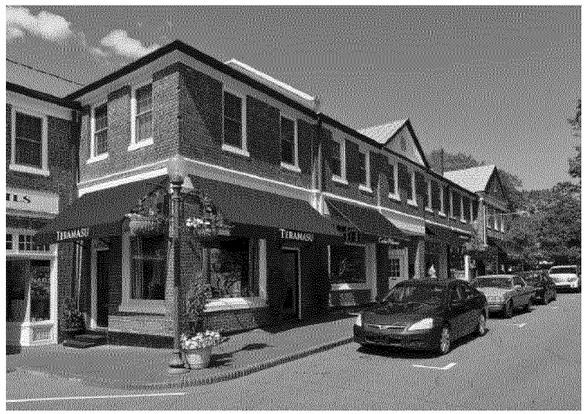
Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.

* For additional criteria and more information on building frontage and setback requirements, see Section 2.0 Site Design.

See general provisions for additional criteria.

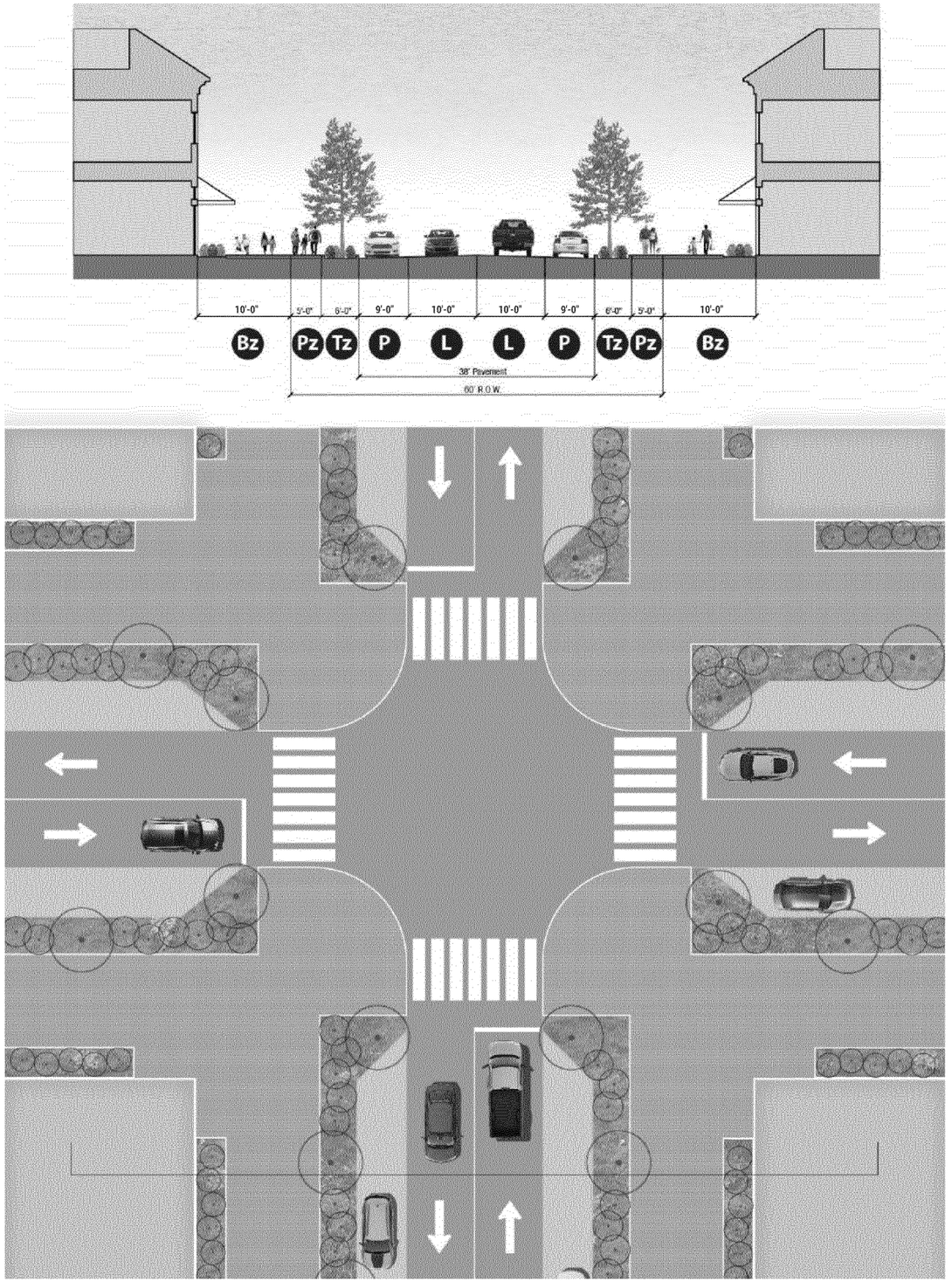
STREET SECTION KEY

- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)



Precedent Streetscape - Market Square, Pinehurst
*Credit: VOP Rentals*

Precedent Streetscape - Mashpee Commons, MA
*Credit: PCA Design, Mashpee Commons, MA*



## Street Section - Typical Residential

The Typical Residential Street Section is a two-way, two-lane street with parallel parking, street trees, and groundcover in SWM planters or tree lawns and a 5' min. clear pedestrian zone.

In non-commercial areas, sidewalk material shall be specified as sand/clay or concrete, as appropriate to context and per Village policy.

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for homeowners and visitors.

For additional criteria and more information on building frontage and setback requirements, see Section 2.0 Site Design.

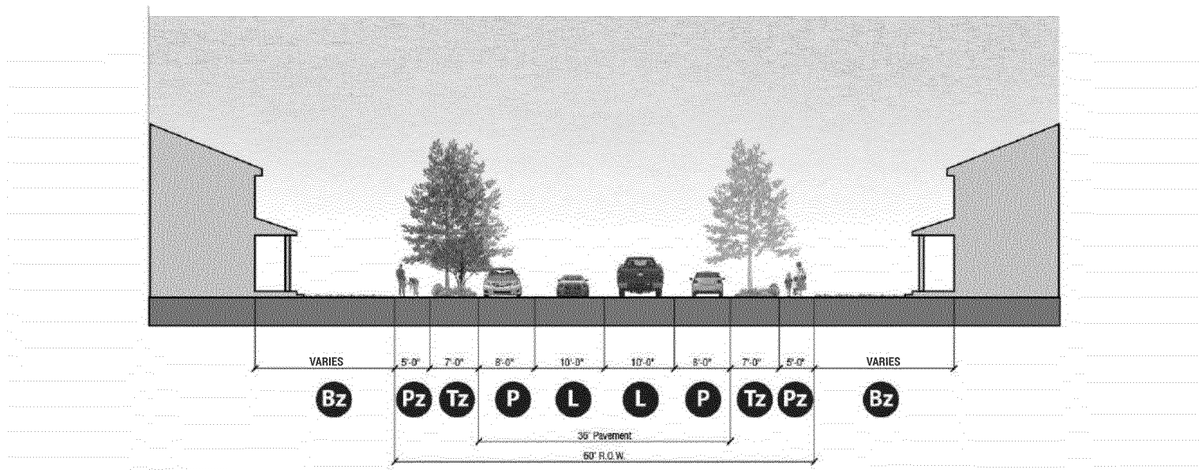
See General Provisions for additional criteria.

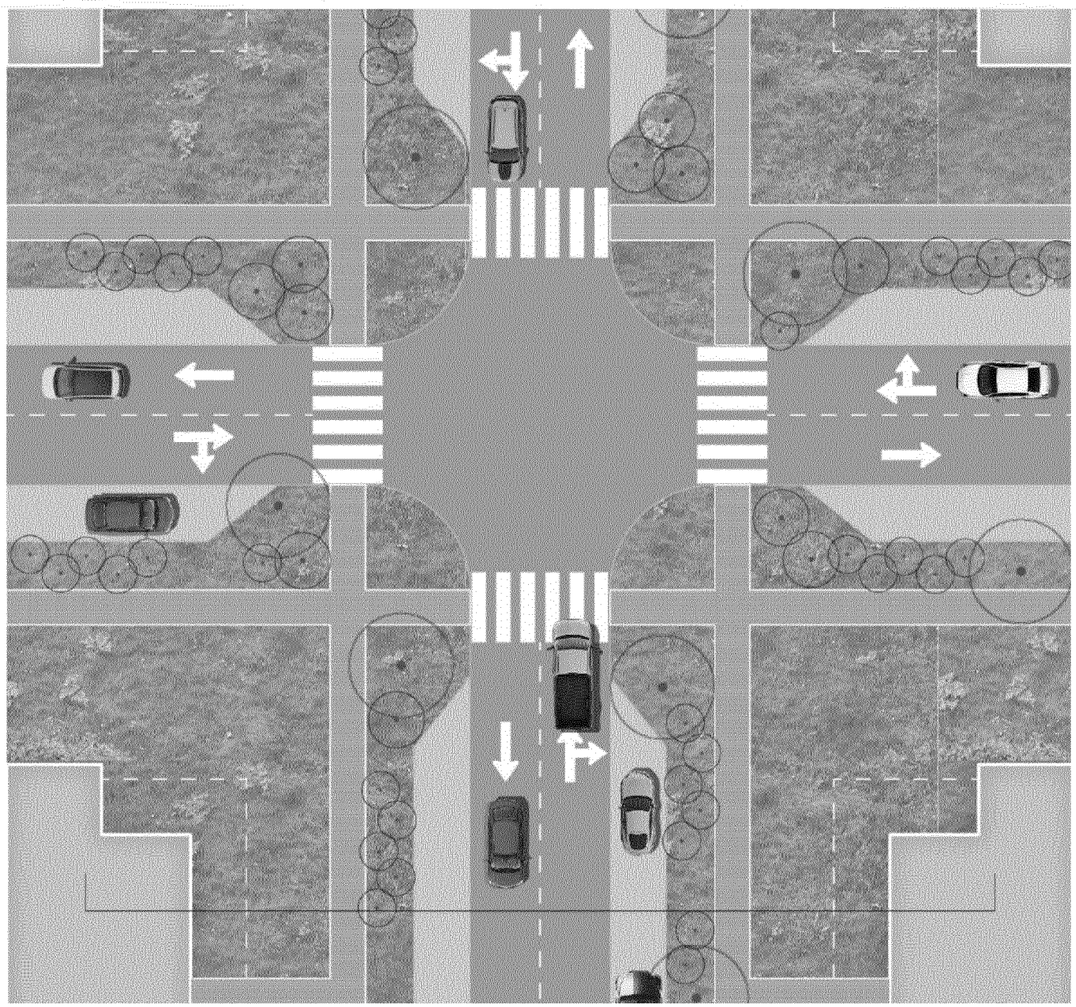
STREET SECTION KEY

- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

Precedent Residential Streetscape
*Source: shortforkfarms.com*

Precedent: Residential Streetscape - Kentlands, MD
*Source: www.longandfoster.com*



## Street Section - Rattlesnake Trail

The Proposed Rattlesnake Trail Street Section depicts the addition of a brick sidewalk along the east side as recently installed by the Village, along with clustered evergreens and deciduous trees with groundcover plantings below.

As a gateway to Pinehurst, new development along Rattlesnake Trail should create frontage that frames the street.*

The Village may incorporate parallel parking along Cannon Park to provide additional parking where space is available (additional off-street parking may be needed as well). Further, for private development, along Rattlesnake from NC-211 to McCaskill Road, as redevelopment occurs, parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.

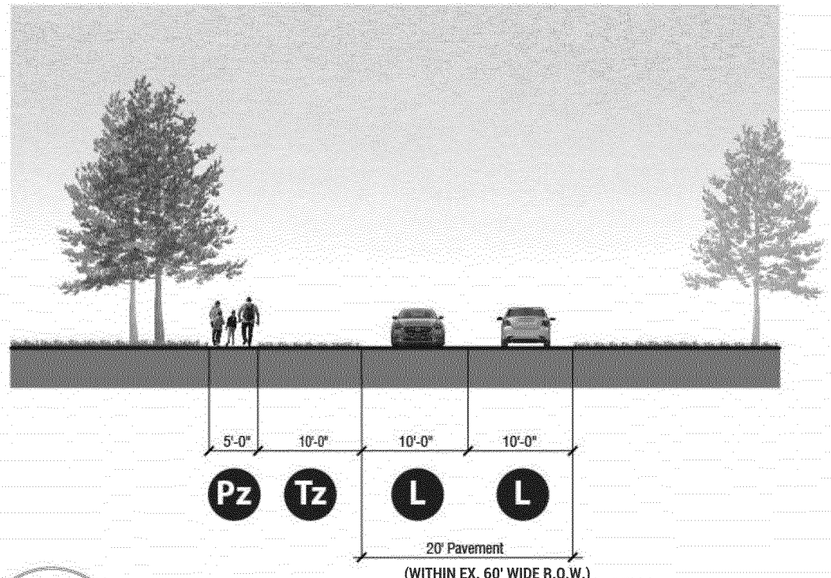
* For additional criteria and more information on frontage and setback requirements.

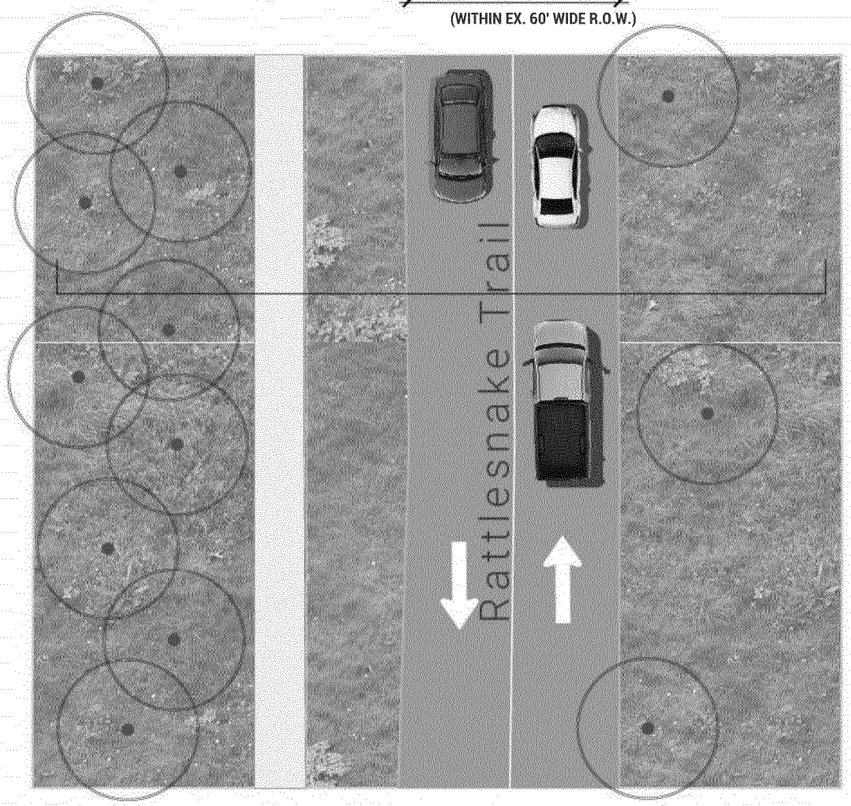
See General Provisions for additional criteria.

### STREET SECTION KEY

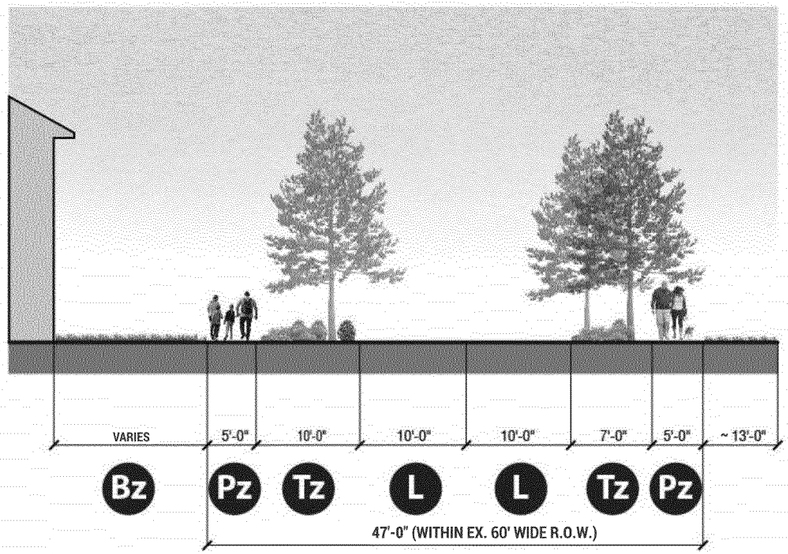
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

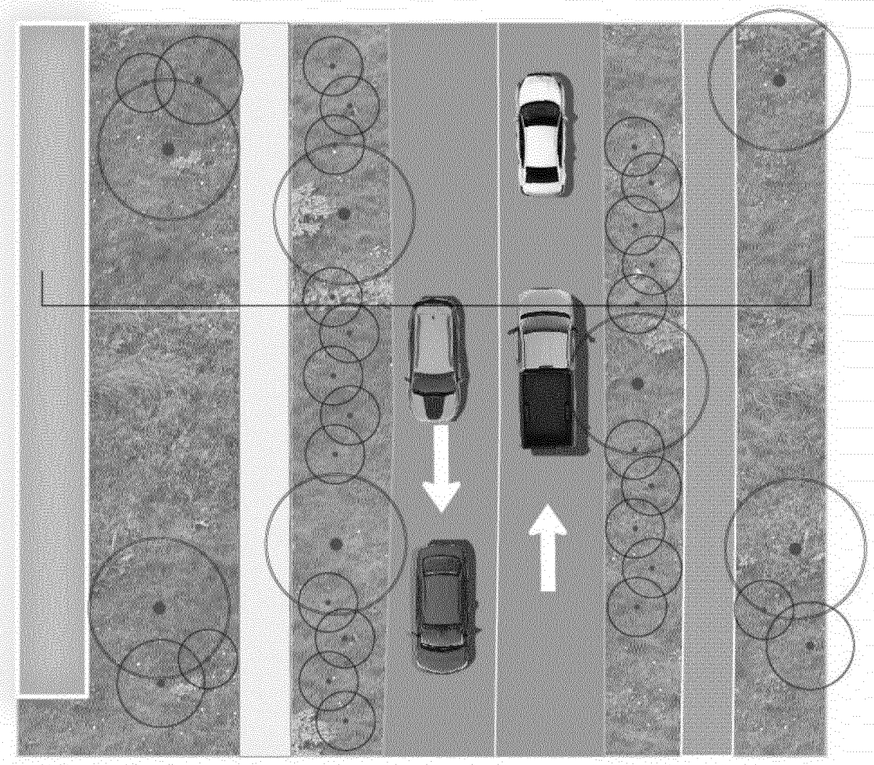
EXISTING




PROPOSED



## Street Section
## Typical Alley - Residential & Commercial

Alleys (or shared-access driveways) provide access to driveways,  service areas, and parking lots and are private (not public). The Typical Alley Street Section within Village Place: shall have a 16'* paving width, within a 24' right-of-way (R.O.W.) accommodating a two-way, yield movement. 20' if required for fire access.

Where an alley intersects a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance, as shown in the photos to the right.

Parking spaces may be accessed directly off an alley, however, the spaces must provide 20' min. of stall length (for head-in, perpendicular spaces) clear of the alley right-of-way. No parked vehicles (except temporarily parked service, delivery, or emergency vehicles) may encroach into the alley right-of-way.

Buildings and landscape shall be placed near the alley entrance to help screen views down alleys from the public realm of streets and open spaces.*

Precedent: Commercial Alley - Pinehurst, NC
*Source: Google*

Precedent: Residential Alley - Maple Lawn, MD
*Source: Design Collective*

Precedent: Residential Alley - Maple Lawn, MD
*Source: Design Collective*

## 3.4 Material and Element Standards

The purpose of the Street Design Material and Element Standards is to ensure and maintain a consistent, high-quality streetscape environment within Village Place.

The Material and Element Standards include criteria for the following streetscape elements:

- Travel Lanes (vehicular)
- Parking (parallel)
- Street Lights
- Street
- Street Furnishings

For additional information on streets and alley dimensional and configuration criteria, see pages 23-27.

See General Provisions on page 20 for additional criteria.

### Travel Lanes (Vehicular)

Travel lanes within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Specifications Manual* requirements for paving materials and construction details. Where streets are to remain private (rather than dedicated public right-of-ways), alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance. All street travel lanes should be designed to accommodate private, delivery, and emergency management vehicles.

### Parking (Parallel)

Parallel parking within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Speci ications Manual* requirements for paving materials and construction details. Where parallel parking occurs along streets that are to remain private (rather than dedicated public right-of-ways) or where deemed feasible by the Planning Department and Village, alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance.

Precedent Image: Residential Street - Maple Lawn, MD

*Credit: Design Collective*

Precedent Image: Parallel Parking - Maple Lawn, MD

*Credit: Google Maps*

Precedent Image - Street Plantings - Village Center, Pinehurst, NC

*Credit: Village of Pinehurst*

### Street Plantings

Street plantings in Village Place should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings (see image below left).

Materials:
Street trees, shrubs, and other plantings within Village Place, whether between the curb and sidewalk, within medians, or other locations within the streetscape, shall be chosen from the Plant Palette. To note, the plant species listed in the palette have been selected from Appendix A - Plant Species Native to the Sandhills in the *Pinehurst Development Ordinance*. Other plant species in addition to this list may be acceptable for use as street plantings provided that they meet criteria for size, tolerance to road maintenance, and other similar conditions. Any alternate street planting species shall be approved by the Planning Department and Village. Details:
Street trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks shall be rejected.

For additional criteria on street plantings, see General Provisions and the Plant Palette.

## Street Lights

Street lights shall be placed to create an even rhythm and consistent, safe light levels along streets. Pedestrian-scaled street lights of approximately 14 feet in height are required along streets with commercial frontage. Higher poles up to 30 feet in height may be required to adequately light wider streets or intersections, such as at the intersection of Rattlesnake Trail and NC-211. Light levels and quality of light should be appropriate for the street type, character, and use. All other lighting within right-of-ways not listed below (such as bollard lights) should be selected to coordinate, in design, detail, and color, with the street lights and approved by the Village.

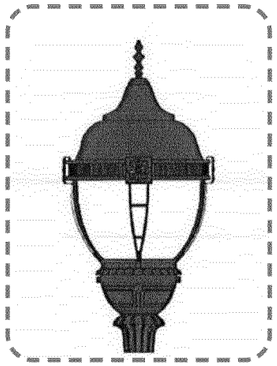
Materials:
For new pedestrian-scaled street lights within Village Place, the fixtures shall match those installed near Village Hall and the Community Center (as shown in the lower left photo) and noted below and/or as approved by the Village, excepting those replacement street lights in/or close to the Village Center which should match the historic street lights (shown to the right).

Duke Energy pole, fixture, and globe (or alternative(s) as approved by the Village):
- Pole: PX W17 10 F4 AB3/12 3T3 ANBK
- Fixture: AT20 A 50M MED PCT TB ANPP
- Globe: AT20 A PCT

All street lighting is encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light pole locations. Higher wattage fixtures may be used on the 30’ pole locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).

Details:
Street light poles shall be finished in a dark green color to provide a uniform streetscape palette throughout the Village.

In order to ensure that adequate light levels are maintained, street lights shall be located first, followed by street trees (with mature height, canopy, and foliage density taken into consideration), and finally street furnishings.



All street lights shall have a solid cap to minimize the impact of artificial light on the night sky.

Standard street light near Village Hall
*Credit: Google (left);*

## Street Furnishings

It is important that all streetscapes within Village Place represent a consistent built environment that is reflective of the intended character of Pinehurst. While site furnishings in open spaces or on private lots are encouraged to be varied and express an individual aesthetic appropriate to the type and location, street furnishings on the other hand shall be consistent throughout Village Place.

Materials: Street furnishings, including benches, waste/recycling receptacles, bike racks, tree grates, and bollards, within the street right-of-way shall be metal (aluminum, steel, or cast iron) and consistent in material, style, and color with the other street furnishings. Benches, may additionally include recycled plastic for the slats (as shown in the standard bench image to the right). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details:
All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color.

Tree grates are appropriate along streets where high pedestrian traffic is anticipated, near plazas, community building entries, restaurants, and other such locations.

Waste and recycling receptacles should be coupled together and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Selections shall be as approved by the Village.

Benches within the street right-of-way shall be the standard Pinehurst Bench, as approved by the Village, with cast aluminum supports and cedar color recycled plastic slats.

Bike racks shall be installed along streets near open spaces and retail areas to promote bicycling as a means of travel. Locations of bike racks are contingent on site conditions. In all cases, bike racks should be located without interfering with pedestrian movement and building entry. Bike racks shall be permanently installed. Bike racks should enable both the front wheel and frame to be locked securely and the bicycle to remain upright.

Precedent: Tree Grate and Waste/Recycling Receptacle
*Credit (right): Victor Stanley (Ironsites)*

All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color

Pinehurst Standard Bench: Victorian 60”Bench with cast aluminum supports and cedar color recycled plastic slats
*Credit: Kings River Castings*

Precedent: Bike Rack
*Credit: Cycle Safe*

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# 4.0 LANDSCAPE DESIGN

4.1 OVERVIEW
4.2 OPEN SPACE TYPES
4.3 MATERIAL & ELEMENT STANDARDS

## 4.1 Overview

Landscape is an integral component of the overall character of Pinehurst and, in the redevelopment of Village Place, will include landscape in open spaces as well as landscape on individual lots/ parcels. (For landscape within street right-of-ways, see the Plant Palette and the Street Design criteria.)

Open spaces within Village Place serve multiple purposes for the design, organization, and livability of the neighborhood. Active open spaces should be provided throughout the area, in the form of small plazas, attached greens, and a large Central Green (envisioned in the area south of McCaskill Road). Pedestrian connections shall be provided throughout the plan area to provide pleasant and safe movement. This is especially important to access the Village Center, Village Hall, the Arboretum, Rassie Wicker Park, Cannon Park, and the Elementary School.

The new open spaces in Village Place should be designed as a system of places that link to one another. Variations in open space type, size, use, and design should occur throughout Village Place appropriate to the surrounding uses to allow for a variety of both passive and active recreation.

The *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements shall be used for all minimum dimensional and plant size standards for buffers, screens, and parking lots. However, the design intent shall follow the FBC, and, where a conflict between the FBC and PDO occurs, the FBC criteria shall supercede.

The Village of Pinehurst's *Village Planting Guide* offers additional insight and historical research into Warren Manning's original design approach and plant palette. However, as noted in the *Guide*, "...of the of the ninety-six plant species that Manning originally ordered, collected, or propagated for Pinehurst, only 25% were native to North Carolina." Therefore, the criteria within this Form-Based Code (FBC) purposely deviate from the original plant palette, instead advocating for native and adaptive plant selections only to meet sustainability goals.

### Purpose

The primary purpose of the Landscape Design criteria for Village Place is to guide the design and character of open spaces as well as the landscape plantings within lots. Further, the Landscape Palette within this section, on pages 42-43, shall be used for open spaces, lot landscape, and street Tree Zone plantings (for additional Street Design criteria).

### Components

The Landscape Design Criteria include:

1. General Provisions for Open Space which provide criteria for all of the Open Space types within Village Place;
2. General Provisions for Lots which provide criteria for all Lot types within Village Place;
3. The Open Space + Pedestrian Network plan diagram that shows the proposed locations for open spaces, trails, and sidewalks within Village Place;
4. Open Space Types that provide definitions and design criteria as well as illustrative examples specific to each type; and
5. Material and Element Standards that include criteria for the following components of Open Spaces: hardscape, landscape, site furnishings, and lighting as well as a
6. Plant Palette for landscape within open spaces, lots, and streetscapes.

Throughout the Form-Based Code, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "discouraged," "avoid," and "not permitted" identify practices, materials, or systems which are not allowed within Village Place.

### General Provisions for Open Space

1. A minimum of 8%* of the net developable acreage of any lot (excepting infill single-family residential lots), whether public or private, shall be provided as Open Space.
2. Active open spaces should be open and visible, designed to invite people of various ages and mobility.
3. Sustainability should be a primary criteria in the design and maintenance of all open spaces.
4. Open spaces should be designed with consideration for adjacent building heights and sun angles during different seasons of the year; plant species should be selected based on site-specific sun exposure.
5. Open spaces should be designed for their intended function (i.e., the Central Green shall be designed for gatherings on event days as well as passive use on other days; plazas shall be located and designed for high pedestrian use; etc.).
6. Seating should be placed where sitters can watch passersby and/or activities within the open space, appropriate to the use level, and at intervals along trails, paths, and sidewalks to allow for walk breaks.
7. Seating walls, if proposed, should be approximately 16-18 inches in height off grade.
8. Paving materials and installation methods should take accessibility needs into consideration.
9. Views from open spaces should be framed, where appropriate, to visually link to other areas of the community.
10. Open spaces shall be maintained by the property owner.

See the following pages for criteria specific to each type of open space.

### General Provisions for Lots

1. As noted in Section 2.3 Corner Lot and Frontage Elevation Standards. Landscaping shall be required on all Lots, along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) comes up to the building facade. For all Mixed-Use/Commercial as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. (See Section 2.0 Site Design for more information on frontage elevations.)
2. As indicated in the *Historic District Standards* fences over 3.5' in height shall be screened with native landscaping on sides visible from the street.

See the Material and Element Standards and the Plant Palette for additional criteria.

## PROPOSED OPEN SPACE + PEDESTRIAN NETWORK

While the existing area of Village Place is well served by Open Space, new development should add to the network, creating new publicly-accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.

Proposed street, sidewalk, and trail alignments as well as open space locations and configurations may vary from those shown to the right, with Village approval.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- PROPOSED TRAILS
- EXISTING WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS*
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE

** Proposed sidewalks shall be brick in commercial areas*

*Source: Design Collective, Inc.*

## 4.2 Open Space Types

Within Village Place, open space shall be incorporated to enhance the character of the area, adding and connecting to the existing parks to form a network of spaces. This network will create a hierarchy of spaces that, along with the street network, completes the structure of Village Place and enhances the aesthetics and the walkability.

It is important that the type of open space be appropriate to its location, adjacent uses, sized correctly, and designed with the appropriate ratio of hardscape to landscape and amenities.

The open space types within Village Place may include:

1. Central Green
2. Plazas
3. Attached Greens
4. Pedestrian Passages
5. Natural / Buffer Areas

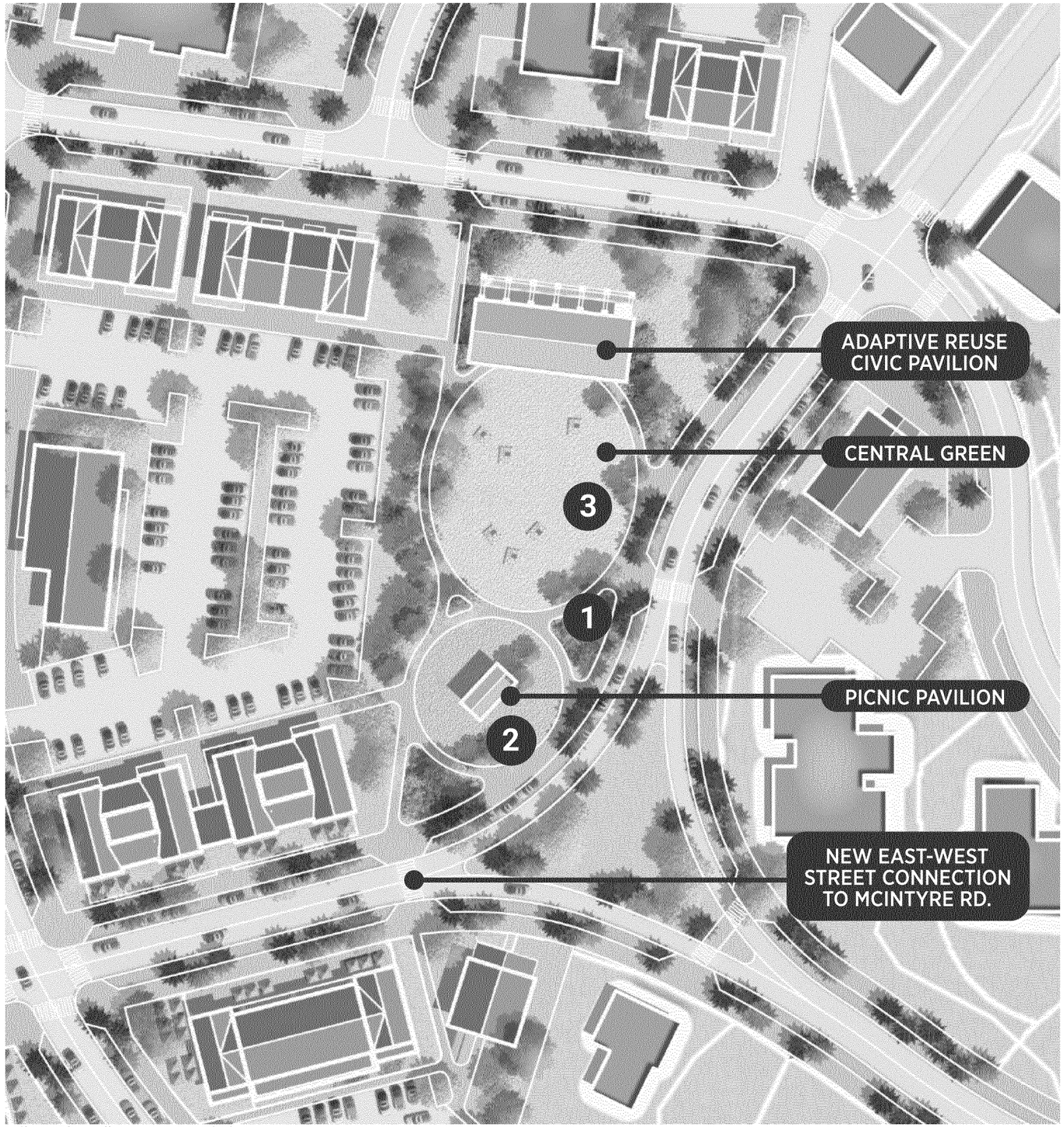
### CENTRAL GREEN

In Village Place, the Central Green is located on the site of the current Public Services Facility, near the intersection of Rattlesnake Trail and McCaskill Road. The space fronts on McCaskill Road and a new east-west street connecting to McIntyre Road and the Pinehurst Brewing Company site. A mix of uses surrounds the Green, with Hughes Plumbing Supply located to the west (in the long-term, this use may change or remain).

An illustrative, conceptual plan of the Central Green is shown on the facing page. The final design and even the location may change, however, the design intent of the space shall be carried forward and the design criteria within the FBC shall be followed.

Size: 1-3 acres in size

Character: The design shall consist primarily of lawn areas, trees, and planted landscapes, informally disposed. The amount of hardscape shall be minimized, so that hardscape areas do not appear unoccupied and uninviting when events are not occurring. The Central Green shall minimally contain the following amenities: a large open-air pavilion (potentially using a renovated service building); a small pavilion/shade structure; benches; and a lawn area designed, sized, and arranged to host a variety of events such as small community gatherings, performances, and pick-up games. Swathes of informal, naturalistic plantings shall frame the lawn area and buffer the Green from adjacent streets and uses, however should not obscure views in from the streets and sidewalks.




Village Place Illustrative Detail Plan

*This plan is illustrative only and subject to change. Source: Design Collective, Inc.*

*The images to the right are for precedent reference only.*

Lawn with grouped plantings and curvilinear brick walkways
*Credit: Friends of City Square Park*

Open-air Picnic Pavilion
*Credit: Design Collective*

Community lawn and gathering space
*Credit: Seaport Square*

Water feature within garden (potential feature; not shown in plan)
*Credit: Design Collective*

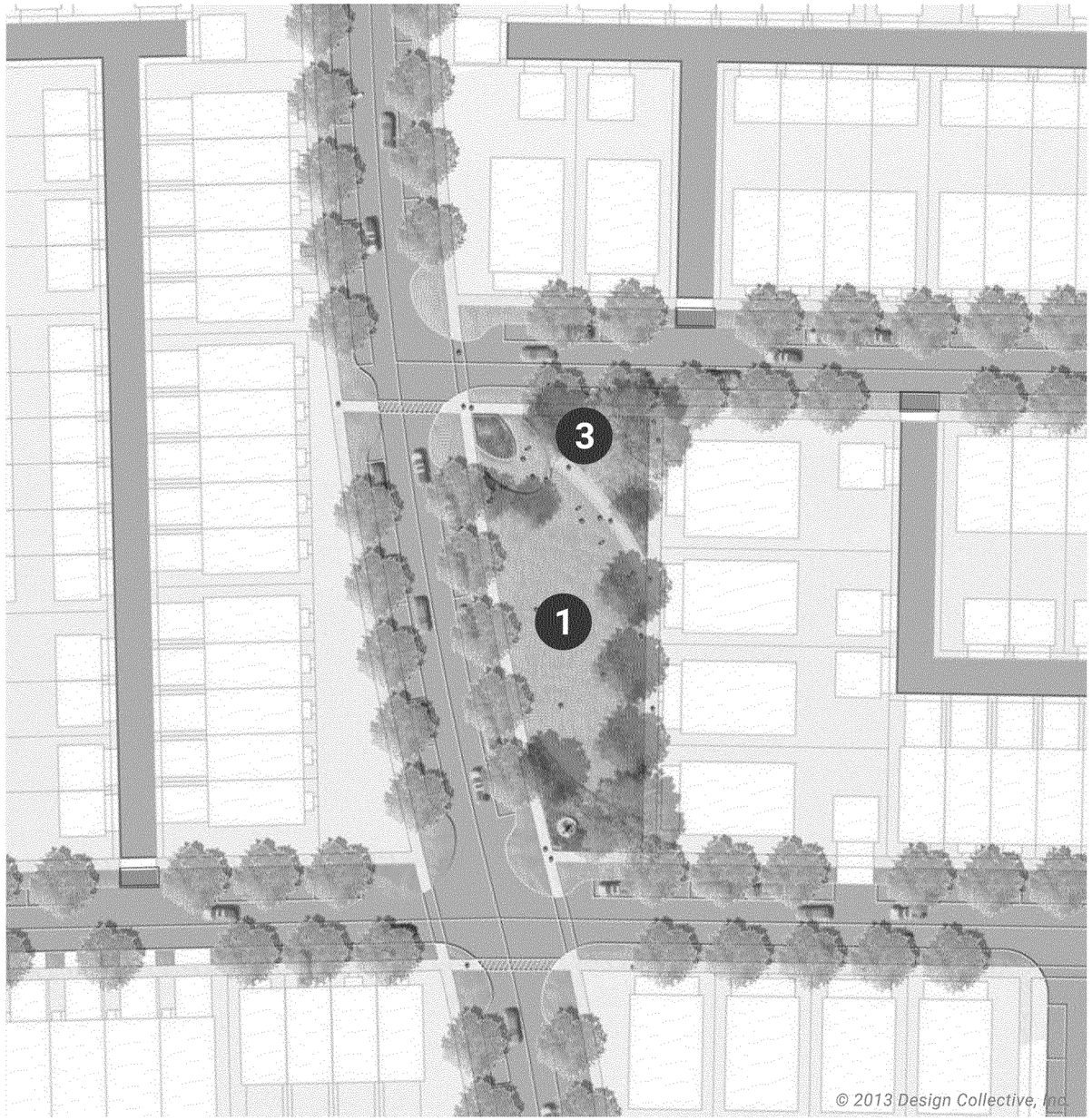
## ATTACHED GREEN

Attached Greens range in size, but are generally smaller than a Central Green. Beyond size, they are distinguished by the fact that lots directly adjoin the open space on one or more sides. As with a Central Green, Attached Greens typically consist of more planted landscape areas than paved hardscape areas, but may include paths or sidewalks for pedestrian crossings and other small areas of hardscape. Attached Greens may occur throughout Village Place, distributed among the neighborhood. Generally, but not always, these greens are located at the ends of blocks. Each should have a unique character or feature to help create an identity for the surrounding area.

Size: Typically at least 2,400 square feet but not more than 2 acres in size.

Character: The design consists primarily of trees and lawn areas, informally disposed, and should not include excessive amounts of hardscape that will generally appear unoccupied and uninviting when not in use. Minimally, Attached Greens shall include a pathway, landscaping, and benches. Attached Greens are available for unstructured recreation and passive reflection. By definition, these greens shall be attached, with lots directly adjoining the open space, on one or more sides.

The two Attached Greens depicted to the right on this and the following page are typical examples. They are representative of two different sizes of attached greens and show illustrative, conceptual plans only as precedents. Final proposed designs for Village Place will vary, however, the design intent of this type of open space shall be carried forward and the design criteria within the FBC shall be followed.



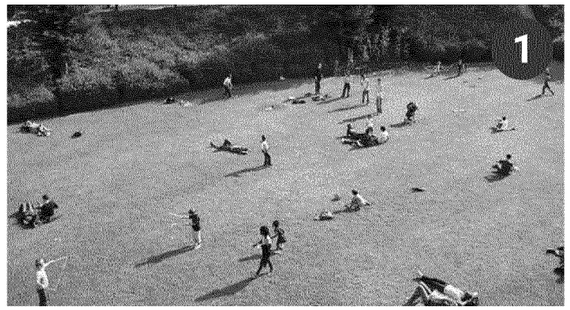

Typical Attached Neighborhood Green - Greenleigh, MD - Midtown

*This plan is illustrative only. Source: Design Collective, Inc.*

Typical Attached Neighborhood Green - Greenleigh, MD - Eastside
*This plan is illustrative only.  Source:  Design Collective, Inc.*

*The images to the right are for precedent reference only.*

Precedent:  Attached Green - Maple Lawn, MD
*Credit: Design Collective*




Precedent:  Informal lawn and gathering space
*Credit: Flickr / Magda Wojtyra*

Precedent:  Picnic Pavilion - Maple Lawn, MD
*Credit: Design Collective*

Precedent:  Natural plantings with brick paths
*Credit: Grass Roots Gardening*

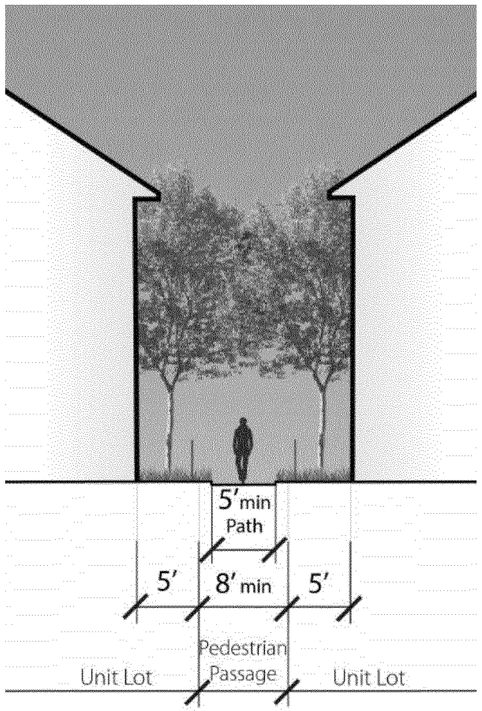
Precedent:  Micro-bioretention - Baltimore, MD
*Source: Design Collective*

## PEDESTRIAN PASSAGES

Pedestrian Passages are linear open spaces that typically make a pedestrian connection along a tree-lined or planted walk from one street to another or to an open space. Pedestrian Passages may be either formal or informal in their design, reflecting the character of the surrounding architecture.

Size: A minimum of 8' wide with a minimum 5' wide brick, concrete, gravel, or sand/clay path.

Character: A hardscape pathway within a planted landscape area that may contain trees or other plantings to either side of the pathway.




Pedestrian Passage Typical Section
*Credit: Design Collective*

Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
*Credit: Design Collective*

Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
*Credit: Design Collective*

Precedent: Mid-block Pedestrian Passage - Norfolk, VA
*Credit: Design Collective*

## NATURAL AREAS

Natural Areas are vegetated, typically peripheral open spaces set aside for environmentally-sensitive features such as wetlands or streams, or to provide additional environmental or recreational benefit. Natural Areas typically consist of mostly landscape but may include trails, associated amenities, and stormwater management.

Size: Varies in size based on location and environmental features.

Character: A natural landscape that acts as a vegetated buffer protecting natural habitats and environmental features. Any added plantings shall be informal in arrangement; grasses and perennials should be planted in swaths to emulate naturally-occurring meadows. Trails within the Natural Areas may be paved or unpaved, may include boardwalk or bridge segments, and should accommodate a variety of users including bicyclists, walkers, skaters, and joggers.

See also the *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements for minimum dimensional and plant size standards for buffers, screens, and parking lots.

*The images to the left and right are for precedent reference only.*

Precedent: Trail and bridge in Natural Area
*Source: unknown*

Precedent: Sidewalk along Natural Area - Celebration, FL
*Credit: Design Collective*

Precedent: Layered Buffer Planting along Natural Area
*Source: fine-furnished.com*

## PLAZA

Plazas are open spaces at the intersection of important streets, between buildings along a street or sidewalk, and/or at the front or around important commercial and/or civic buildings. Plazas are set aside for public use and intense pedestrian activity.

Typically, plazas are circumscribed on all sides by building frontages and/or streets. Plazas may contain large areas of durable pavement as well as furniture, public art, fountains, and trees, all formally arranged. Plazas are generally located at the core of a community and/or commercial district and intended for small, passive moments of rest and/or large gatherings and events. Provisions within large plazas for lighting, sound, and similar infrastructure needs should be considered.

Size: 1/8–1 acre

Character: Mostly hardscape; activated by both planned and spontaneous activities; attached minimally on one side.

Precedent:  Small Plaza with center lawn - Lyndhurst, OH
*Credit: Legacy Village*

Precedent: Payne Stewart sculpture - Pinehurst, NC
*Source: www.linksmagazine.com*

Precedent:  Plaza with seating and trees for shade - Reston, VA
*Source: Design Collective*

## 4.3 Material and Element Standards

The purpose of the Landscape Material and Element Standards is to ensure and maintain a consistent, high-quality built environment within Village Place.

Throughout Village Place, various tree and plant types shall be employed to denote the different zones and uses of landscape areas. For example, shade trees shall be used to shelter seating areas, long swathes of perennials or grasses may edge movement zones, and grass lawn areas may occur in quiet, informal gathering areas. The hierarchy and character of each open space is encouraged to be expressed through the creative use of different plant materials. Landscape plantings on lots should compliment the architecture and use, but also the overall character of the Village.

In addition to Landscape plantings, hardscape and site furnishings are an important component of open space design that helps express the individual character of the Central Green, Attached Green, Plaza, or Pedestrian Passage. Unlike streetscapes where uniformity of the furnishings and fixtures is desired and appropriate, open spaces should aim to be uniquely memorable.

The Material and Element Standards include criteria for the following components of open spaces:

1. Landscape
2. Hardscape
3. Site Furnishings

Owner / Developers shall submit landscape plans prepared by an appropriately-licensed professional certifying that the landscape plans meet the design intent and criteria specified in this Form-Based Code, including plant species selection or comparable alternatives.

### TALL TREES (>30' AT MATURITY):

**Tree Crown:** Density of tree crowns should be considered when choosing tree species and used appropriately. Crown density and spacing of trees can negatively affect street lighting, cleanliness, shade density, sight lines to buildings, and safety, when used inappropriately. Trees should reflect the intended use of the space and balance between ecological function and aesthetic value. Trees in open spaces should consider the desire for adequate filtered sunlight reaching the ground plane and understory plantings. A variety of species is generally desired to contrast with the uniformity of the street trees.

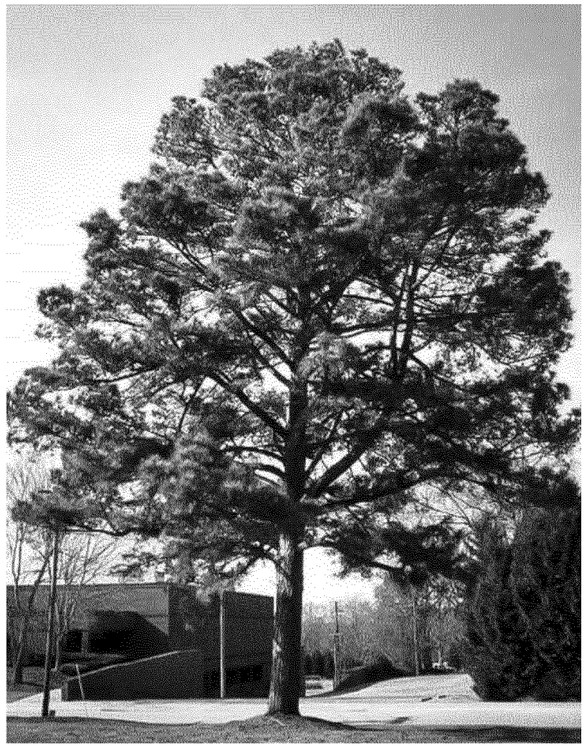
**Soil Compaction:** Preventing soil compaction should be considered in tree species selection and placement. Avoidance of excessive movement over tree root zones and the use of root protection materials (such as Silva Cells or other approved systems) should be considered, to allow stormwater infiltration and promote tree longevity.

**Color and Texture:** Color variation and textural qualities should be noted and considered when selecting certain shade trees. A variety of seasonal color and/or differentiation among open spaces should be considered.

**Selection & Pruning:** Certain species have been cultivated to be thornless, fruitless, disease and insect resistant, and are preferred in high-use and stressed environments. Trees known for excessive plant litter and weak limbs should be avoided in high-use pedestrian and vehicular areas to prevent injury and utility damage. In these high-use areas, shade tree limbs should be pruned to approximately 8 feet above grade to not impair circulation routes for pedestrians, bicyclists, and maintenance vehicles.

**Zone Hardiness:** Appropriate hardiness of tree species should reflect the climate zone of the intended planting area. Although the site's climate zone may be consistent, microclimates within the site may exist and will inform specific plant selection based on sun exposure, slope, and soil condition.

**Growth Habit:** Trees known for root upheaval, water sprouts, or knees should be planted in areas away from pedestrian movement to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented).



Precedent Image - Tall Tree
Credit: The Tree Center

The scale of the trees' eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

**Invasive trees:** should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

**Biodiversity:** A variety of trees should be used to promote local biodiversity and healthy resiliency against insects and diseases. The same tree genus should not be used for more than approximately ten percent of the entire planting design.

Additionally, see the Plant Palette.

## SMALL TREES (10'-30' AT MATURITY:

**Tree Crown:** The crown and density of specimen/ ornamental trees will vary greatly. Selection and placement/spacing of trees should support the desired design aesthetic, whether in small clumps for accent, in rows to reinforce linear references, or in random/organic patterns to strengthen a natural aesthetic. Specimen trees may be used to denote a place of significance, frame views, accentuate a façade or sculptural piece, or add visual and seasonal variation to a planting area. Specimen/ornamental trees should not be overused. The scale of specimen/ornamental trees; eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

**Soil Compaction:** Same as noted for Tall Trees.

**Color and Texture:** "Specimen/ornamental tree" refers to any tree specially noted for its high visual quality of bloom color, foliage color, texture, visibility, or placement in the landscape. Typically, specimen/ornamental trees are lower growing trees, single or multi-stemmed, which can be planted in massings, small clusters, individually, or in large planters. Specimen/ornamental trees are noted for flowers, color, and/or texture. Avoid overuse of specimen/ornamental trees that bloom at the same time of year and consider a staggering of species and bloom times that last for different durations and begin and end at different times.

**Zone Hardiness:** Same as noted for Tall Trees.

**Growth Habit:** Invasive trees should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list). Trees known for root upheaval, water sprouts, or knees, should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented). Those with fragrant flowers may attract stinging insects and should be located an appropriate distance out of reach from pedestrians. Maintenance costs and considerations should be weighed when choosing ornamental tree species that require constant attention.

**Biodiversity:** Same as noted for Shade Trees.

Precedent Image - Small Tree
Credit: Smart Seeds Emporium

Precedent Image - Large Shrub
Source: fastgrowingtrees.com

## SHRUBS:

**Design Objective:** Planting areas, massings, and large planters are typically the best locations for shrubs. They may be used to control circulation by guiding the movement of pedestrians and cyclists. Shrubs may be used for screening against views, wind, sun, and similar. Shrubs should grow to (or be maintained at) a height that will not obstruct views, block visibility, or create unsafe areas. Shrubs should be spaced for eventual growth and expansion, depending on size of the plant upon installation. Evergreen and deciduous shrubs should be used to create a year-round range of colors, textures, and interest in the landscape. Shrubs used in masses or as hedges should be of the same genus and species and not intermixed. However, intentionally naturalized areas or designs that intend to mimic a more organic or natural environment may be mixed.

**Color and Texture:** A variety of evergreen and deciduous shrubs are recommended. Leaf color, texture, flowers, as well as growth habit, should be varied and selected to support a particular design aesthetic. A shrub's fragrance, whether pleasant or odious, should be considered; unpleasant fragrant shrubs should be avoided.

**Zone Hardiness**: Same as noted for Tall Trees.

**Growth Habit:** Shrubs with poisonous berries or shrubs that attract stinging insects should be located an appropriate distance out of reach from pedestrians and especially children. Importantly, shrub plantings around circulation routes shall avoid thorns, bright berries, and insect-attracting flowers. Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

**Biodiversity:** Same as noted for Tall Trees. Native and drought tolerant shrubs are desired.

## PERENNIALS, FERNS, GRASSES, AND GROUNDCOVERS:

In this section, "grasses" refers to a blend of native and ornamental grasses other than sod. Perennials, ferns, grasses, and groundcovers may be planted in massings, clusters, grids, or borders, but should not be planted alone unless in planters or pots.

A blend of non-invasive, native and exotic grasses should be used to exhibit regional character while adding interest and variety. Grasses that grow above 48" should be avoided for security and wildlife issues.

Precedent Image - Low Shrub
Source: www.provenwinners.com

Precedent Image - Fern
Credit: Wikimedia/Krzysztof Ziarnek, Kenraiz

Growth Habit: Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

## PLANT PALETTE

The Plant Palette provides a list of approved trees and plants for Village Place and is derived, but pared down, from the Plant Species Native to the Sandhills in Appendix G of the *Pinehurst Development Ordinance* (PDO). The Plant Palette shall be used for landscape within open spaces, lots, and streetscapes.

The plant palette chart is divided into the following eight (8) categories:

1. Tall Trees (>30' at maturity)
2. Small Trees (10'-30' at maturity)
3. Large Shrubs (6'-12' at maturity)
4. Medium Shrubs (4'-6' at maturity)
5. Low Shrubs (<6' at maturity)
6. Ferns
7. Grasses
8. Perennials

Each category provides the plant's Latin name, common name, height, and any specific notes.

Alternative plant species may be used, with approval from the Village.

| Latin Name | Common Name | Native/ Adaptive | Notes |
|---|---|---|---|
| **Tall Trees (> 30')** | | | |
| *Acer floridanum* | Southern Sugar Maple | native | beautiful bark |
| *Acer rubrum* | Red Maple | native | great Fall color |
| *Betula nigra* | River Birch | native | beautiful bark/deer resistant |
| *Chamaecyparis thyoides* | Atlantic White Cedar | native | evergreen |
| *Fagus grandifolia* | American Beech | native | silver bark |
| *Ilex opaca* | American Holly | native | evergreen/deer resistant |
| *Taxodium distichum* | Bald Cyprus | native | street tree/deer resistant |
| *Juniperus virginiana* | Eastern Red Cedar | native | evergreen/deer resistant |
| *Gleditsia triacanthos* | Honeylocust | adaptive | street tree/deer resistant |
| *Magnolia grandiflora* | Southern Magnolia | native | evergreen/deer resistant |
| *Liquidambar styraciflua* | Sweetgum | adaptive | evergreen/street tree |
| *Magnolia virginiana* | Sweetbay | native | |
| *Nyssa sylvatica* | Blackgum | native | good fall color |
| *Pinus echinata* | Shortleaf Pine | native | evergreen/deer resistant |
| *Pinus palustris* | Longleaf Pine | native | evergreen/deer resistant |
| *Pinus serotina* | Pond Pine | native | evergreen |
| *Pinus taeda* | Loblolly Pine | native | evergreen |
| *Platanus occidentalis* | Sycamore | native | |
| *Quercus coccinea* | Scarlet Oak | native | street tree |
| *Quercus falcate* | Southern Red Oak | native | |
| *Quercus pagoda* | Cherrybark Oak | native | |
| *Quercus phellos* | Willow Oak | native | |
| *Quercus rubra* | Red Oak | native | |
| *Quercus stellata* | Post Oak | native | |
| *Tilia Americana* | Basswood | native | good for pollinators |
| *Ulmus Americana* | American Elm | native | street tree/use disease resistant |
| **Small Trees (10-30 ft)** | | | |
| *Alnus serrulata* | Alder | native | good for wet soils |
| *Amelanchier arborea* | Serviceberry | native | flowering |
| *Amelanchier canadensis* | Juneberry | native | flowering |
| *Carpinus caroliniana* | American hornbeam | native | |
| *Cercis canadensis* | Eastern redbud | native | flowering |
| *Chionanthus virginicus* | Fringe Tree | native | flowering |
| *Cornus alternifolia* | Pagoda dogwood | adaptive | flowering |
| *Cornus florida* | Flowering Dogwood | native | flowering ; use disease resistant |
| *Crataegus spp.* | Hawthorn | native | flowering/deer resistant |
| *Halesia carolina* | Carolina Silverbell | native | flowering/deer resistant |
| *Hamamelis virginiana* | Witch-hazel | native | flowering in Jan/Feb/deer resistant |
| *Magnolia virginiana 'Moon Glow'* | Moon Glow Sweetbay | native | evergreen |
| *Magnolia x soulangiana* | Magnolia | adaptive | flowering |
| *Ostrya virginiana** | Hophornbeam | native | |
| *Oxydendrum arboreum** | Sourwood | native | |

* Recommended Street Tree Type

| Latin Name | Common Name | Native/ Adaptive | Notes |
|---|---|---|---|
| **Large Shrubs (6-12 ft)** | | | |
| *Aesculus pavia* | Red Buckeye* | native | deer resistant |
| *Buxus semp. 'Dee Runk'* | Fastigate American Boxwood | adaptive | evergreen |
| *Cornus amomum* | Silky Dogwood | native | |
| *Ilex 'Conaf'* | Oakleaf Holly | adaptive | evergreen |
| *Ilex deciduas* | Possumhaw | native | good winter berries |
| *Ilex verticillata* | Winterberry | native | good winter berries |
| *Myrica cerifera* | Wax Myrtle | native | evergreen/deer resistant |
| *Rhododendron arborescens* | Sweet azalea | native | |
| *Rhododendron calendulaceum* | Flame azalea | native | |
| *Rhododendron catawbiense* | Mountain rosebay | native | evergreen |
| *Rhus copallina* | Winged Sumac | native | |
| *Rhus glabra* | Smooth Sumac | native | |
| *Viburnum rufidulum* | Rusty Blackhaw | native | keep off sidewalks due to fruit |
| *Viburnum x rhytidophylloides 'Allegheny'* | Leatherleaf Viburnum | adaptive | evergreen |
| **Medium Shrubs (4-6 ft)** | | | |
| *Camellia japonica* | Camellia | adaptive | evergreen |
| *Kalmia latifolia* | Mountain laurel | native | evergreen |
| *Rhododendron carolinianum* | Carolina Rhododendron | native | evergreen |
| *Rhododendron periclymenoides* | Wild or Pinxter azalea | native | |
| *Rhododendron vaseyi* | Pinkshell azalea | native | evergreen |
| *Viburnum x rhytidophylloides 'Cree'* | Dwarf Leatherleaf Viburnum | adaptive | evergreen |
| **Low Shrubs (Under 4')** | | | |
| *Abelia x grandiflora* | Glossy Abelia | adaptive | deer resistant |
| *Buxus mic.'Winter Gem'* | Korean Boxwood | adaptive | evergreen |
| *Buxus mic.'Wintergreen'* | Korean Boxwood | adaptive | evergreen |
| *Clethera alnifolia* | Summersweet Clethra | native | |
| *Cornus sericea* | Redosier Dogwood | adaptive | |
| *Hydrangea aborescens* | Snowhill Hydrangea | native | flowering |
| *Hypericum prolificum* | Shrubby St. John's Wort | native | flowering |
| *Ilex glabra 'Compacta'* | Compact Inkberry Holly | adaptive | evergreen |
| *Leucothoe fontanesiana* | Drooping leucothoe | native | evergreen |
| *Rosa carolina* | Carolina rose | native | flowering |
| *Rosa palustris* | Swamp rose | native | flowering |
| *Vaccinium macrocarpon* | Cranberry | native | evergreen |
| *Vaccinium pallidum* | Lowbush blueberry | native | |
| *Viburnum acerifolium* | Maple-leaf Viburnum | native | |

| Latin Name | Common Name | Native/ Adaptive | Notes |
|---|---|---|---|
| **Ferns** | | | |
| *Adiantum pedatum* | Maidenhair fern | native | deer resistant |
| *Asplenium platyneuron* | Ebony spleenwort | native | evergreen |
| *Athyrium felix-feimina* | Lady fern | native | deer resistant |
| *Dennstaedtia punctilobula* | Hay-scented fern | native | |
| *Dryopteris marginalis* | Wood fern | native | evergreen |
| *Onoclea sensibilis* | Sensitive fern | native | |
| *Osmunda cinnamomea* | Cinnamon fern | native | deer resistant |
| *Polystichum acrostichoides* | Christmas fern | native | evergreen/deer restistant |
| **Grasses** | | | |
| *Andropogon gerardii* | Big bluestem | native | |
| *Andropogon virginicus* | Broomsedge | native | |
| *Arundinaria gigantea* | River cane | native | |
| *Carex pensylvanica* | Pennsylvania sedge | native | |
| *Carex plantaginea* | Plantain-leaved sedge | native | |
| *Chasmanthium latifolium* | River Oats | native | |
| *Panicum virgatum* | Switch-grass | native | deer resistant |
| *Schizachyrium scoparium* | Little bluestem | native | |
| *Sorghastrum nutans* | Indian grass | native | deer resistant |
| **Perennials** | | | |
| *Amsonia spp.* | Blue star | adaptive | |
| *Aquilegia canadensis* | Wild columbine | native | deer resistant |
| *Asclepias incarnata* | Swamp milkweed | native | |
| *Asclepias tuberosa* | Butterfly-weed | native | |
| *Aster novea angliae* | New England aster | native | |
| *Astilbe spp.* | Astilbe | adaptive | |
| *Baptisia spp.* | Wild indigo | adaptive | |
| *Chelone lyonii* | Pink turtlehead | native | |
| *Coreopsis 'Moonbeam'* | Coreopsis | adaptive | deer resistant |
| *Dicentra eximia* | Bleeding heart | native | |
| *Echinacea spp.* | Coneflower | adaptive | deer resistant |
| *Geranium 'Rozanne'* | Wild geranium | adaptive | |
| *Helianthus resinosus* | Sunflower | native | |
| *Hemerocallis spp.* | Daylily | adaptive | |
| *Heuchera americana* | Alumroot | native | |
| *Heuchera 'Palace Purple'* | Coral Bells | adaptive | |
| *Hosta spp.* | Hosta | adaptive | |
| *Iris cristata* | Dwarf crested iris | native | |
| *Liatris spicata* | Blazing star | native | |
| *Lobelia cardinalis* | Cardinal flower | native | deer resistant |
| *Monarda didyma* | Bee-balm | native | deer resistant |
| *Nepeta faassenii* | Catmint | adaptive | deer resistant |
| *Pachysandra procumbens* | Allegheny spurge | native | |
| *Phlox carolina* | Carolina phlox | native | |
| *Phlox divaricata* | Wild blue phlox | native | |
| *Phlox paniculata* | Garden phlox | native | |
| *Polygonatum biflorum* | Solomon's seal | native | |
| *Rudbeckia 'Goldsturm'* | Blackeyed susan | adaptive | |
| *Salvia 'May Night'* | May Night Salvia | adaptive | deer resistant |
| *Silene virginica* | Fire pink | native | |
| *Solidago rugosa* | Winkle-leaf goldenrod | native | |
| *Tiarella cordifolia* | Foamflower | native | |
| *Vernonia noveboracensis* | New York ironweed | native | |

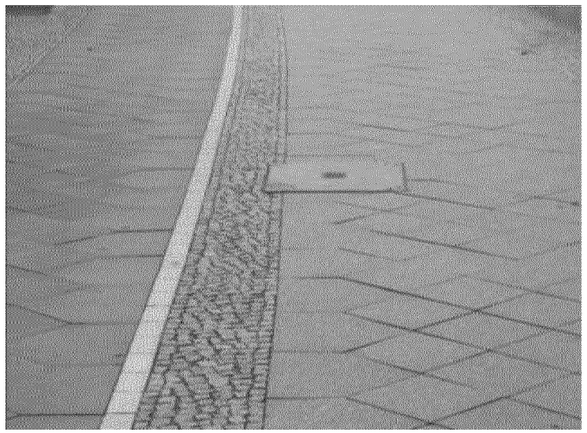
## HARDSCAPE

Throughout Village Place, various paving types may be employed to denote the different zones and uses of hardscape areas. For example, where a sidewalk adjoins a plaza seating area, a change in paving type differentiates a movement zone from an area of rest. The hierarchy of spaces is encouraged to be reinforced through the creative, yet restrained, use of different paving options by varying material, pattern, color, and/or texture. Unlike the more uniform streetscape, hardscape areas within open spaces are encouraged to differ from and contrast with the typical street sidewalk paving (however, concrete is anticipated as the primary material for both streetscape sidewalks and open space paths). Hardscape areas within open spaces shall contribute to the overall design intent and character of the space and compliment the adjacent architecture.

Materials:
Hardscape shall be constructed of concrete or brick pavers, stone, brushed concrete, or sand/clay. Trails may also be asphalt.

Details:
Hardscape paving materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the open space areas.

Precedent Image - Brick path
*Credit: Grass Roots Gardening*



Precedent Image - Hardscape
*Credit: www.japagirlemberlin.com*

Precedent Image - Hardscape Paving
*Source: i.pinimg.com*

## SITE FURNISHINGS & FIXTURES

### BENCHES, TABLES, AND CHAIRS

Outdoor seating is an important element in a vibrant neighborhood, providing places for social interaction and recreation. When outdoor seating is comfortable, clean, and convenient, visitors will be encouraged to stay and residents will be able to enjoy Village Place. Benches, tables, and chairs within the open spaces, away from the street edge, shall be differentiated from the typical street furnishings. Whereas the street furnishings shall be uniform and consistent throughout Village Place, furnishings within the open spaces may be unique and expressive of the overall composition and character of the space. A variety of styles, materials, and colors are strongly encouraged.

Materials: Benches shall be metal (aluminum, steel, or cast iron), a combination of wood and metal, stone, or other durable material. Materials with a high percentage (75% or more) of recycled content are encouraged. Other materials may be used for benches that serve as public art if approved by the Village.

Details: Benches should be surface-mountable or able to be embedded in paving. Tables and chairs may be either permanently placed/mounted or moveable.

Precedent Image - Outdoor Seating
*Source: www.smugmug.com*

Precedent Image - Bench with back
*Credit: Landscape Forms*

Precedent Image - Bench without back
*Credit: www.landscapeforms.com*

## POTS AND PLANTERS

Pots and planters should add interest, color, and pedestrian scale to the open space. Low-maintenance planters with perennial and annual plantings are highly encouraged throughout Village Place, but shall be appropriate to the overall design of the open spaces in which they occur. Moveable pots and planters shall be used where permanent planters may limit the versatility and use of an open space.

Details: Pots and planters shall be of a durable, low maintenance material. Materials with a high percentage (75% or more) of recycled content are encouraged. Pots and planters shall not impede pedestrian circulation or block visibility.

## TREE GRATES

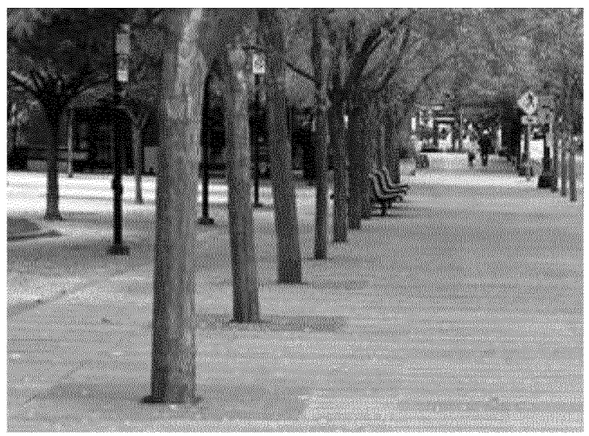
Tree grates are appropriate in open spaces with high pedestrian traffic. In Village Place, tree grates should be used primarily within plazas. As part of the streetscape, tree grates shall be consistent throughout Village Place, however, when used in open spaces away from the street edge, tree grates may be of a different design coordinated with the open space character.

Materials: Tree grates shall be metal (steel or cast iron). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details: Tree grates shall be properly maintained and cleaned for the safety of visitors and for the welfare of the trees they protect.

Precedent Image - Planters
*Source: st.houzz.com*

Precedent Image - Planters
*Source: www.secretgardenshop.com*



Precedent Image - Tree Grates
*Credit: Flickr / Orbmiser*

## BOLLARDS

Bollards may be used in open spaces to protect pedestrians from vehicles or to add visual interest and provide ground-level lighting.

Details: Bollards shall be of a durable, low maintenance material. Bollards may be permanent or removable, depending on the desired limits of access. Removable bollards are recommended where possible in order to provide maximum flexibility.

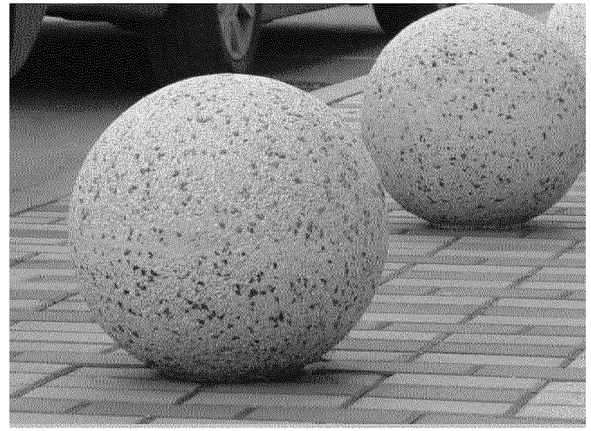
## SMOKING RECEPTACLES

A non-smoking environment should be a goal of Village Place; however, proper disposal of tobacco products is necessary to avoid littering and fire hazards.

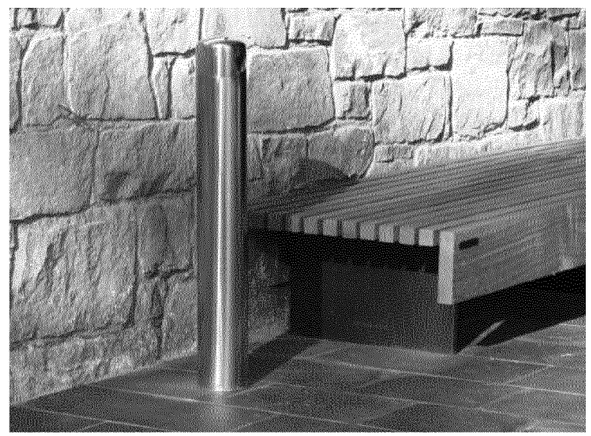
Materials: Smoking receptacles shall be metal.

Details: Any exterior designated smoking areas shall be located at least 25 feet away from building entries, outdoor air intakes, operable windows, and playgrounds.

Precedent Image - Bollards
*Credit: www.broxap.com & www.bollards.co.uk*



Precedent Image - Bollard
*Credit: Il Fiore Rosso*



Precedent Image - Smoking/Cigarette Receptacle
*Credit: Landscape Forms*

## WASTE AND RECYCLING RECEPTACLES

Waste and recycling receptacles should be coupled together (or adjaceent to one another) and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Waste and recycling receptacles used as standard types for streets may be used in adjacent open spaces or unique receptacles specific to and coordinating with other other furnishings in the open space may be selected, conforming to the criteria below.

Materials: Waste and recycling receptacles shall be metal or a combination of wood and metal.

Precedent Image - Waste/Recycling Receptacle
*Credit: Forms + Surfaces*

Precedent Image - Waste Receptacle
*Credit: Landscape Forms*

## LIGHTING

Lighting in open spaces should change in scale and type according to the adjacent use, size, and character of the space. Light fixtures used as standard types for streets should not be employed randomly (out of alignment, away from the street edge) in adjacent open spaces. A variety of lighting types are encouraged in open spaces and may include pole-mounted, string, lantern, bollard, sconce, step, and similar types.

Materials: All light poles and fixture housings shall be metal or durable composite material. All lighting fixtures are encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).

Precedent Image - Tivoli Garden Lights
*Source: 1.bp.blogspot.com*

Precedent Image - Bollard Lights
Source: lightandliving.com

Precedent Image - Bench without back
Source: www.simplelifeprattle.com

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# 5.0 ARCHITECTURAL DESIGN

5.1 OVERVIEW
5.2 BUILDING TYPES
5.3 MATERIAL AND ELEMENT STANDARDS

## 5.1 Overview

### PURPOSE

The primary purpose of the Architectural Criteria in this document is to guide the design and character of all buildings and associated elements in Village Place - *see the Exceptions listed below - in material, configuration, and technique (i.e., what materials are permitted for each component of a building, how materials shall be used, and what finishes or details are acceptable). Importantly, the design and character of the architecture should support the quality goals established for Village Place.

Exceptions:

1. Except Civic buildings which are exempt form the Architectural Design criteria;
2. Except as precluded by the North Carolina Residential Code for One- and Two-Family Dwellings (per Section 160D-702); in such cases, the criteria are encouraged rather than mandated; and
3. Except where in conflict with the Village of Pinehurst *Historic District Standards*, life safety codes, or state or federal regulations; in such cases, the *Historic District Standards*, life safety codes, or state or federal regulations will prevail.

### COMPONENTS

The Architectural Design Criteria contain two subsections:

5.2 Building Types
5.3 Material and Element Standards

Section 5.3 Material and Element Standards contain two discreet sets of criteria based on building type. The first set applies to all Commercial/Mixed-Use Building Types and the second set applies to all Residential Building Types.

Each set of Material and Element Standards include General Provisions, followed by criteria that apply to specific building components including:

1. Exterior Walls;
2. Building Elements (such as porches, stoops, bays, and decks);
3. Roofs;
4. Doors and Windows: and
5. Frontage and Yard components.

As noted in Section 1.2, precedent images are included within this section to support the criteria, are illustrative only, and are not intended to indicate specific design mandates.

## 5.2 Building Types

This and the following pages summarize the anticipated Building Types in Village Place, as redevelopment and infill occurs, as well as specific criteria that apply per type. For Site Design criteria such as building setbacks, build-to lines, and minimum building widths, see the Lot Standards section on pages 10-16. See the Material and Element Standards on the following pages for additional architectural criteria.

### RETAIL (SINGLE-USE)

New stand-alone retail buildings, whether with a single tenant or multiple tenants may be built within Village Place. Small pavilion-scaled buildings with restaurants or shops may be located in or near amenity spaces to provide activity and serve people in adjacent buildings or visiting Pinehurst. Retail buildings may vary in massing but will typically be 1-2 stories in height, up to a maximum of 3 stories, as allowed in the Regulating Plan on page 9 and as their programs necessitate. Although the programs and designs may vary, the goal for Village Place should be to enliven the streetscape and/or amenity space with significant glazing on the ground and upper floors. Solar orientation and shading of glazing should also be considered.

Precedent Image - One-story Retail
Source: unknown

**Standards:**

1. Where Active Frontage is indicated by the Regulating Plan, the ground-floor frontage elevations shall be activated with retail and restaurant space. Display cases, semi-transparent glass, or other methods may be used where storefronts with full glazing are not feasible due to specific program requirements. Also see the Urban Design criteria for minimum window requirements.
2. Significant glazing shall be incorporated, where possible, in all retail building upper-story frontage elevations.
3. Canopies, awnings, and storefronts shall vary per building and may vary per tenant.
4. Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.
5. Vehicular and pedestrian visibility from streets and/or amenity spaces shall be established to support viability of the retail tenant.

See the Material and Element Standards on the following pages for additional criteria.

### OFFICE (SINGLE-USE)

New stand-alone office buildings, whether with a single tenant or multiple tenants, either as small residential-scaled buildings or larger, multi-floor buildings, may be built within Village Place. Office buildings may vary in massing but will be 1-3 stories in height, as allowed in the Regulating Plan. Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot.
General as well as Medical Office is anticipated. While many of the type characteristics are similar between General and Medical Office (and both uses may be mixed within one building), Medical Office has some unique design considerations that need to be taken into account and accommodated. For example, Medical Office floor plates may be deeper and/or taller than General Office; drop-off and entry needs to be conveniently located with an elevated focus on accessibility for patients with mobility-, visual-, or hearing-impairments; and parking has a higher demand and turn-over rate compared to General Office.

Precedent Image - One-story Office - Turnberry Wood, So. Pines
Credit - Design Collective

See the Material and Element Standards on the following pages for additional criteria.

**Standards:**

1. Where Active Frontage is indicated by the Regulating Plan, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria for minimum window requirements.
2. Significant glazing shall be incorporated, where possible, in all office building upper-story frontage elevations, to reflect the building's use and to provide more natural daylighting for office workers.
3. If multi-storied, walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
4. The office lobby entrance shall be highlighted as a strong, legible element of the façade.
5. If incorporated, canopies and awnings shall vary per building and may vary per tenant.
6. Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.

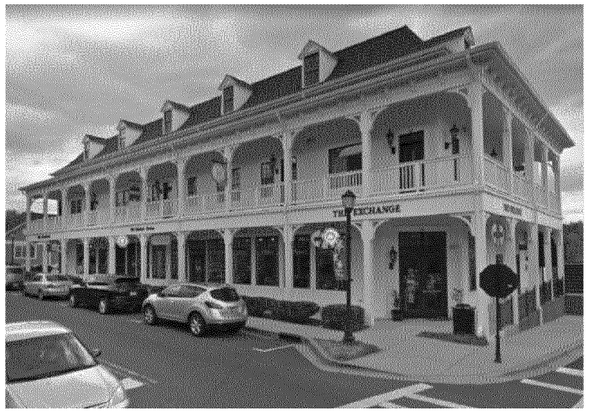
## HOTEL (SINGLE-USE OR WITH RETAIL)

As a building welcoming visitors to Village Place, a hotel should have a distinctive character from other types. Hotels will typically be 2-3 stories in height, as allowed in the Regulating Plan. Hotels may (but are not required to) include retail/restaurant space, typically on the ground floor. Guest rooms typically occur on the upper floor(s) and have a residential fenestration pattern. Direct access from parking to the retail and the hotel lobby is desired and shall be welcoming, safe, and well-lit.

Standards:

1. Where Active Frontage is indicated by the Regulating Plan, the ground-floor frontage elevations shall be activated with retail and restaurant space. Also see the Urban Design criteria for minimum window requirements.
2. Guest rooms on the upper levels shall have a residential fenestration pattern as shown. Architectural bays should
3. read in elevation. A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
4. Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
5. The lobby/primary entrance shall have a prominent architectural read and may have a guest drop-off area, either curb-side or with a pull-off lane separated from the street.
6. If incorporated, canopies and awnings shall vary per building and may vary per tenant.
7. Although not preferred, flat roofs may be used for mechanical units, and/or green roof systems.

See the Material and Element Standards on the following pages for additional criteria.




Precedent Image - Two-story Building
*Credit: Google Maps Street View*

Precedent Image - Three-story Hotel - Woodstock, VT
Source: jetsetmag.com

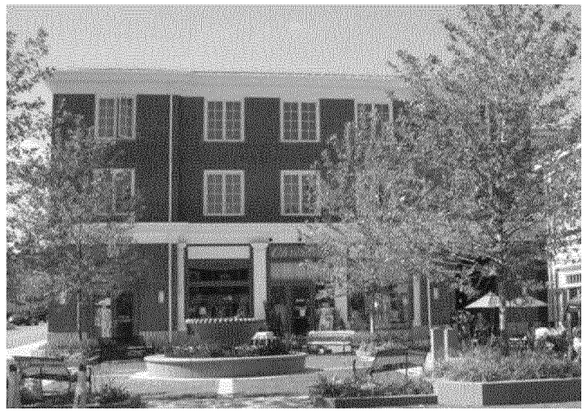
## COMMERCIAL / MIXED-USE

Commercial/Mixed-Use buildings may include retail, restaurant, office space, and/or residential units (often leased to different tenants). In Village Place, Commercial/Mixed-Use buildings will typically be 1-3 stories in height, as allowed in the Regulating Plan on page 9. In Village Place, mixed-use buildings are encouraged and adaptive reuse of building space is anticipated. This building type, found also in the historic Village Core, as well as the other mixed-use building types envisioned, including Hotel with Retail, Multi-family with Retail, will help accommodate changes over time.

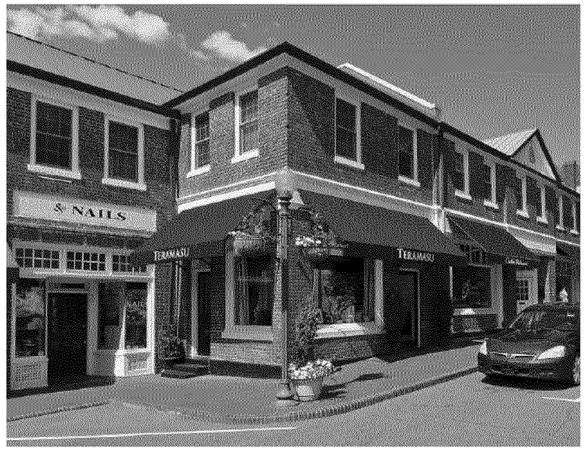
**Standards:**

1. The standards listed under Retail and Office and, under Multi-Family apply as relevant to each use. However, the building elevations are not required to, but may, be altered if tenants transition over time from office to retail or vice-versa.

See the Material and Element Standards on the following pages for additional criteria.



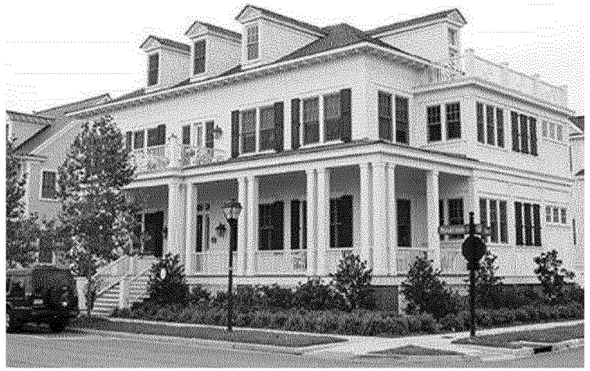
Precedent Image - Three-story Mixed-Use- Mashpee Commons, MA
Credit - buildabetterburb.org




Precedent - Two-Story Mixed Use - Market Square, Pinehurst, NC
Credit: VOP Rentals

## MULTI-FAMILY (SINGLE-USE OR OVER RETAIL)

Multi-family buildings contain apartments/flats either rented or owned (as condos). Parking is provided to the rear or side in detached or integral garage(s) and/or in a shared surface parking lot. In Village Place, Multi-family building heights will typically be 2-3 stories in height, as allowed in the Regulating Plan. Where residential units occur on the ground-floor, individual stoop entrances may be incorporated. When retail/restaurant space is incorporated, the dual goals of animating the ground-floor retail while creating a subdued environment for residential living demand thoughtful design. Balconies and rooftop terraces are encouraged. Visitable units that can be lived in or visited by people with mobility impairments are encouraged.



Precedent Image - Mulit-family - Daniel Island, SC
Credit - Daniel Parolek / Island Press

Standards:

1. Where Active Frontage is indicated by the Regulating Plan, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria for minimum window requirements.
2. Upper floors shall have a subdued and regular residential fenestration pattern, while the ground level may express the individual character of the retail/restaurant tenants if included.
3. Architectural bays should read in elevation.
4. A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
5. Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
6. The lobby/primary entrance shall have a prominent architectural read and may have a drop-off area curb-side.
7. If incorporated, canopies and awnings shall vary per building and may vary per tenant.
8. Flat roofs may be used to incorporate terraces for additional amenity space, mechanical units, and/or green roof systems.
9. Access from parking to the lobby/primary entrance shall be welcoming, safe, and well-lit.
10. Visitable units are encouraged. A residential unit is visitable when it meets the following three basic requirements: on the main living level, one zero-step entrance, doors with 32 inches of clear passage, and one bathroom that you can maneuver into in a wheelchair (to note, a fully accessible bathroom is not required).
11. Outside noise from surroundings, including nearby event spaces, should be considered in residential design; Sound Transmission Class (STC) glass or other measures are encouraged where noise is an issue.

See the Material and Element Standards on the following pages for additional criteria.

## SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL (TOWNHOUSE)

Single-Family Attached (SFA)/Townhouses are residential buildings of 2-3 stories, as allowed in the Regulating Plan. Typically, 3-7 vertical units are combined in one building, typically with each unit on its own lot with parking to the rear in a detached, linked, or integral garage; on a driveway or parking pad; or in a shared surface parking lot. Yard space may occur on 1-3 sides of the lot. While attached rather than detached, a SFA/Townhouse unit is commonly the same size (sf) as a Cottage unit, the smallest of the Single-Family Detached units. SFA/Townhouse units may and are often located to provide a transition between commercial uses and larger (Manor and Villa) Single-Family Detached residential units/lots.

**Standards:**

1. Stoops or porches shall be provided on the front entry elevation of each unit.
2. See the Urban Design criteria on page 18 for minimum window requirements.
3. All floors shall have a subdued and regular residential fenestration pattern.
4. Individual vertical units should read in elevation.
5. While typically designed with pitched roofs, flat roofs (or portions of flat roof) may be used to incorporate roof decks, mechanical units, and/or green roof systems.
6. Access from rear parking lots (if included) to exterior residential entries shall be welcoming, safe, and well-lit.

See the Material and Element Standards on the following pages for additional criteria.

Precedent Image - Two-story SFA - Baxter Village, NC
Credit - Design Collective

## SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL

Single-Family Detached (SFD) are residential buildings of 1-3 stories, as allowed in the Regulating Plan. Each unit sits on a separate lot, typically each with a front, 2 sides, and a rear yard. Cottages are the smallest (in total sf) of the Single-Family Detached units. Manors and Villas are larger and, for the purposes of this FBC, are distinguished from one another by the placement of and access to the garage (and/or driveway). Manors have rear- or side-loaded garages/driveways. Villas have front-loaded garages/driveways.

**Standards:**

1. Stoops or porches shall be provided on the front entry elevation of each unit.
2. See the Urban Design criteria for minimum window requirements.
3. All floors shall have a subdued and regular residential fenestration pattern.
4. SFD units should be varied and distinct from neighboring units.
5. Primary/main roofs shall be pitched. Portions of flat roof may be used to incorporate roof decks or to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage).

See the Material and Element Standards on the following pages for additional criteria.

Precedent Image - Two-story SFD - Maple LAwn, MD
Credit - Design Collective

Precedent Image - One+-story SFD - Daniel Island, SC
Source - www.homefinder.com

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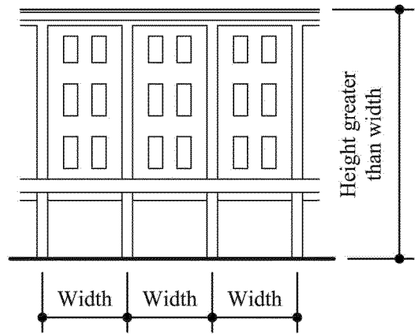
## COMMERCIAL / MIXED-USE BUILDING TYPES

### GENERAL PROVISIONS

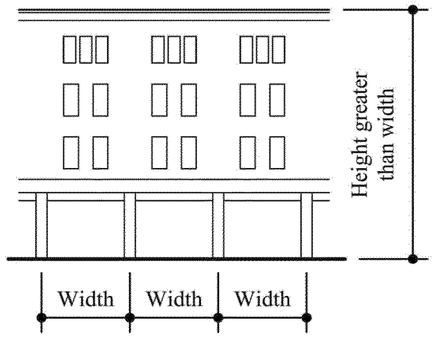
The Following General Provisions apply to all Commercial/ Mixed-Use Building Types:

1. Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section.
2. Commercial/Mixed-Use buildings shall front onto the primary street (have primary front entrances on) or open space. Storefronts shall face the primary street or open space and may turn the corner to receive pedestrian circulation from the secondary street, open space, parking area, or pedestrian passage.
3. Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, enhanced entry ways, or other unique features.
4. Buildings shall align at the front façade along a block. See the Regulating Plan and Lot Standards for additional criteria.
5. Commercial structures exceeding 60 feet in any horizontal dimension shall set up an implicit or explicit system of bays. Implicit systems use window groupings in the base, intervening floors and the cornice area to denote bays. Explicit systems use columns or pilasters on the principal facade to accentuate smaller building increments and/or individual storefronts. Implicit systems use material changes horizontally and at the base of the building or storefront to accentuate smaller building increments. See Figure 1.
6. Buildings should be designed to reduce apparent mass and accentuate vertical proportions.
7. Entrances should be visually clear within the frontage elevation/facade and special by articulation within the base or bays in which they occur. Through lobbies are preferred, where feasible, to provide direct pedestrian circulation from rear parking areas to the primary street or open space.
8. Commercial ground floors shall have a minimum interior ceiling height of 12 feet.
9. The frontage of commercial and mixed-use buildings shall have no less than 20% nor more than 60%of the upper level facade as glazed openings and no less than 60% nor more than 85% of the lower level storefront facade shall be glazed openings. See Figure 8.
10. No more than three colors shall be used on the upper level building facade; two primary colors and one trim or highlight color. One (of the two) primary colors shall not be less than 60% of a primary facade, excluding windows, openings and storefront, etc.
11. Variation in exterior siding colors is encouraged on commercial and mixed-use buildings. The exterior siding color shall not repeat on buildings two lots down or across the street, or around the corner. See the Pinehurst Development Ordinance, Section 9.1 and the Village of Pinehurst Color Palette for additional color requirements.
12. A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the building code. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.
13. Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
14. Outdoor lighting fixtures are required on the front building elevation (façade) and on rear building elevations along an alley or off-street parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
15. Flood lights are permitted on commercial lots, but should be discreet and avoid light trespass onto neighboring residential lots or the night sky per the requirements of Section 9.8 of the PDO . Fixtures shall be Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
16. Solar panels shall be placed on screened flat roofs surfaces only, out of view from the street or open space.
17. To reduce the visual impact of overhead wires, utility services shall be located underground.

See the following pages for additional criteria.




EXPLICIT SYSTEMS USE COLUMNS OR PILASTERS ON THE PRINCIPAL FACADE TO ACCENTUATE SMALLER INCREMENT BUILDINGS AND STOREFRONTS WITH VERTICAL PROPORTIONS.




IMPLICIT SYSTEMS USE WINDOW GROUPINGS IN THE BASE, INTERVENING FLOORS, AND THE CORNICE AREA TO DENOTE BAYS USING VERTICAL PROPORTIONS.

*Figure 1*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## COMMERCIAL / MIXED-USE BUILDING TYPES

### STOREFRONT AND SIGNAGE

**Construction Materials:**

1. Storefront exterior walls shall be precast concrete, architectural block, brick, wood clapboard, or cementitious siding. Stone is not appropriate.
2. Signs shall be wood, simulated wood, fiberglass, acrylic, cast plastic, aluminum, or enameled steel.
3. Awning frames shall be constructed of metal and covered with canvas, synthetic canvas, or solution-dyed acrylic fabric. All-metal (frame and covering) awnings are permitted with no side or bottom panels.
4. Outside tables, chairs, and benches placed along the building frontage shall be stone, precast concrete, wood, cast aluminum, or powder coated metal.

Configurations and Techniques:

1. The storefront, doors, awnings and signage shall be a unified design to establish an architectural language for the base of the building facade. Also see the Urban Design criteria for minimum window requirements.
2. In general, the storefront should be more detailed while the rest of the building should be more restrained.
3. Storefront glazing shall be a minimum of 8" above the sidewalk grade.
4. Storefront glass shall be clear.
5. Sliding doors and windows are not permitted on frontage elevations (facades).
6. Storefront entry doors shall be recessed a minimum of 36" or have an awning installed overhead and located near the center of the storefront, except at corners. See Figure 2.
7. Individual retail or office signage is encouraged to create visual interest for the pedestrian. See Figure 3.
8. A single external wall sign may be applied flush with the elevation above the ground-floor level. The sign shall be a maximum of 24" in height but otherwise consistent with the PDO. See Figure 3.
9. Additionally, a single external blade sign may be hung below the second floor window sill perpendicular to the building. These signs may extend from the building a maximum of 42" and may be a max. of 24" in height. See Figure 5.
10. Signs may contain multiple individual signs which refer to tenants of the building.
11. Signs shall be externally lit with decorative visible light sources. Pin letters with concealed halo backlighting are also permitted.
12. Fabric awnings may have side panels but shall not have a bottom (soffit) panel. The vertical drip of an awning may be stenciled with signage a maximum of 8" in height. Awnings shall not be backlit. See Figure 3.
13. Street elevations of corner buildings may be externally lit with decorative visible light sources.
14. Signs flush with a facade shall be designed to be integral with the building, a maximum of 24" in height, and externally lit. Internally illuminated exterior signage is prohibited.

See General Provisions for additional criteria.

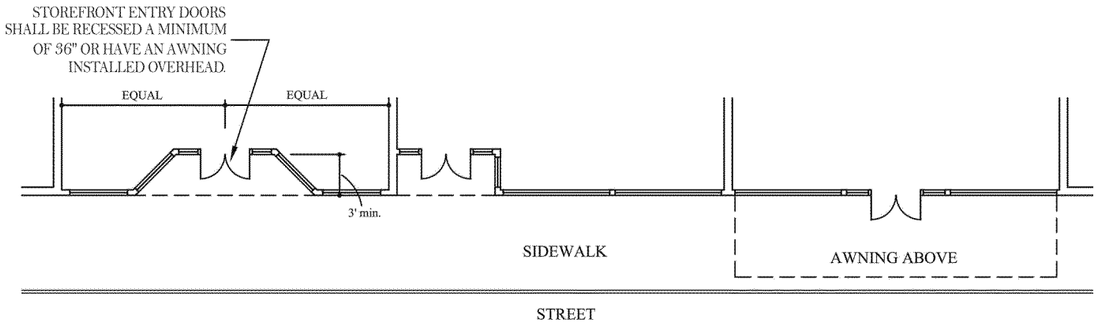



*Figure 2*

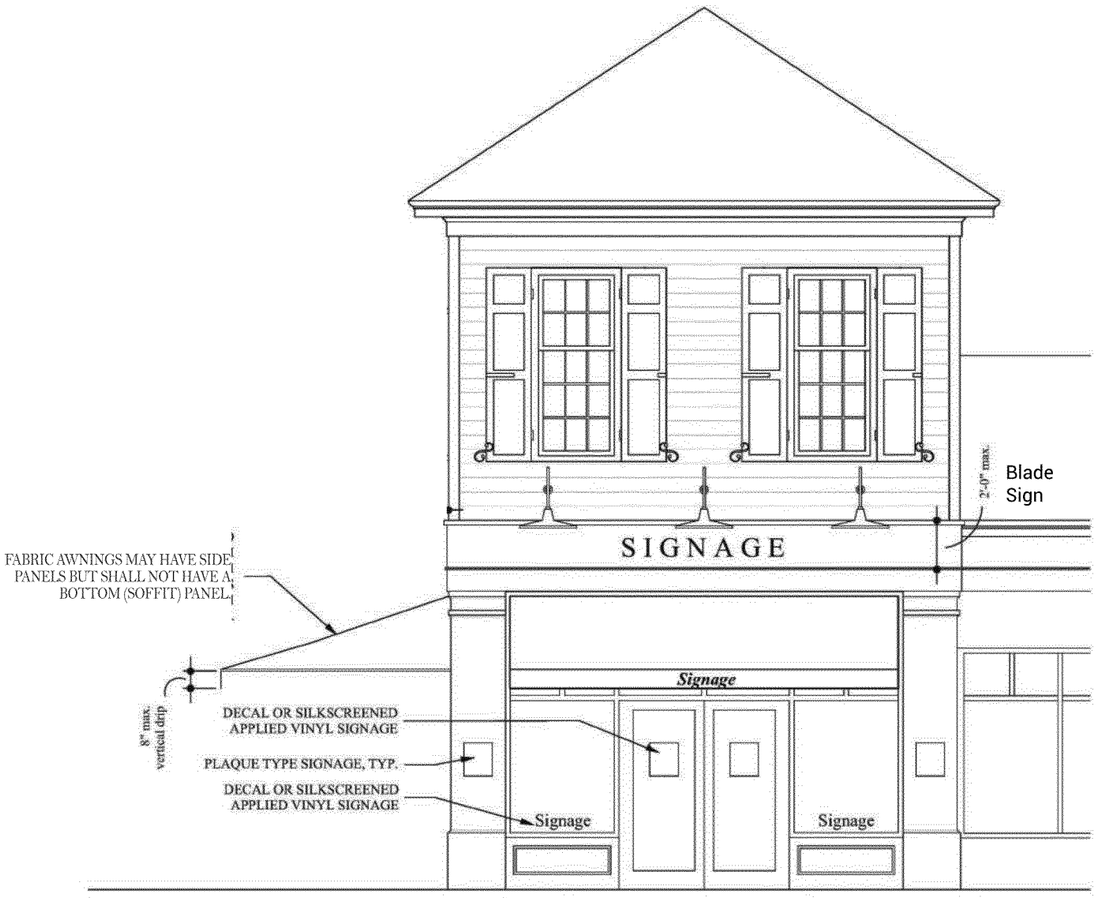



*Figure 3*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## COMMERCIAL / MIXED-USE BUILDING TYPES

### EXTERIOR WALLS

**Construction Materials:**

1. Walls shall be precast concrete, architectural concrete block, brick, wood clapboard siding, or cementitious siding. Stone is not appropriate.
2. Foundation walls shall be stone, brick, or poured concrete with a brick pattern or painted finish.

**Configurations:**

1. See the Corner Lot and Frontage Elevation Standards, for additional criteria.
2. Building walls between the foundation and the eave shall be no more than two materials. Material changes shall occur along a horizontal datum or common line. Additionally, the lighter material shall be used above the heavier materials. See Figures 4 and 5.
3. Where and as used on the frontage entry elevation (façade), masonry (brick or stone to 8" below grade) is required on the side/non-entry frontage elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/or rear elevation or at an inside corner of a protruding element on the main/entry facade. Accessory buildings may have a masonry watertable in lieu of full brick on the frontage elevation(s). See Figure 9.
4. Precast panels shall be no greater than 100 sf.
5. Walls of siding shall have all openings trimmed in wood (or simulated wood) boards of a minimum 4" nominal width and corners trimmed in wood (or simulated wood) boards of 4"-8" nominal width. Doors may have wider trim.
6. Trim is required where there is a change in material or a change in plane.
7. The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the *Pinehurst Development Ordinance*, (PDO) for additional information on and requirements related to the *Village of Pinehurst Color Palette*.

**Techniques:**

1. Precast concrete, architectural concrete masonry units and brick shall be on a running bond pattern. Rustication may occur at the base of the exterior wall using one of the above materials.
2. Precast masonry units shall have an etched finish. Pre-cast panels shall be further articulated by reveals with coursing to appear as smaller masonry units.
3. Wood clapboard, wood beaded siding or cementitious siding shall be pre-finished or (field) painted within the approved VOP color pallete.
4. Butt joints may be caulked or covered and shall be painted to match the adjacent material color.
5. Brick shall be in a horizontal running bond pattern with weathered, concave, V-shaped, or grapevine mortar joints not greater than ½" in height. Patterned brick detailing and special brick shapes may be used.
6. Stucco shall be sand finished or steel trowelled.
7. Stone foundations shall be set in an uncoursed, ledgerock pattern or roughly squared pattern. See Figure 14

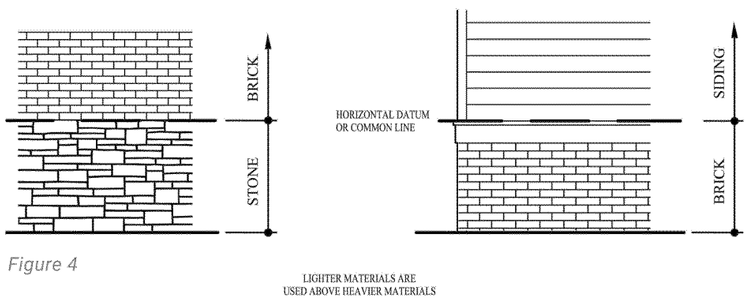



*Figure 4*

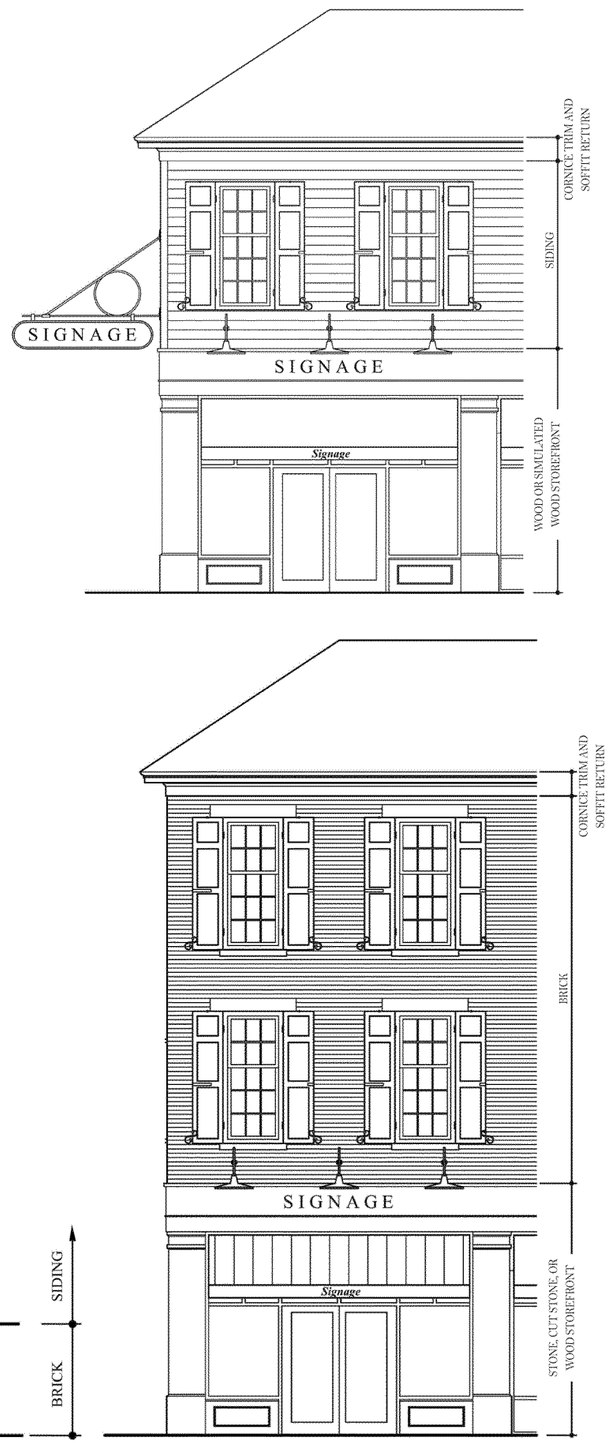
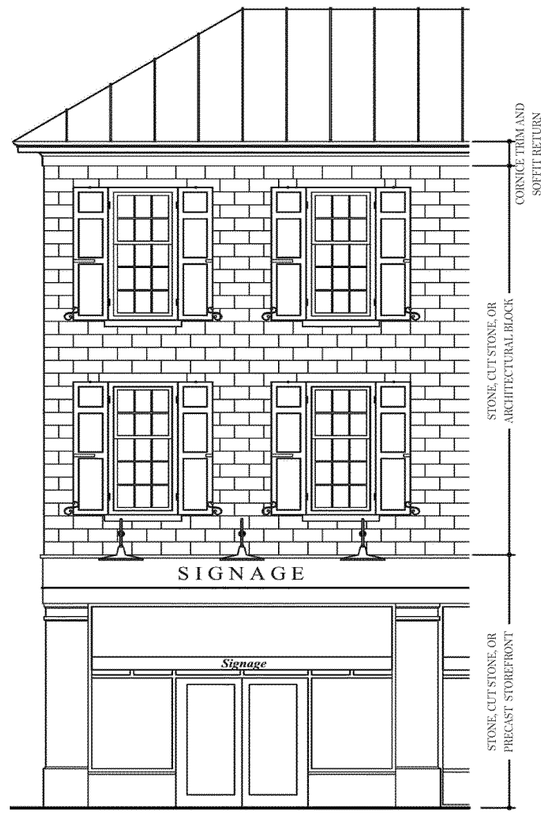



*Figure 5*




*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## BUILDING ELEMENTS

**Construction Materials:**

1. Cornices may be made of stone, cast stone, brick, precast concrete, wood, solid PVC, cementitious fiberboard, fiberglass composite, or polymer composite.
2. Columns and posts shall be made of natural quarry stone, wood, polymer composite, or fiberglass, subject to approval by the Village.
3. Piers and arches shall be stone, precast concrete, cast stone, or brick. Architectural concrete block may be permitted, subject to approval by the Village.
4. Porch railings shall be wood, or solid PVC, steel, wrought iron, or ESP aluminum.
5. Walking surfaces of porches shall be wood or simulated wood such as "Trex" deck or equal.
6. Stoops shall be stone, brick, or concrete. Wood or simulated wood may be used at secondary, non-frontage entrances, with Village approval.
7. Stoop and other metal railings shall be made of steel, wrought iron, or electro-static painted (ESP) aluminum.
8. Sills shall be cut stone, precast, rowlock brick, sill brick, or solid PVC.
9. Balconies may be made of steel, wrought iron, electro-static painted (ESP) aluminum, stone, cast stone, or precast.
10. Railings shall be made of steel, wrought iron, or ESP aluminum.
11. Piers and arches shall be brick, stone, or rusticated block.

**Configurations:**

1. Arches made of masonry shall not be less than 8" in thickness.
2. Keystones in arches shall have sides radial to the arch.
3. Piers in arches shall be no less than 18" in width and 12" in depth and shall conform to The American Vignola.
4. Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola.
5. Cornices shall project a maximum of 36" inches from the exterior wall and shall conform to The American Vignola. See additional criteria under Roofs on page 62.
6. Porches shall be a minimum of 8' in depth. Porch openings between columns and piers shall be vertical in proportion.
7. Ballusters shall not exceed 4-1/2" on center.
8. Lintels made of stone or pre-cast concrete shall extend horizontally beyond the opening a minimum of 2" but not greater than the dimension equal to the height of the lintel.
9. Brick soldier lintels shall extend a minimum of one brick beyond the opening. See Figure 16.

**Techniques:**

1. Wood shall be painted or stained, except walking surfaces which may be left unfinished.
2. Railings of steel or wrought iron shall be pre-finished or painted black or dark green.

See General Provisions for additional criteria.

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## ROOFS

**Construction Materials:**

1. Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
2. Gutters and downspouts shall be aluminum, pre-finished metal, or copper. Copper anodized aluminum is not permitted.
3. Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl.
4. Glazing in windows, skylights, and stained-glass shall be glass.

**Configurations:**

1. Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Although not preferred, flat roofs may be used on the non street facing facade to incorporate terraces and mechanical units to maximum of 50%of the building's roof square footage.
2. On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, as well as on garage and link roofs, may have shallower pitches but shall relate to the principal structure's roof (hips with hips and gables with gables). See Figure 18.
3. Eaves shall have no more than six outside corners. See Figure 19.
4. Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
5. Balustrades on flat roofs are permitted only when the flat roof is occupiable and accessible.
6. Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of building wall.
7. Rake returns are required at gable ends and shall have 2' minimum return of cornice trim. See Figures 12a and 12b.
8. Gable ends shall have profile trim.
9. Skylights shall be flat in profile and not directly visible from a street or open space.
10. Solar Panels: See General Provisions on page 56.
11. Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.
12. Vents, flues, turbines, and other roof penetrations on pitched roofs shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.
13. Gutters shall be half-round or ogee ("K") profile.
14. Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall (preferably on non-frontage elevations).

**Techniques:**

1. Roofs built of standing seam metal shall be pre-finished.
2. Shingle color may be dark gray, charcoal, black, or a black blend.
3. Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.
4. Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

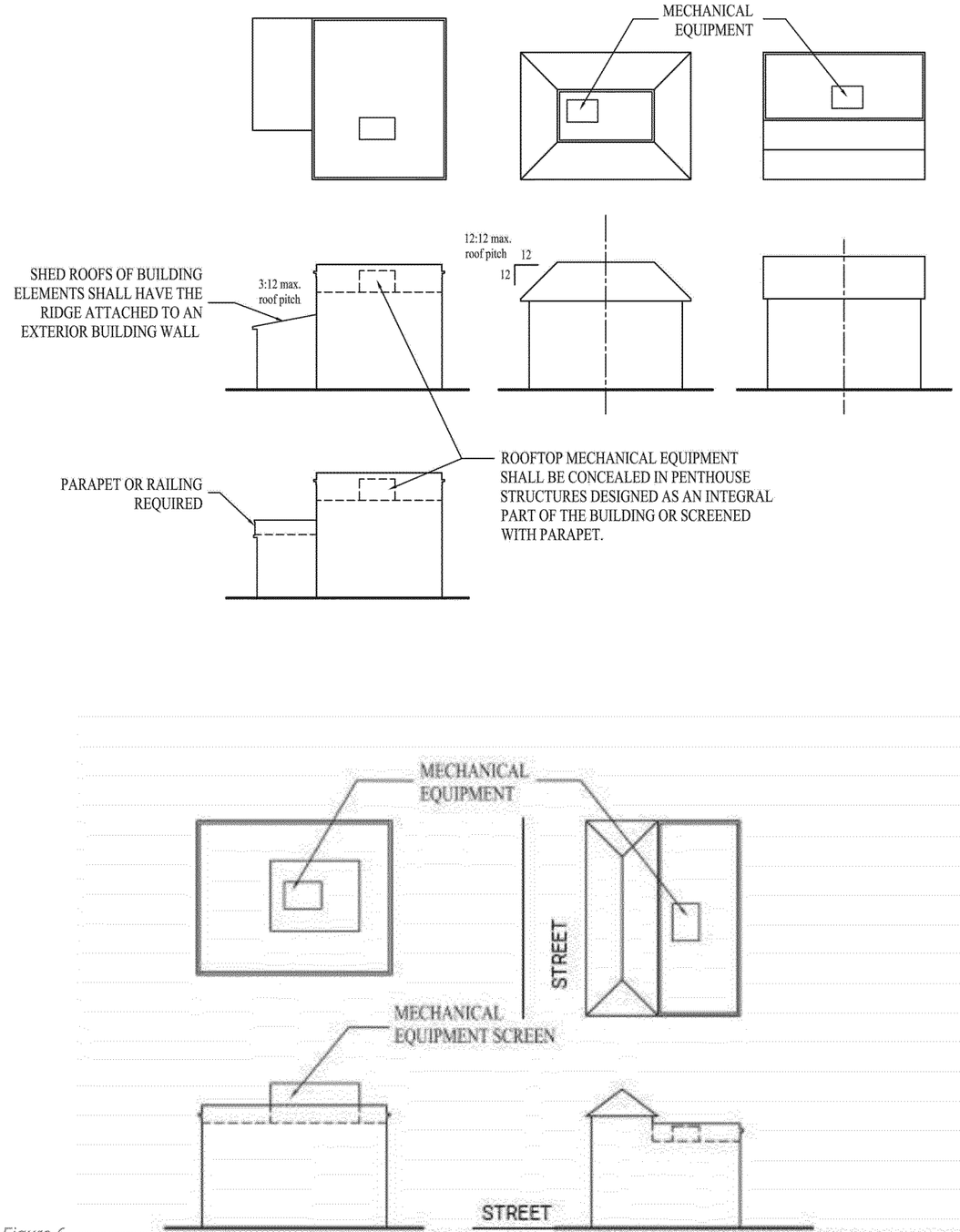



*Figure 6*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## DOORS AND WINDOWS

See the Storefront & Signage section, for criteria specific to Storefronts. The following criteria apply to non-storefront windows and doors.

**Construction Materials:**

1. Window frames shall be embossed steel, extruded aluminum clad, wood, fiberglass or vinyl clad.
2. Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
3. Shutters shall be wood or solid cellular PVC.
4. Doors shall be built of wood, embossed steel, embossed aluminum, or fiberglass with a brushed paint finish.

**Configurations:**

1. See the Corner Lot and Frontage Elevation Standards, for additional criteria.
2. Centerlines of windows shall align vertically within any given facade. See Figure 7.
3. Windows and window lites shall be no wider than square in proportion, accentuating the vertical proportion.
4. Bay windows on facades facing a street shall extend to the ground or be structurally or visually supported by brackets. See Figure 8.
5. Two or more windows paired in the same rough opening shall be separated by a minimum 4" nominal post. See Figure 24.
6. Windows shall be no closer than 2' to building corners, except where windows are paired, one on each wall at the corner with a maximum 8" nominal post.
7. Shutters shall be shaped, sized and proportioned to the windows they serve. See Figures 8 and 25.
8. Shutters shall be operable or provided with adequate hardware to make them appear operable and shall be mounted as if hinged to the window frame or brick surround. See Figures 8 and 25.
9. Doors shall be attached by hinges. Sliding and barn doors should not be permitted.
10. A minimum of 18" shelter shall be provided at all public entry doors.

**Techniques:**

1. Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
2. Shutters shall be painted a dark neutral color. White shutters may be used against a dark masonry exterior wall material, with Village approval.

See General Provisions for additional criteria.

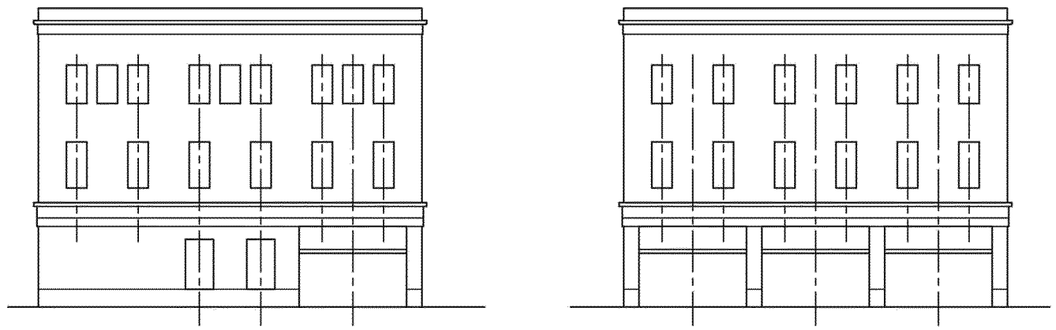


*Figure 7*

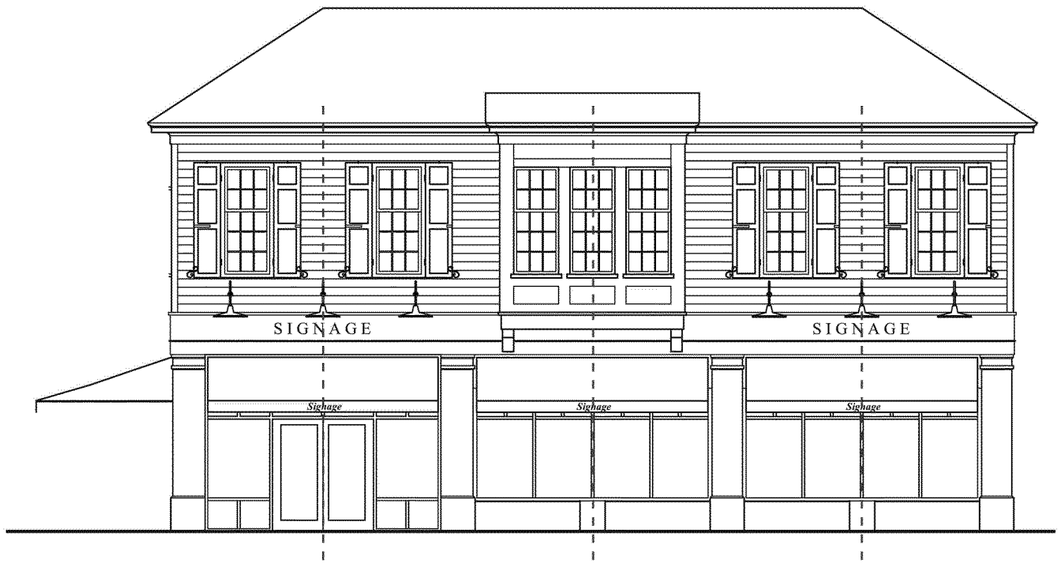



*Figure 8*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## GENERAL PROVISIONS

1. Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section.

2. On Corner Lots, porches on the entry façade shall wrap the non-entry façade a minimum length and depth equivalent to the depth of the front porch, unless otherwise approved by the Village. See Figures 9 and 10.

3. Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, porches or stoops, or other unique features; should be placed such that garage doors are oriented away from the view corridor; and may require additional detail or features as required by the Village.

4. Buildings should align at the front façade along a block. See the required setback and Build-to Line requirements in Section 2.2 Lot Standards on pages 11-16.

5. The frontage elevation (facade) designs as well as color selections of the exterior siding (see also Exterior Walls criteria on the following page) shall not repeat on buildings two lots down or across the street, or around the corner.

6. A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the Post Office. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.

7. Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).

8. Outdoor lighting fixtures are required on the front building elevation (façade) and on the alley side (or shared-access driveway) of each rear-load garage or parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).

9. Flood lights are permitted on residential lots, but only with a motion detector and timer that turns off after no more than 5 minutes. Flood lights should be discreet and avoid light trespass onto neighboring lots or the night sky. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA). See Chapter 9.8 in the Pinehurst Development Ordinance, (PDO) for additional requirements.

10. Solar path/garden lights, antennae, statuary, garden benches, play equipment, barbecues, and similar shall be relegated to rear yards only.

11. Solar panels shall be placed out of view from the street or open space.

12. To reduce the visual impact of overhead wires, utility services shall be located underground.

See General Provisions for additional criteria.

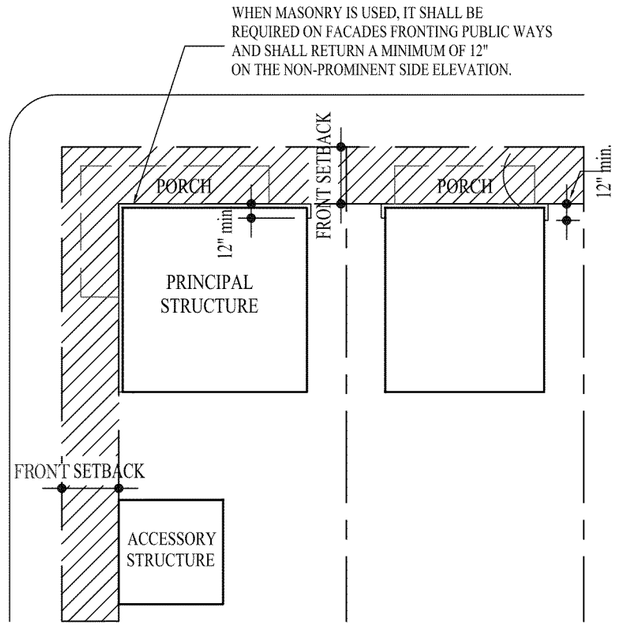



*Figure 9*

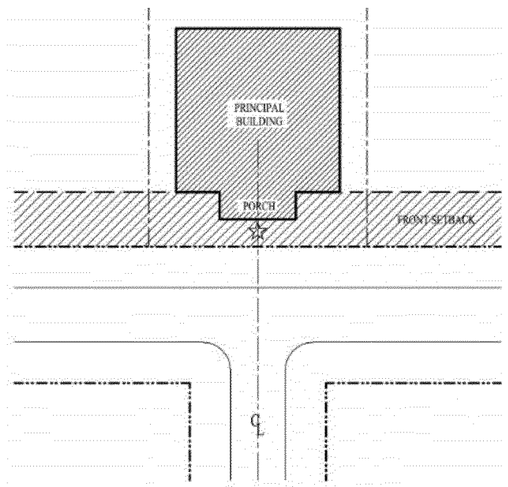



*Figure 11*

PORCHES ON THE FRONT ENTRY FACADE SHALL WRAP THE NON-ENTRY FACADE A MINIMUM LENGTH AND DEPTH EQUAL TO THE DEPTH OF THE FRONT PORCH

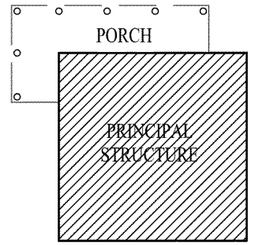



*Figure 10*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## EXTERIOR WALLS

**Construction Materials:**

1. Foundation walls shall be faced in real brick or real/quarry stone with a minimum nominal thickness of 4", or poured concrete with a brick pattern and painted to match or be one shade darker than the main façade material.
2. Walls shall be brick, wood clapboard siding, or cementitious siding in a smooth finish (no vinyl or stone siding is permitted). Stucco may be approved, if appropriate to the architectural character, by the Village.
3. Trim shall be a smooth finish cementitious, solid cellular PVC, or other simulated wood as approved by the Village.

**Configurations:**

1. Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on both the frontage entry and frontage non-entry elevations. See Frontage Elevation criteria for additional requirements.
2. The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the Pinehurst Development Ordinance, (PDO) for additional information on and requirements related to the Village of Pinehurst Color Palette.
3. Additionally, on masonry elevations, an expression of the base or watertable through a change in plane, brick shape, color, and/or pattern is required on frontage elevations. See Figure 15.
4. Masonry shall return a minimum of 12" on non-frontage side elevations or at an inside corner of a protruding element on the main/entry facade. Masonry returns are encouraged, but not required on rear elevations. See Figure 12a.
5. Building walls between the foundation and the eave shall be no more than two primary materials. Material changes shall occur along a horizontal line. Additionally, the lighter (or lighter appearing) material shall be used above the heavier (or heavier appearing) material. See Figure 15.
6. Wall materials shall be oriented horizontally, unless approved as appropriate to the architectural character by the Village.
7. Walls of siding shall have all openings trimmed in vertical/jamb boards with a 4" minimum nominal width unless otherwise noted below. Windows with installed shutters may omit the 4" jamb boards. Trim boards on rear windows may be a minimum of 2" wide. On frontage elevations, head trim shall be 8" minimum nominal in height and may incorporate a special head feature. On non-frontage side elevations, head trim shall be 4" minimum nominal in height.
8. Sill trim shall project and be differentiated from apron trim.
9. A minimum 10" nominal skirt/band trim board is required where siding meets a foundation wall or a watertable.
10. Corners of siding elevations shall be trimmed in boards of 6" minimum nominal width. Non-frontage side and rear corners may be trimmed in boards of 4" minimum nominal width, subject to Village approval. Doors in siding elevations shall be trimmed in boards of 4" minimum nominal width; wider trim is encouraged.
11. Keystones are not permitted in non-masonry head features.
12. Walls of masonry shall have all openings trimmed in simulated wood brick mould. Lintels and sills shall be made of brick, stone, or precast.
13. Cornices are required with a minimum 10" nominal base trim. Decorative trim may be applied within the frieze of the cornice as approved by the Village. See Figure 13.
14. Cornice returns at gable ends shall be a minimum of 2'. See Figure 12.b.

**Techniques:**

1. Cementitious siding shall be pre-finished or painted.
2. Butt joints may be caulked or covered and shall be painted to match the siding color.
3. Brick shall be in a horizontal running or Flemish bond pattern with weathered, concave, V-shaped or grapevine mortar joints not greater than 5/8" in height.
4. Mortar shall be glazed, beige, warm grey, or similar.
5. Stucco shall be sand finished or steel trowelled.
6. Stone for foundations shall be set in a regularly coursed or roughly coursed pattern. See Figure 14.
7. Trim is required where there is a change in material or a change in plane.

See General Provisions for additional criteria.

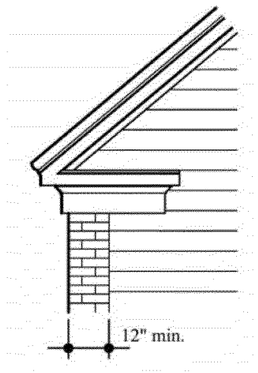



*Figure 12a*

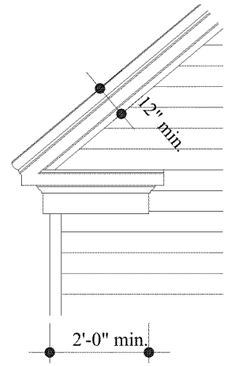



*Figure 12b*

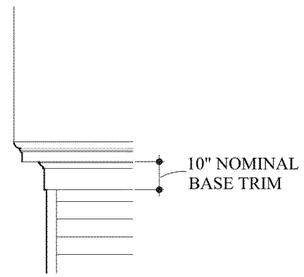
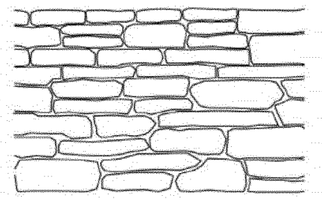
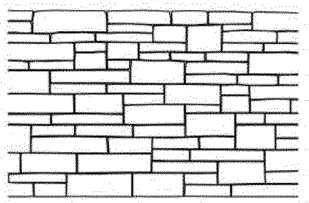



*Figure 13*



ROUGHLY COURSED FIELD STONE



IRREGULAR COURSED SQUARE-CUT STONE

*Figure 14*

*Figure 15*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## BUILDING ELEMENTS

**Construction Materials:**

1. Porches shall have simulated wood (i.e., Trex, Azek, or similar), brick, or flagstone on walking surfaces. Concrete, bordered by brick on all outside edges may be approved by the Village if it is not directly visible from the street and has been detailed appropriately. Concrete must not be exposed on vertical surfaces.
2. Stoops shall be brick or flagstone on walking surfaces, risers, and sides. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
3. Rear yard decks shall have simulated wood products such as Trex, Azek, or similar decking on walking surfaces. Deck walking surfaces may also be pressure-treated wood. For patios, see Frontage and Yard on page 68.
4. Lattice shall be wood, solid cellular PVC, or vinyl.
5. Posts and columns may be made of simulated wood, PVC, or composite material (such as Permacast columns).
6. Railings on porches and stoops shall be made of powder-coated steel, wrought iron, or electro-static painted (ESP) aluminum. PVC railing systems may be approved by the Village where appropriate to architectural character.
7. Masonry piers and arches shall be faced in real brick or real/quarry stone . Rusticated architectural block may be approved by the Village where consistent with the architectural character.
8. In masonry elevations, sills shall be brick, molded brick, cut stone, or precast with proper drip edge projection. In siding elevations, sills and aprons shall be solid cellular PVC or simulated wood. See Doors and Windows for additional requirements. No
9. “doghouses” for direct vent fireplaces are permitted on frontage elevations. If fireplaces are installed and require venting on the frontage elevations, brick or stone masonry chimneys are required and vents shall run vertically, up the chimney (i.e., no direct venting on frontage elevations). Additional chimney detail may be required by the Village on frontage elevations. Direct vents and “dog houses” are permitted only on non-frontage, side and rear elevations.
10. Flues shall be tile, terracotta, or metal.
11. Garages, outbuildings, sunrooms, and similar shall match or coordinate with the architecture (in materials and details) of the main/principal building.

**Configurations:**

1. Decks are only permitted in rear yards and may not extend beyond the side foundation walls of the principal structure.
2. Deck posts that are more than 36” out of grade shall be wrapped in solid cellular PVC, fiberglass composite, or polymer composite trim with appropriate base and cap trim.
3. Patios are allowed in the rear yard only and may not extend beyond the side foundation walls of the principal structure.
4. The undercroft of porches shall be skirted with lattice having openings of 1-1/2” square maximum. Alternatively, louvers of solid cellular PVC may be used. Lattice or louvers shall be placed a minimum of 3/4” behind the surface of the pier and shall be framed with trim. See Figure 10.
5. Porches and stoops shall have a maximum height of 7 risers and a minimum height of 2 risers.
6. Porches on frontage elevations shall be a minimum of 6’ in depth. Stoops shall be a minimum of 4’ in depth.
7. Porch openings between columns and piers shall be vertical in proportion, unless approved otherwise by the Village.
8. Posts shall be no less than 6” nominal in width or depth. See Figure 17.
9. Openings in masonry elevations shall have brick arches, jack arches, or stone/precast lintels.
10. Open arches made of masonry shall not be less than 8” in thickness.
11. Keystones and voussoirs (masonry units that compose an arch) shall have sides radial to the arch.
12. Piers made of masonry shall be no less than 12” in width and 8” in depth and integral when used with a column or post.
13. Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola, unless approved otherwise by the Village. On porches or stoops, full or half-round columns or pilasters are required against the building wall corresponding to the outside, freestanding column or pier. See Figure 17.
14. Lintels made of stone or pre-case concrete shall extend horizontally beyond the opening a dimension equal to the height of the lintel, not to exceed 8”. Precast lintels shall be flush with the wall surface.
15. Brick soldier lintels (i.e., jack arches) shall extend a minimum of one brick beyond the opening and may project between 1/2” and 3/4” beyond the wall surface. See Figure 16.

**Techniques:**

1. Railings of steel, wrought iron, or aluminum shall be black in color.

See General Provisions for additional criteria.

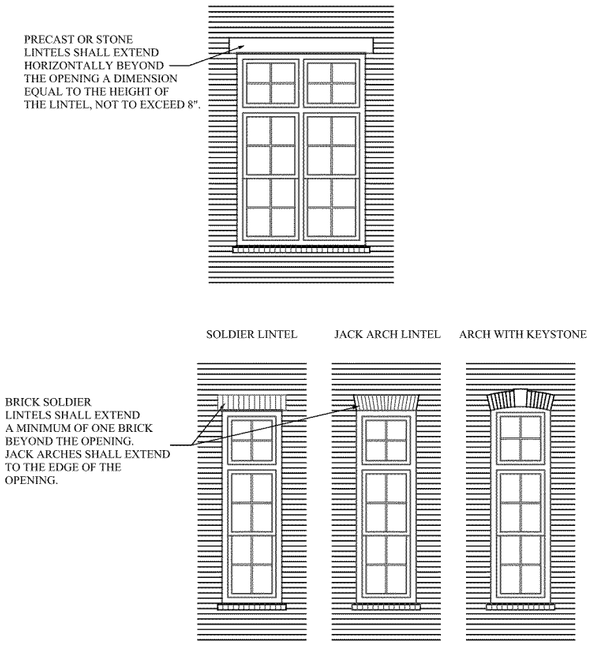



*Figure 16*

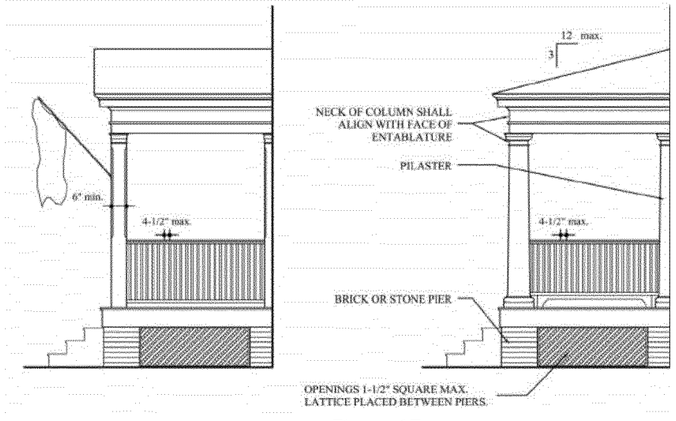



*Figure 17*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## ROOFS

**Construction Materials:**

1. Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
2. Gutters and downspouts shall be aluminum, pre-finished metal or copper. (Copper anodized aluminum is not permitted).
3. Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl. Gravel may be approved by the Village.
4. Glazing in windows, skylights, and stained-glass shall be glass.

**Configurations:**

1. Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Portions of flat roof may be used to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage) but should not otherwise be used.
2. On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, subject to Village approval, as well as garage and link roofs may have shallower pitches but shall relate to the main house roof (hips with hips and gables with gables). See Figure 18.
3. Eaves shall have no more than six outside corners. See Figure 19.
4. Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
5. Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of the building wall.
6. Rake returns are required at gable ends and shall have 2' minimum return of cornice trim (see also Exterior Walls). See Figure 12b.
7. Gable ends shall have profile trim.
8. Skylights shall be flat in profile and not directly visible from a street or open space.
9. Solar Panels: See General Provisions on page 62.
10. Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.
11. Vents, flues, turbines, and other roof penetrations shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.
12. Gutters shall be half-round or ogee ("K") profile.
13. Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall.

**Techniques:**

1. Roofs built of standing seam metal shall be pre-finished.
2. Shingle color may be dark gray, charcoal, black, or a black blend.
3. Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.
4. Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

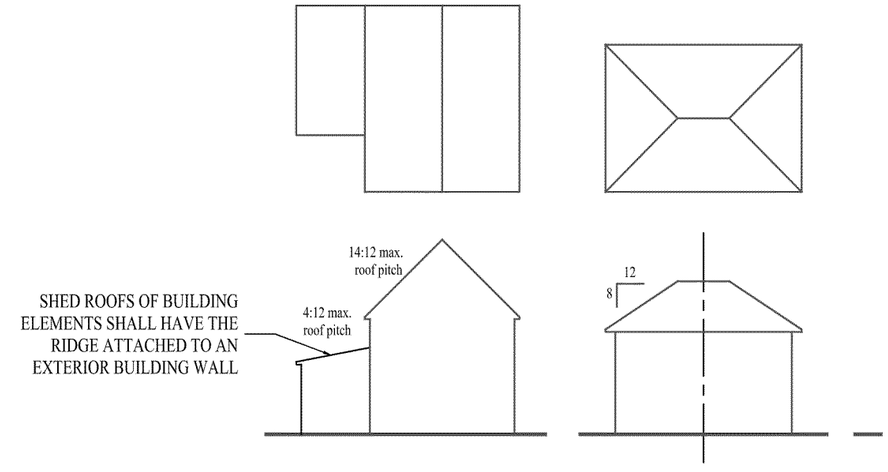



*Figure 19*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## DOORS AND WINDOWS

Construction Materials:

1. Windows shall be aluminum clad, fiberglass, wood, or vinyl.
2. Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
3. Shutters shall be wood, solid cellular PVC, or vinyl with approval from the Village.
4. Doors shall be built of embossed steel or fiberglass.
5. Garage doors shall be built of embossed steel or fiberglass. Glass transoms appropriate to the garage door style may be included (i.e., square-top transoms with square-top doors; arch-top transoms with arch-top doors). Garage doors on frontage elevations (fronting a street) shall be architectural grade, carriage style doors with transom windows. See Figure 28.

Configurations:

1. Windows shall align vertically within any given façade, unless approved otherwise on non-frontage side and rear elevations by the Village. See Figure 20.
2. One window on each frontage elevation may be circular, semi-circular, hexagonal, or octagonal in shape. Windows may be quarter-circular in shape when paired in a gable end. See Figure 20.
3. All houses require a minimum of 2 windows on non-frontage side elevations, located within the front third of the elevation (closest to the street); 2 full-sized, vertically-aligned windows are preferred.
4. Windows and window lites shall be square or vertical in proportion. Windows shall be configured with 9/9, 9/6, 6/6, 6/1, 4/4, 4/1, 2/1, or 1/1 lites. Muntins shall be true divided light or simulated divided light. See Figure 21.
5. Bay windows on frontage elevations shall extend to the ground or visually appear to be structurally supported by brackets. See Figure 23.
6. Single glass panes shall be a no larger than 24 square feet.
7. For residential buildings, total fenestration (rough window openings) on frontage elevations (not including a tower element above the eave) shall not exceed 50% of the total surface area. See Figure 22.
8. Two windows paired in the same rough opening should be separated by a minimum 4” nominal post (mullion). See Figure 24.
9. Windows should be no closer than 2’ to building corners, except where windows are paired, one on each wall at a corner or within rear yard sunrooms or solariums.
10. Storm windows shall be the same material and color matching the windows they serve.
11. Screens shall be a dark neutral color.
12. Shutters shall be applied to all or none of the windows on any given elevation and on both frontage elevations on a Corner Lot. Shutters shall be shaped, sized, and proportioned to the windows they serve, both in height and width. See Figure 18. The Village may approve the elimination of shutters on paired or unique windows.
13. A minimum of 18” shelter shall be provided at main entry doors.
14. Storm doors and screen doors shall be full view, free of decorative trim, and match the color of the exterior trim of the house. See Figure 26.
15. Doors shall be attached by hinges. Double doors on single-family residential units are not permitted on frontage façades without Village approval.
16. Exterior doors shall be a minimum of 3’-0” x 6’-8” with raised or recessed panels. Doors may be set within door surrounds with sidelight panels. See Figure 27.

Techniques:

1. Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
2. Shutters shall be painted a dark neutral color.
3. Doors, including garage doors, shall have glass, raised or recessed panels, or both.

See General Provisions for additional criteria.

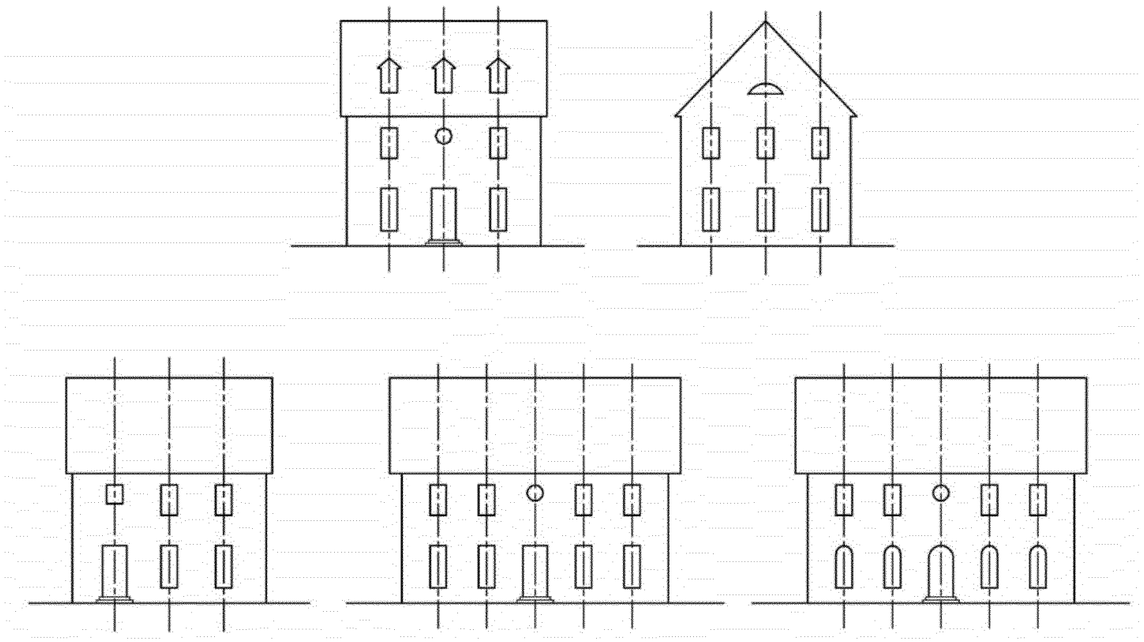


*Figure 20*

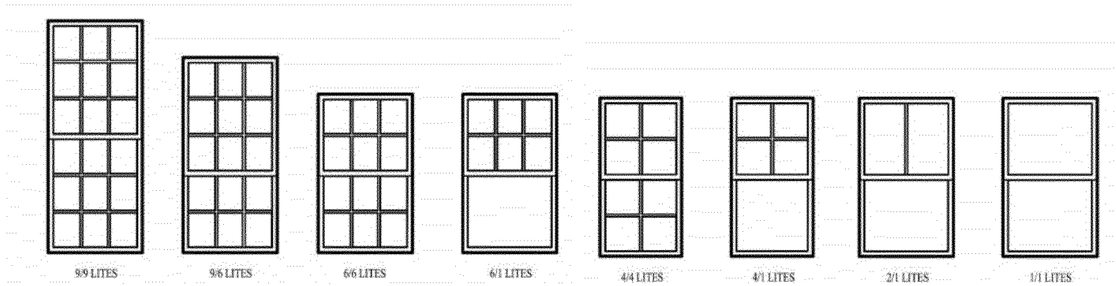



*Figure 21*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

*Figure 22*

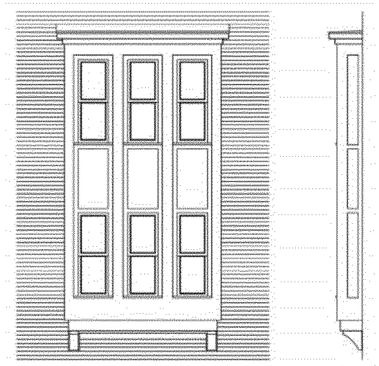


*Figure 23*

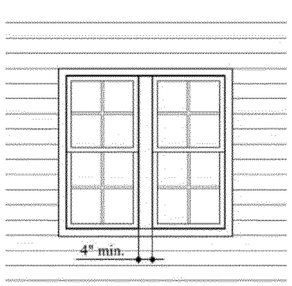
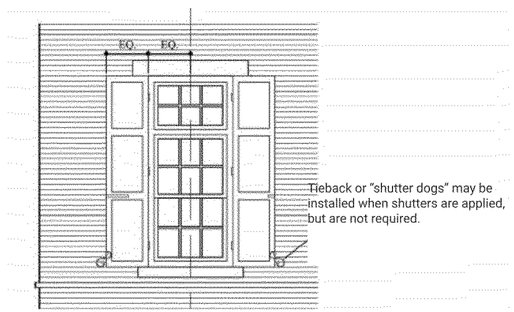



*Figure 24*

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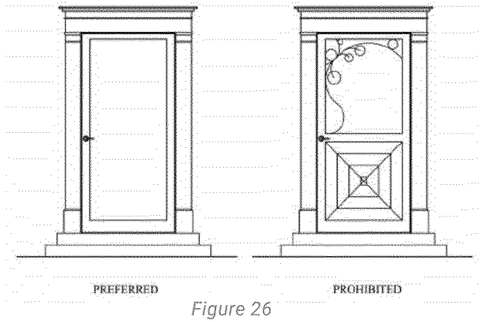


*Figure 26*

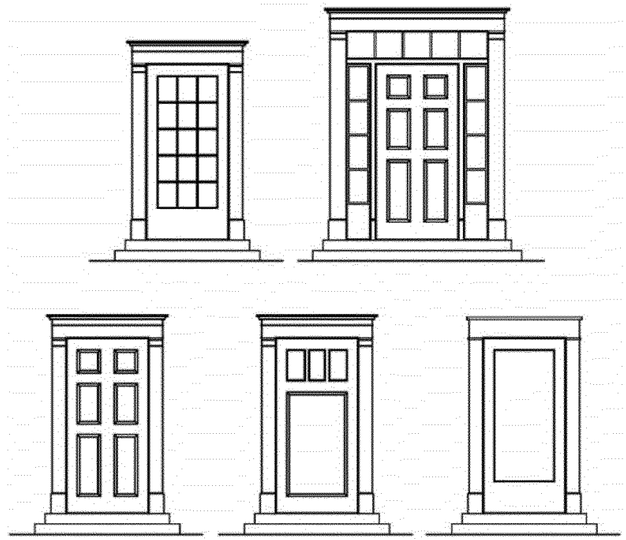

*Figure 27*

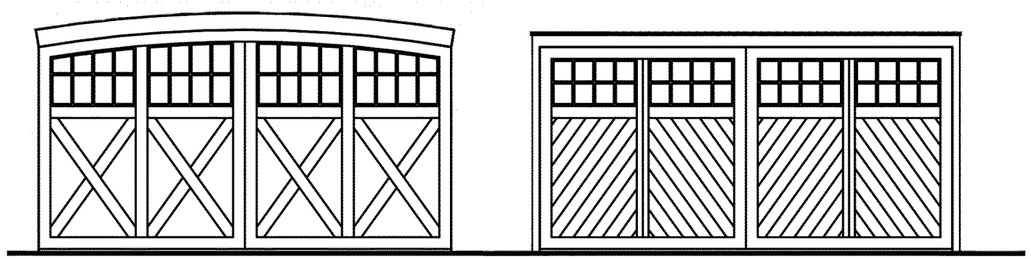

*Figure 28*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## FRONTAGE AND YARD

**Construction Materials:**

1. Front yard fences shall be wood, solid cellular PVC, wrought iron, steel, or ESP aluminum.
2. Rear yard privacy fences shall be wood, solid cellular PVC, vinyl, wrought iron, steel, or ESP aluminum.
3. Frontage dooryard walls and garden walls shall be brick or stone.
4. Retaining walls shall be brick, stone, or architectural grade, straight-face block.
5. Hedges, when installed along a frontage, shall be planted and maintained to be a continuous mass. See additional Landscape Design criteria on pages 41-43.
6. Leadwalks on lots may be brick, stone (flagstone or slate), concrete pavers, or concrete.
7. Steps attached to stoops or porches shall be brick or flagstone on walking surfaces, risers, and sides. Additionally, steps on non-masonry porches may be simulated wood products such as Trex, Azek, or similar. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
8. Front-load driveways may be asphalt, brick pavers, or concrete pavers. Aprons may be concrete. See Figure 31.
9. Rear yard patios shall be brick, flagstone, and/or concrete pavers. Additionally, concrete may be used for rear patios that are not directly visible from a street or open space.

**Configurations:**

1. Terminal posts in rear-yard privacy fences (at corners, openings, ends, and similar) shall be wider and taller in proportion than other posts (maximum heights per type follow below). Fence posts shall be spaced evenly along a run with 8' maximum spacing.
2. Rear-yard privacy fences shall be a maximum of 6' in height, including any top lattice or spaced picket portion. See Figure 33.
3. Residential side yard fences taller than four (4) feet in height must be set back at least ten (10) feet from the front corner of the façade.
4. Brick or stone piers may mark the pedestrian entrance to a private yard. See Figure 30.
5. Frontage dooryard, garden, or retaining walls shall be between 18" and 42" in height, with piers up to 48" in height.
6. Lot leadwalks shall connect with street sidewalks and/or driveways. See Figure 30.
7. Brick or stone piers and/or garden walls shall be set 12" minimum and 24" maximum off street sidewalks. See Figure 30.

**Techniques:**

1. Steel or aluminium fences shall be pre-finished in black.
2. Wood fences shall be painted white, off-white, or dark green or stained white with an opaque stain.
3. Vinyl fences shall be white vinyl with white house trim, almond/beige vinyl with all other/non-white house trim colors.
4. Brick walls shall be capped with coping stone or shaped brick. The cap shall overhang the wall between 1/2" and 1-1/2" to provide an appropriate drip edge. See Figure 32.
5. Dooryard, garden, or retaining walls of brick or stone shall be no less than 8" wide and capped in a rowlock course of brick, cut brick, or dressed coping stone 1-1/2" to 3" thick. See Figure 32. Dooryard or garden walls are encouraged where sidewalk grade is 4' or more lower than the stoop or porch walking surface.
6. Poured concrete shall have a smooth finish.
7. Vinyl fences shall have a smooth finish (i.e., no wood grain).
8. Mulch shall be natural or dyed a dark brown color.

See General Provisions for additional criteria.

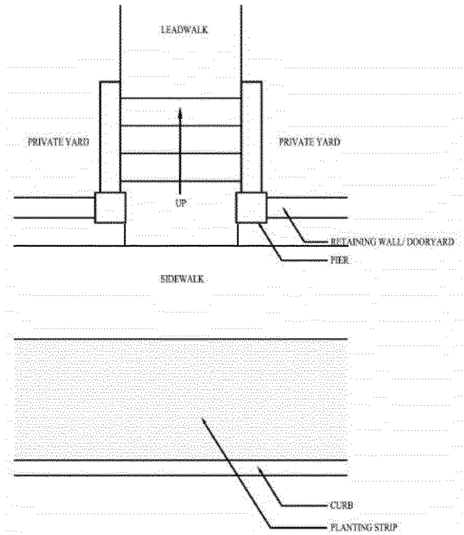


*Figure 30*

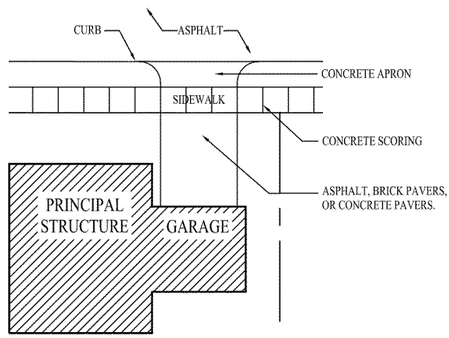


*Figure 31*

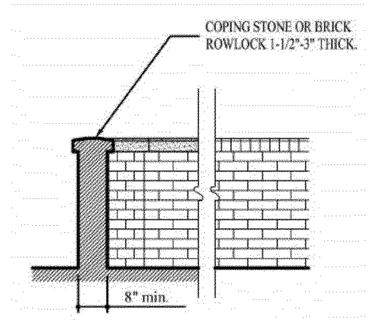


*Figure 32*

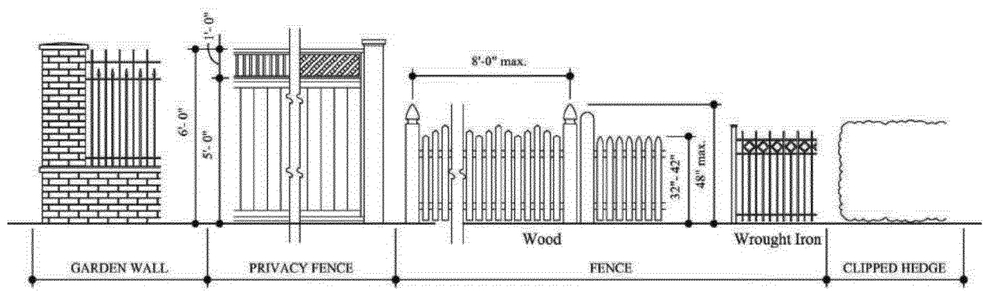


*Figure 33*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

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# 6.0 SIGNAGE DESIGN

6.1 OVERVIEW
6.2 SIGN TYPES & STANDARDS

## 6.1 Overview

### Purpose

This section comprises standards to help ensure that signs are an integral part of Village Place, welcoming visitors to the community and promoting clear wayfinding. The criteria in the Form-Based Code are aimed at achieving well-designed, coordinated signage. These criteria apply to all signage located within Village Place, whether on private lots or within public realm of streets and open spaces.

Signage should inform, direct, and orient the public in a thoughtful and meaningful way. It should also improve and complement the aesthetic qualities of a building, a streetscape, or landscape while having a positive visual impact on the entire community.

These criteria are intended to convey required standards and to provide visual and textual examples of a variety of signs that represent the community's expectation for quality signage.

Signage dimensional criteria such as maximum square feet are governed by the Pinehurst Development Ordinance (PDO).

### Components

The Signage Criteria include General Provisions that provide criteria for all sign types within Village Place. The Sign Types and Standards include specific criteria for each sign type as well as illustrative examples.

### General Provisions

The following items listed below are general criteria that apply to all sign types within Village Place. Further criteria specific to each sign type follow the General Provisions.

» Village Place should contain an eclectic mix of signage that provides a layer of authenticity to the community (uniformity in signage is not desired, nor reflective of the existing signage found in Village Center).

» Signs should be designed with the purpose of promoting Village Place to all users while enhancing the pedestrian and cyclist experience.

» Building signs on community or amenity structures should relate to their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building but also to the streetscape. Building signs should be located in logical "signable areas" which relate to the architecture (e.g., column or architectural bay spacing) of the façade. Signage areas are often, but not always, continuous wall surfaces uninterrupted by doors, windows, or architectural detail. Building signs should enhance and relate to, not obscure, the architectural features of buildings.

» Building signs on single-family residential buildings are not permitted, excepting address numbers.

» Signs are to be kept in good repair such that they are always in clean, working condition and the copy text and graphics are not obscured or damaged.

For building-mounted signage on Commercial/Mixed-Use Buildings, see the Storefront and Signage section for additional criteria.

#### Content & Illumination

» Signs, copy, and graphic elements should fit comfortably into sign area, leaving sufficient margins and negative space. Thickness, height, and color of sign lettering should be visually balanced and in proportion to other signs located on the same building façade.

» Lighted signs shall be illuminated carefully and appropriately to ensure safety.

» Internally illuminated, acrylic or flexible-vinyl faced box signs are not permitted, unless incorporated as a secondary or supportive feature.

» Backlit, halo-lit illumination, or reverse channel letters with halo illumination are encouraged for commercial signage. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.

» Projecting light fixtures (e.g., gooseneck lights) used for externally-illuminated signs should be simple and unobtrusive in appearance. They should not obscure the graphics of the sign and should be designed as part of the architecture of the sign.

» Sign lighting should be designed and installed to achieve appropriate illumination of the particular sign type and condition. Effort should be made to only illuminate the graphic surfaces, background, and letterforms of the sign, while limiting light spill over to other adjacent uses, buildings, pedestrians, and vehicles and to keep night sky light pollution to a minimum.

» All electrical connections, including junction boxes, transformers, conduit, raceways, and tubing required for any sign items, should not be exposed; they should be concealed and out of public view.

» Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light operated to create an appearance or illusion of writing or printing.

» Sign illumination should promote energy conservation by utilizing energy efficient illumination methods such as LED lighting components.

#### Sign Design & Materials

» Quality materials and creative design should be used as a means to add visual interest and direct attention rather than bright colors or over-scaled letters.

» Dimensional signs, letterforms, and decorative brackets are encouraged.

» Where sign letters are pin-mounted, they should have dimensional returns to give the appearance of solid dimensional material.

» Internally illuminated plastic letters or plastic box signs are not permitted.

» Signage for Village Place is anticipated to employ a variety of materials and illumination techniques including:

- Painted aluminum/metals
- Natural finish metals, including bronze, aluminum, steel, and stainless steel
- Etched and polished metals
- Cast metals/plaques
- Natural, opaque, hard surface materials, such as brick and stone
- Glass, including frosted, colored, patterned, and clear
- Exterior grade vinyl materials
- Acrylic, poly-resin materials
- High Density Urethane
- LED illumination

## 6.2 Sign Types and Standards

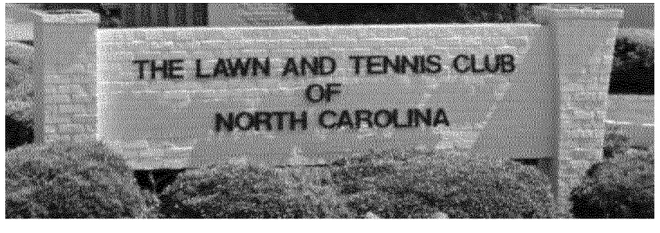
While the General Provisions apply to all signs within Village Place, the following sign types require particular attention as the identification and directional signage for the community. In this important role of building the community character, further provisions specific to each of the following sign types apply.

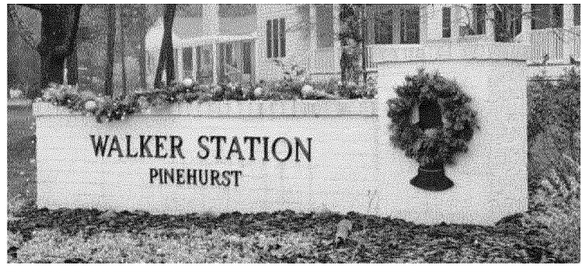
- Permanent Identification Signs
- Directional Signs - Vehicular & Pedestrian
- Street Signs
- Banners

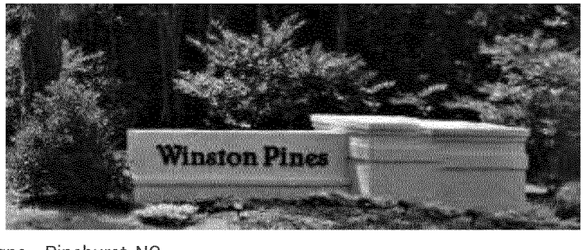
For building-mounted signage on Commercial/Mixed-Use Buildings, see the Storefront and Signage section on page 59 for requirements.

Precedent: Historic Distric Sign - *Pinehurst*

Precedent: Flag Signage - Minneapolis, MN
*Credit: unknown*



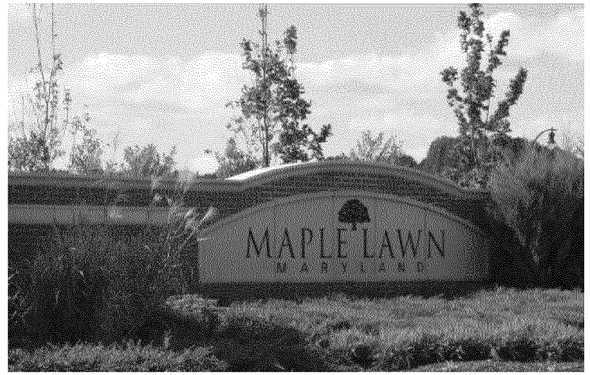

Precedent: Entry Monument Signs - Pinehurst, NC

### Permanent Identification Signs

Located at key perimeter locations, these signs announce the primary entry points (or gateways) to Village Place. This sign type should be part of a coordinated family of signs and should be integrated within an overall wayfinding plan. These signs play an important role in establishing an identity for Village Place that welcomes visitors to the community.

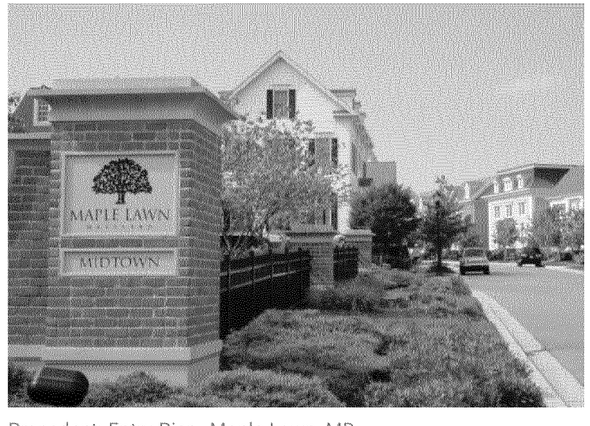
**Materials and Standards:**

- Shall be designed as an integral part of the community's hardscaping and landscaping.
- Shall be compatible with the architecture of Village Place and Village Center.
- Sign materials may include fabricated aluminum, natural metals, natural stone, masonry, and/or glass.
- Messages on Village Place Identification Signs shall be limited to the name, "Village of Pinehurst," but may also include "Welcome to" or similar supporting text.
- Signs may contain remote illumination and not be internally lit.




Precedent: Entry Monument Sign - Maple Lawn, MD
*Credit: Design Collective*

Precedent: Entry Monument Sign - White Marsh, MD
*Credit: Design Collective*




Precedent: Entry Pier - Maple Lawn, MD
*Credit: Design Collective*

## Vehicular Directional Signs

Along with Pedestrian Directional Signs, Vehicular Directional Signs promote convenient wayfinding within the Village Place
.
Vehiclular Directional Signs will play an active role in providing the primary form of communication for visitors driving within Village Place. These signs will identify paths of travel and directions to primary destinations and amenities for residents and visitors.

Materials and Standards:

» Shall be designed with an emphasis on clarity and legibility for vehicular occupants, taking into account vehicular speeds and sight lines (see below).

» Vehicular directional signage shall be designed to be consistent and uniform within Village Place and signs shall contain a coordinated logotype.

» Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.

» Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.

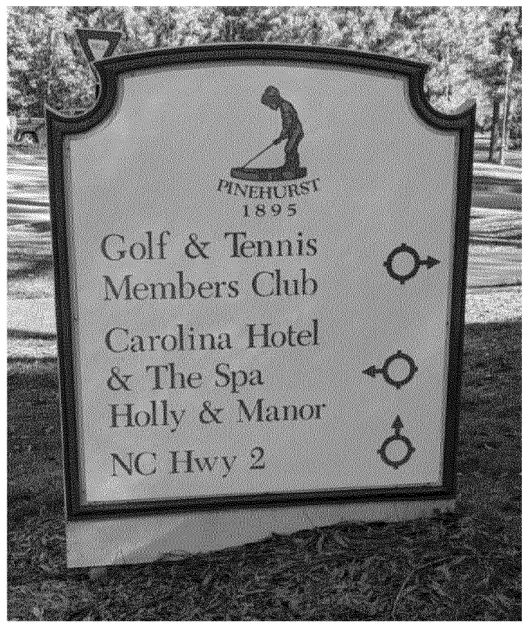
» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.

» Signs should not contain internal illumination, rather they should be illuminated by remote sources.

» Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.

» All text shall take vehicular speed and sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 3 inches is recommended. This has a readable distance for maximum impact of 30 feet and a maximum readable distance of 100 feet.

Precedent: Vehicular Directional Sign - Pinehurst, NC




Precedent: Vehicular Directional Sign - *Pinehurst, NC*

## Pedestrian Directional Signs

These signs provide directional wayfinding for pedestrian use. Pedestrian Directional Signs may also be used for cyclists, particularly on the shared-use paths or trails within or near Village Place.

Materials and Standards:

» Signs shall be designed and constructed as a family of signs that enhances the pedestrian experience.

» Shall be pedestrian in scale and height (see below).

» Shall be used to direct and inform pedestrians throughout Village Place.

» Pedestrian directional signage should be designed to be consistent and uniform throughout Village Place and shall contain a coordinated logotype.

» Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar and wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.

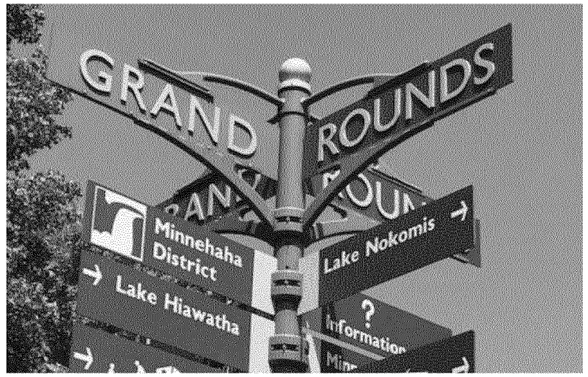
» Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.

» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.

» Signs should not contain internal illumination, rather they should be illuminated by remote sources.

» Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.

» All text shall take sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 1inch and maximum cap text height of 3 inches is recommended.




Precedent: Pedestrian Directional Sign - The Grand Rounds, MN
*Credit: Valerie's Voice*

Precedent: Pedestrian Directional Sign
*Credit: unknown*

## Banner Signs

Banner signs are permanent or temporary signs that add visual interest and color to the streetscape. They are vertically oriented and should be compatible with the overall character and color of the community's graphic identity. Permanent and temporary banner signs along the streetscape may be mounted on street light poles or similar pole structures to provide a simple means of displaying the community's identity and/or promoting special community events, holidays, or seasons.

Materials and Standards:

» Banners shall be scaled for both pedestrians and vehicular occupants.

» Materials may include:
  - Durable, heavy weight exterior grade canvas fabric
  - Exterior grade, digitally printed vinyl and vinyl mesh materials

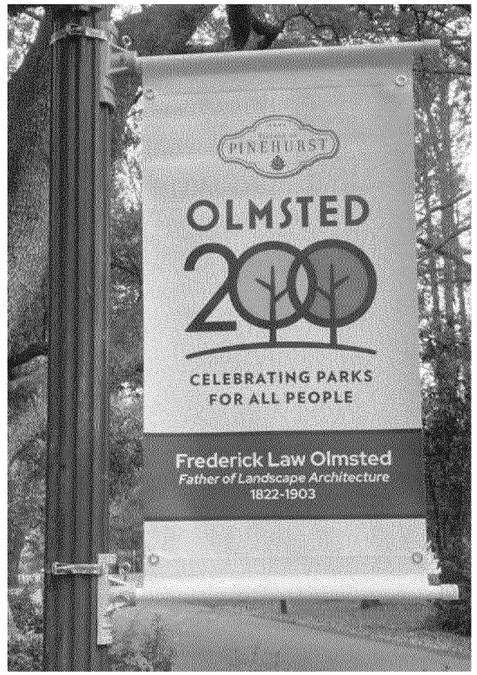
» Size: Banners shall be appropriately scaled to the street light (or other) pole to which they will attach, taking wind load into consideration. Banners shall not exceed sixteen square feet per side.

» Pole-Mounted Banners located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.

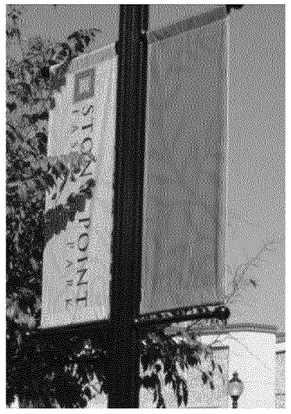
» The horizontal clearance between a banner and the curb line shall not be less than 3'.

» Banners shall be coordinated along the streetscape as to size, style, frequency, and placement.

» Pole-Mounted Banners for community events or holidays may be displayed up to 90 days.




Precedent: Banner Sign - Pinehurst, NC
*Credit: K Bunton*




Precedents: Banner Signs - Beaumont, TX; Richmond, VA
*Credit: greentechpanamasa.com, Unknown*

## Street Name Signs

These signs, attached to poles, offer an opportunity for customization and can add to the sense of place.

Materials and Standards:

» Shall be designed with an emphasis on clarity and readability for vehicular occupants, taking into account vehicular speeds and sight lines.

» Street signs shall be designed to be consistent and uniform throughout Village Place.

» Signage panels shall be fabricated of aluminum, post-mounted, and contain white reflective vinyl text.

» An alternative background color other than the normal guide sign color of green may be used for Street Name Signs, however, dark green is a standard color for streetscape elements in Pinehurst and is encouraged.

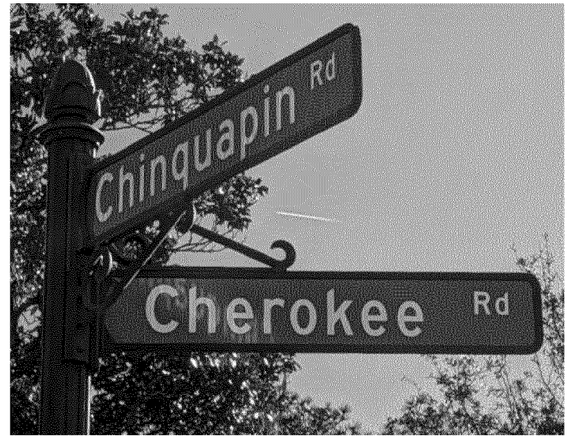
» Recommended minimum letter heights for post-mounted street signs follow:

At or near Rattlesnake & NC-211 intersection:
Initial Upper-Case Min. Height 6 inches

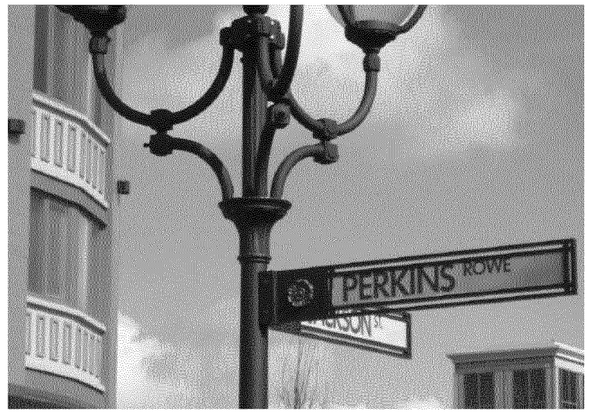
Lower-Case Min. Height 4.5 inches

All other Commercial and Residential Streets (posted 25 mph or less):
Initial Upper-Case Min. Height 4 inches
Lower-Case Min. Height 3 inches

» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.




Precedent: Street Name Sign - *Pinehurst, NC*




Precedent: Street Name Sign - Baton Rouge, LA
*Credit: unknown*

Precedent: Street Name Sign - Pinehurst, NC

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# 7.0 DEFINITIONS

## 7.1 GLOSSARY OF TERMS

## 7.1 Glossary of Terms

The definitions in this section are to be applied to the terms used in this *Village Place Form-Based Code* (FBC) only and explain terms used in the FBC that are either not defined in the *Pinehurst Development Ordinance* (PDO) or have a different meaning in the FBC.

**Active Frontage:** is where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street encompassing a minimum of 60% of the square footage of the building.

**Alley:** A service roadway that typically has 1 or 2 lanes; is designed to provide access to parking garages, surface parking lots, and/or service areas; and is either publicly or privately owned.

**Avenue:** A roadway that typically has 2 to 4 lanes and is intended to provide access to and links between two or more points of interest/ community destinations. An Avenue is typically a public right-of-way.

**Bioswale:** Landscape element designed to remove silt and pollutants from surface runoff water in open areas. Swales are typically lined with stone and are planted with wet/dry tolerant vegetation in order to filter and infiltrate rainwater, allowing for improvements in water quality and reduction in volume before discharge to water bodies.

**Block:** An increment of urban land, typically circumscribed by Streets and/or perimeter Open Space.

**Boulevard:** A divided roadway that typically has 4 or more lanes and a center median. A Boulevard is typically a public right-of-way.

**Building Frontage:** Each linear segment of a building perimeter which adjoins (runs along) a private street, public right-of-way, or public Open Space.

**Building Height:** In Village Place, Building Height is generally governed by number of stories, not by lineal foot measurements, unless specifically noted in the criteria. When lineal foot measurements are required, Building Height shall be measured from the median grade along the primary Frontage Street (see below) to the eave (bottom edge of sloped roof) or parapet (top edge of flat roof).

**Build-to Line (BTL):** A line established on a lot to indicate the placement of building structures upon the lot, parallel to the front lot line(s) and/or right-of-way, facing a Street or Open Space. The intent of the build-to-line is to align structures framing a Street or Open Space.

**Civic Building:** A structure whose principal purpose is a public or civic use, such as a government office or service, school, post office, or community center.

**Expression Line:** An architectural treatment extending, or offset from, the surface plane of the building wall, or change of material, color or other treatment of the front elevation (facade). Expression Lines typically delineate the transition between floor levels and the base-middle-top of a building.

**Frontage Coverage:** The percentage of a Lot occupied by a building's front facade elevation(s). The Frontage Coverage is calculated as the sum of the length of the front elevation(s) divided by the Lot length

**Front Elevation:** The front facade of a built structure parallel to a Street, public right-of-way, and/or public Open Space and typically coinciding with the Build-to Line (BTL).

**Frontage Street:** The street bordering on a property toward which the front facade and main entrance are oriented.

**Layered Landscaping:** Landscaping using a wide variety of plants arranged into a staggered foreground, middle-ground and background creating casual, mixed border planting.

**Green Roof:** A roof that is partially or completely covered with vegetation and a growing medium, typically placed over a drainage layer above the roof's waterproofing. Benefits include reduction in stormwater runoff, increase in roof life span, heat and noise insulation value, reduction of the urban heat island effect, and creation of wildlife habitat.

**Lot:** A parcel of land publicly or privately owned.

**Mixed-Use Building:** A structure containing two or more uses, whose ground-floor use is typically, but not limited to, retail, restaurant, office, or building lobby or amenity space, with residential or office space on upper floors.

**Open Space:** A separate lot or indoor or outdoor area/space designated for plazas, promenades, greens, gardens, parks, and other spaces; intended to support community interactions and gatherings; and accessible to the public (whether publicly or privately owned). Perimeter Open Space refers to open space located at the edge of a neighborhood and/or natural area and is often more informal/naturalistic in shape and design; whereas as Central Open Space occurs closer to the neighborhood core and is often more formal in shape and design.

**Porous Pavement:** Permeable pavement such as porous asphalt, concrete, and pavers, typically considered for pedestrian walkways, bike paths, plazas, and parking spaces (typically not suitable for heavily traveled vehicular lanes or parking lot aisles). Benefits include water quality treatment and infiltration, storm water flow control, reduction of water pooling/ponding on paved surfaces and reduction of urban heat island effect by cooling paved surfaces.

**Private Street:** A privately-owned roadway including, Alleys, Driveways, Avenues, Streets, or Boulevards that provide access to and through neighborhood Blocks.

**Rainwater Planter:** An area designed to capture stormwater runoff from sidewalks, roadways, and other paved areas, in order to reduce peak stormwater flows, volume, and pollution. Plant beds along street edges and walks might be designed as a series of small infiltration beds filled with plants and linked to drainage systems in natural areas by means of covered channels below the pavement.

**Storefront:** The facade or portion of a building's front elevation, typically located on the ground-floor level with retail and/or office use(s), and typically aligned along the Build-to Line (BTL) with entrance(s) to the business at sidewalk grade.

**Street:** A roadway that typically has 1 to 4 lanes; designed to provide local access and disperse traffic within or between neighborhoods; and is either publicly or privately owned. Within neighborhoods, Streets typically make up the majority of roadways.

**Street Type:** A classification based on the a roadway's distinctive character, defined by number of travel and parking lanes, the potential presence of a median, the width and character of the tree/planting zones, the width and character of the sidewalk zones, and any other special treatments.

**Vista:** A view framed by built structures or landscape.

**Vista Terminus [Terminated Vista]:** A building, significant feature of a building, or site element that terminates or punctuates a framed view. Civic buildings, sculptural pieces, iconic natural areas, and special building elements serve as the most appropriate view terminators.

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**THE VILLAGE OF PINEHURST, NORTH CAROLINA, USA.**

Proposed "Co-Operative Liaison of Mutual Benevolence" Agreement between Pinehurst, North Carolina USA and Dornoch, Scotland.

The Village of Pinehurst and the Town of Dornoch agree to the following concepts as the initial foundation of their agreement:

1. The theme of the relationship will be "Donald Ross: Birthplace to Workplace."

2. There will be an annual exchange of letters on the respective Founding dates. The Founding date for Pinehurst will be July 9, 1895. This is the date that James Walker Tufts acquired 658 acres from Lewis A. Page. The Founding date for Dornoch, Scotland is likely to be July 14, 1628, the date on which Dornoch was granted a Royal Charter. The content of the letters will be related to golf activity in the respective towns, and the life and work of Donald Ross.

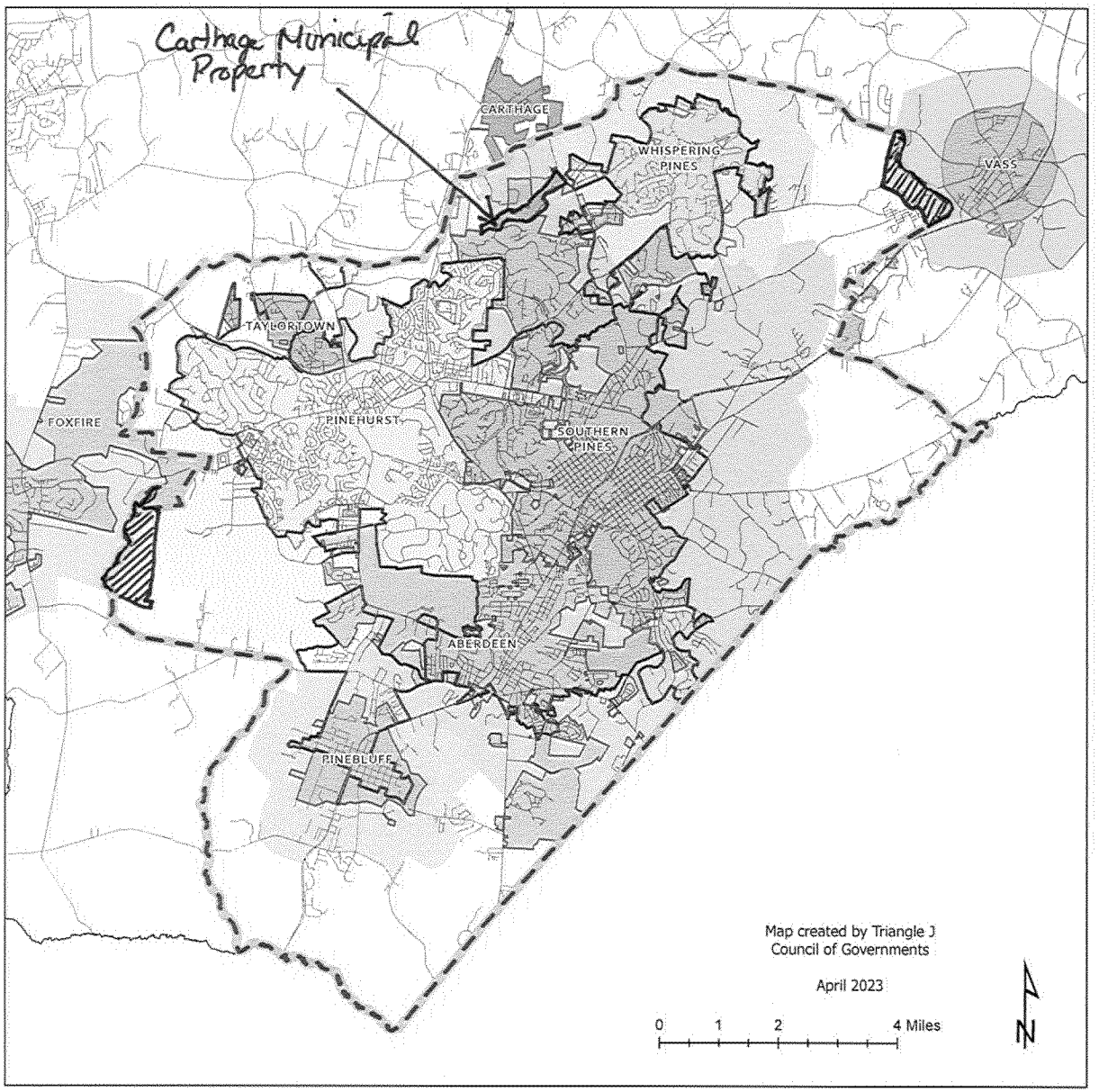
3. There is general agreement to develop a relationship between the History Links Museum in Dornoch and the Tufts Archives in Pinehurst. Details of this will evolve over time and will likely be centered on the life and work of Donald Ross, and developments in the world of golf course architecture and equipment.

4. There is general agreement that emphasis on environmental awareness and sustainable golf tourism are areas of mutual interest. If pursued, contact with and direction from the USGA, The R&A, Royal Dornoch Golf Club and the Pinehurst Country Club is anticipated.

April 25, 2023

John C. Strickland
Mayor, Pinehurst

WBS ELEMENT
SHEET NO.
RESORTS OF PINEHURST INC
PC Sta. 12+49.38
PRINCE MANOR PROPERTY OWNERS
NC 5
POT Sta. 10+32.27
N 11° 54' 04.0" E
N 87° 01' 08.8" E
PC Sta. 12+03.77
PRC Sta. 14+15.59
RESORTS OF PINEHURST INC
RESORTS OF PINEHURST INC
Curve Data
L
PI Sta 20+24.53
Δ = 40° 41' 52.6" (LT)
D = 2° 44' 29.1"
L = 1,484.55'
T = 775.15'
R = 2,090.00'
YI
PI Sta 13+12.62
Δ = 32° 32' 12.2" (LT)
D = 15° 21' 38.9"
L = 211.82'
T = 108.85'
R = 373.00'
YI
PI Sta 16+34.03
Δ = 66° 25' 58.8" (RT)
D = 17° 10' 30.0"
L = 386.80'
T = 218.44'
R = 333.60'
VILLAGE OF PINEHURST
SR 1205
Morganton Rd
PT Sta. 18+02.39




**Boundary Option A**

This boundary has been drawn to include a smoothed area that follows census block boundaries and includes the entire municipal limits and ETJs of Aberdeen, Pinebluff, Pinehurst, Southern Pines, Taylortown, and Whispering Pines. This boundary excludes areas within the municipal limits of Foxfire and Vass. The boundary does include a small unpopulated portion of the Town of Carthage that is surrounded by Southern Pines' ETJ.

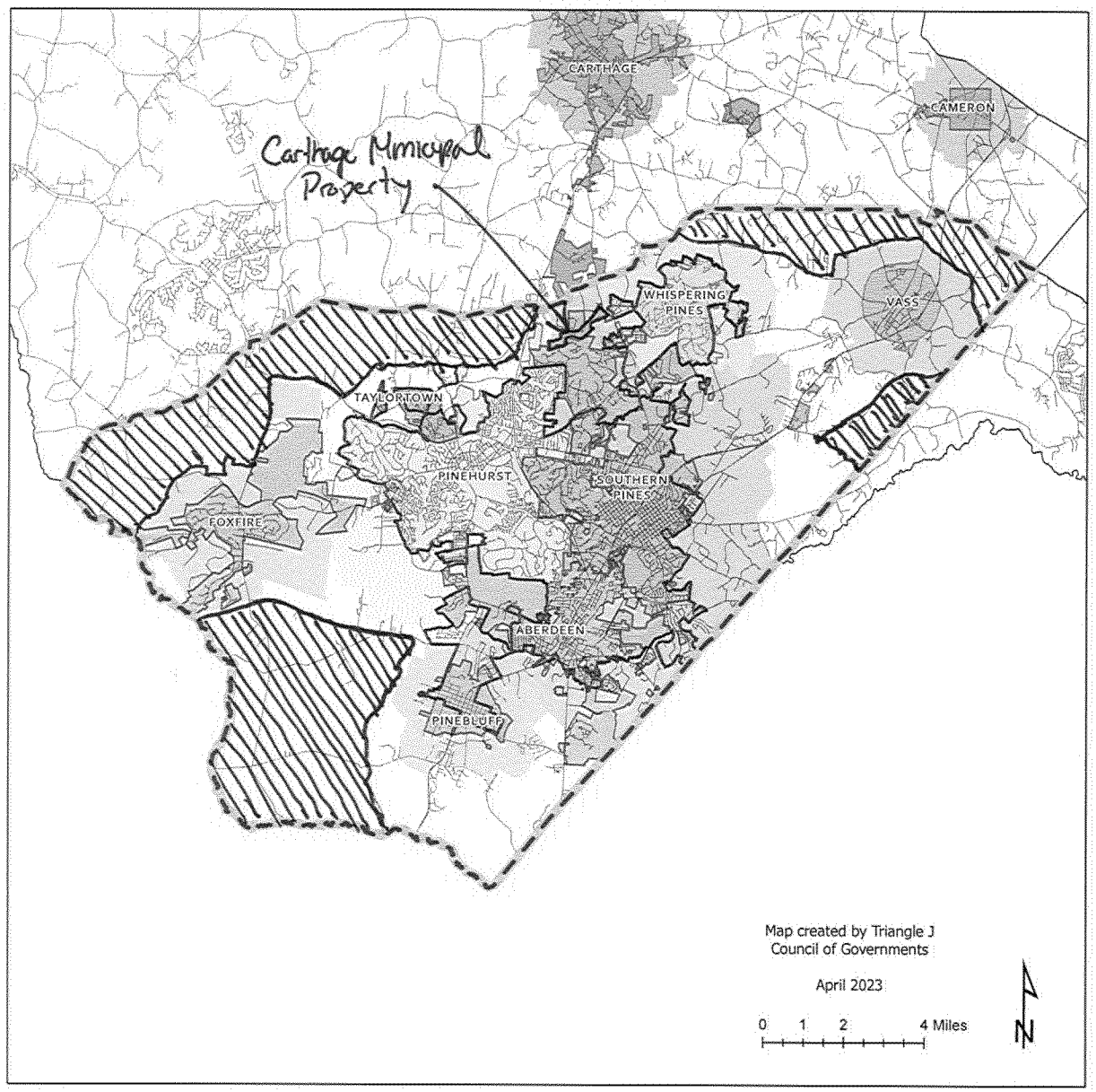
**Option A Summary Table**

| Jurisdiction | Population (2020) | % of Pop | Area (sq mi) | % of Area |
|---|---|---|---|---|
| Aberdeen | 8,516 | 14% | 10.7 | 8% |
| Carthage | 0 | 0% | 0.3 | <0.5% |
| Pinebluff | 1,473 | 2% | 2.6 | 2% |
| Pinehurst | 17,581 | 30% | 17.4 | 13% |
| Southern Pines | 15,545 | 26% | 17.8 | 13% |
| Taylortown | 634 | 1% | 1.3 | 1% |
| Whispering Pines | 4,987 | 8% | 4.4 | 3% |
| Moore County* | 10,218 | 17% | 78.1 | 59% |
| **TOTAL** | **58,954** | **100%** | **132.6** | **100%** |

** Moore County includes ETJ areas that are outside municipal limits*

Municipalities
- ABERDEEN
- CARTHAGE
- FOXFIRE
- PINEBLUFF
- PINEHURST
- SOUTHERN PINES
- TAYLORTOWN
- VASS
- WHISPERING PINES
- MPO Boundary Option A

ETJs
- ABERDEEN
- CARTHAGE
- FOXFIRE
- PINEBLUFF
- PINEHURST
- SOUTHERN PINES
- VASS
- WHISPERING PINES
- Census-defined Urbanized Area
- Streets & Highways




**Boundary Option C**

This boundary has been drawn to include a smoothed area that follows census block boundaries and includes the entire municipal limits and ETJs of Aberdeen, Foxfire, Pinebluff, Pinehurst, Southern Pines, Taylortown, Vass, and Whispering Pines. The boundary does include a small unpopulated portion of the Town of Carthage that is surrounded by Southern Pines' ETJ. The northern boundary follows NC 73, McCaskill Road, Farm Life School Road, Cranes Creek Road, and portions of township boundaries.

**Option C Summary Table**

| Jurisdiction | Population (2020) | % of Pop | Area (sq mi) | % of Area |
|---|---|---|---|---|
| Aberdeen | 8,516 | 13% | 10.7 | 5% |
| Carthage | 0 | 0% | 0.3 | <0.5% |
| Foxfire | 1,288 | 2% | 7.1 | 3% |
| Pinebluff | 1,473 | 2% | 2.6 | 1% |
| Pinehurst | 17,581 | 27% | 17.4 | 8% |
| Southern Pines | 15,545 | 24% | 17.8 | 8% |
| Taylortown | 634 | 1% | 1.3 | 1% |
| Vass | 952 | 1% | 3.4 | 2% |
| Whispering Pines | 4,987 | 8% | 4.4 | 2% |
| Moore County* | 14,098 | 22% | 149.4 | 70% |
| **TOTAL** | **65,074** | **100%** | **214.4** | **100%** |

** Moore County includes ETJ areas that are outside municipal limits*

Municipalities

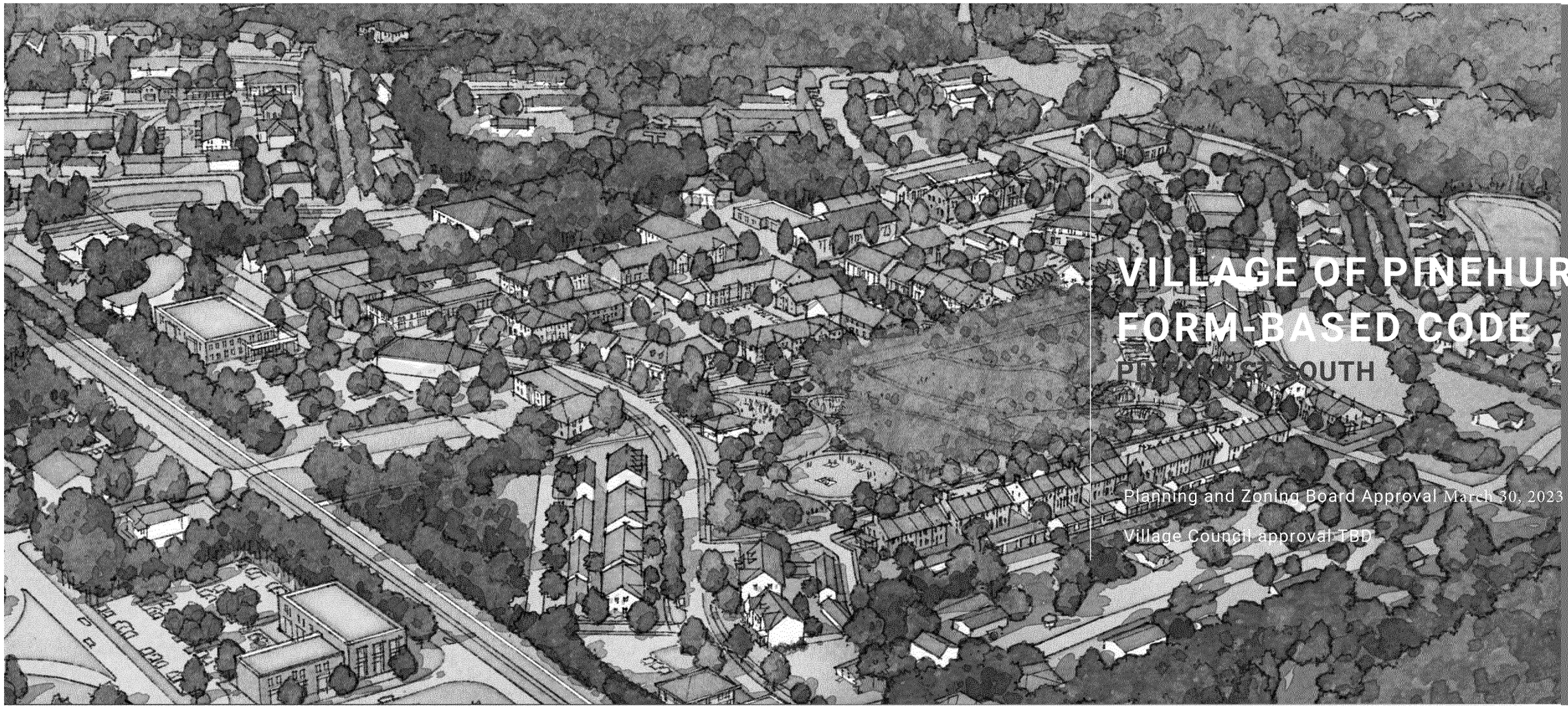
CITY

- ABERDEEN
- CARTHAGE
- FOXFIRE
- PINEBLUFF
- PINEHURST
- SOUTHERN PINES
- TAYLORTOWN
- VASS
- WHISPERING PINES
- CAMERON
- MPO Boundary Option C

ETJs

CITY

- ABERDEEN
- CARTHAGE
- FOXFIRE
- PINEBLUFF
- PINEHURST
- SOUTHERN PINES
- VASS
- WHISPERING PINES
- CAMERON
- Streets & Highways
- Census-defined Urbanized Area



# VILLAGE OF PINEHURST
# FORM-BASED CODE

## PINEHURST SOUTH

Planning and Zoning Board Approval March 30, 2023

Village Council approval TBD

Design Collective

DUGGAL
REAL ESTATE ADVISORS

Moving forward.
RKA
RAMEY KEMP ASSOCIATES

1895
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PINEHURST

# ACKNOWLEDGMENTS

## ELECTED & APPOINTED OFFICIALS

JOHN C. STRICKLAND
*Mayor*

PATRICK PIZZELLA
*Mayor Pro Tempore*

LYDIA BOESCH
*Treasurer*

JANE HOGEMAN
*Council Member*

JEFF MORGAN
*Council Member*

JUDY DAVIS
*Former Council Member*

KEVIN DRUM
*Former Council Member*

## VILLAGE STAFF

**JEFF SANBORN**
*Village Manager*

**DARRYN BURICH**
*Former Planning & Inspections Director*

**ALEX CAMERON**
*Planning & Inspections Director*

**KATHARINE LILES**
*Senior Planner*

**MARIA CARPENTER**
*Planner*

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*Facilitator*
Jennifer Heinz-Zahner, PLA
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*Landscape Designer, Facilitator*

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*Transportation Planner, Facilitator*
Jessica McClure, PE
*Traffic Engineering Lead, Facilitator*

## DUGGAL REAL ESTATE ADVISORS

MARKET & ECONOMIC

Melina Duggal, AICP
*Market Analyst, Facilitator*

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# 1.0 INTRODUCTION

1.1 OVERVIEW
1.2 PURPOSE & COMPONENTS

## 1.1 Overview

The Village of Pinehurst identified two locations within the Village boundary, Village Place and Pinehurst South, as areas well-suited to accommodate growth, advance economic development goals, increase revenues and the tax base, and to support the many quality-of-life needs of existing residents, businesses, and visitors.

In an effort to advance these opportunities and create a set of Small Area Plans that respond to the Village's 2019 Comprehensive Plan and guide future development initiatives, the Village of Pinehurst hired Design Collective, Duggal Real Estate Advisors, and Ramey Kemp & Associates. These plans will guide decision making on new development and redevelopment, public and private investments, policy and zoning, and many other important topics that will have a long-term impact on the Village.

The Small Area Plan (SAP) reports - for Village Place and Pinehurst South - document the planning effort and focus on existing conditions analysis, best practice and precedent research, Concept Design studies, the Final Design plan and recommendations, as well as stakeholder feedback. These reports should be seen as an account of the planning process and the intent and vision established collectively. While this document, the *Pinehurst South Form-Based Code* (FBC), and the FBC for Village Place, on the other hand, are regulating documents, taking the intent and vision established through the SAP planning process and formulating prescriptive development standards that help ensure the vision becomes reality. This document governs the plan area of Pinehurst South only. For the FBC criteria pertaining to Village Place, please see the *Village Place Form-Based Code*.

### Process

The Small Area Plans effort occurred in the three following phases, with stakeholder involvement in all phases. Work began in November 2020 with adoption projected in late 2021. For additional information on the project and process, see the *Village Place Small Area Plan* and the project website: https://engage.vopnc.org/smallareaplans.

**PHASE 1: DATA COLLECTION; EXISTING CONDITIONS INVENTORY AND ANALYSIS**

The first step in the process was to fully assess and understand existing conditions; historic, cultural, and environmental assets; neighborhood goals and objectives; realistic market-driven development opportunities; resident and stakeholder concerns and input; constraints and opportunities; and other factors that would inform the Small Area Plan.

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints. Phase 1 concluded with Public Workshop 1 in February 2021 with approximately 100 attendees.

**PHASE 2: PLANNING AND DESIGN**

In Phase 2, from March to June 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Village Place and Pinehurst South. During this timeframe, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/or elected officials, and key stakeholders and, based on input received, refined the concepts. These concepts were shared in early June 2021 in Public Workshop 2 to solicit further feedback; approximately 59 attendees participated.

**PHASE 3: MASTER PLAN REPORT**

During Phase Three, the design team presented the final draft plan to the community at a public input event in February 2022. This event provided an opportunity for the public to review and comment on the final draft prior to adoption. The design team then prepared this final master plan report, an illustrated, guiding document that outlines the preferred plan options and supported recommendations for the Pinehurst South Small Area Plan.

### Project Goals

The following project goals were identified in the project RFP, issued by the Village:

- Create a small area plan to facilitate redevelopment as an "Innovation Hub" with office, medical, life science, and research facilities with small-scale retail services and residential uses;
- Create an implementable plan to make the community's vision for the area a reality in keeping with previous planning efforts and the newly adopted Comprehensive Plan;
- Economic feasibility, urban design, and improving the public realm (e.g., roadways, sidewalks, parks, plazas, open spaces) are key aspects of this plan that must include specific and achievable actions;
- Extend the vision of Tufts, Olmsted, and Manning from the Village Center to NC-5 and throughout the Pinehurst South study area;
- The Plan should recognize (but not require) the foundational principles set forth in the National Historic District Nomination (Nomination) submitted to the National Park Service in 1994. The area should feature:
  - Abundant landscaping, walking paths and open spaces while
  - Minimizing traffic and maintaining the human scale of buildings.
- Guiding Principles 1, 2, 5 and 7 of the 2019 Comprehensive Plan are especially important to the development of the Small Area Plans;
- Explore traffic relief measures pertaining to NC-5;
- Buffering and mitigating the impact of new development will be an important part of this planning effort;
- Care must be taken to consider the interaction of any proposed new use with existing uses in the area, and to consider the impact of any proposed new use on the surrounding neighborhoods; and
- Provide sufficient and discrete parking for any proposed use will be an important consideration.

### Planning Goals

The following planning goals were identified through the development of the *Pinehurst South Small Area Plan*, based on analysis and stakeholder feedback:

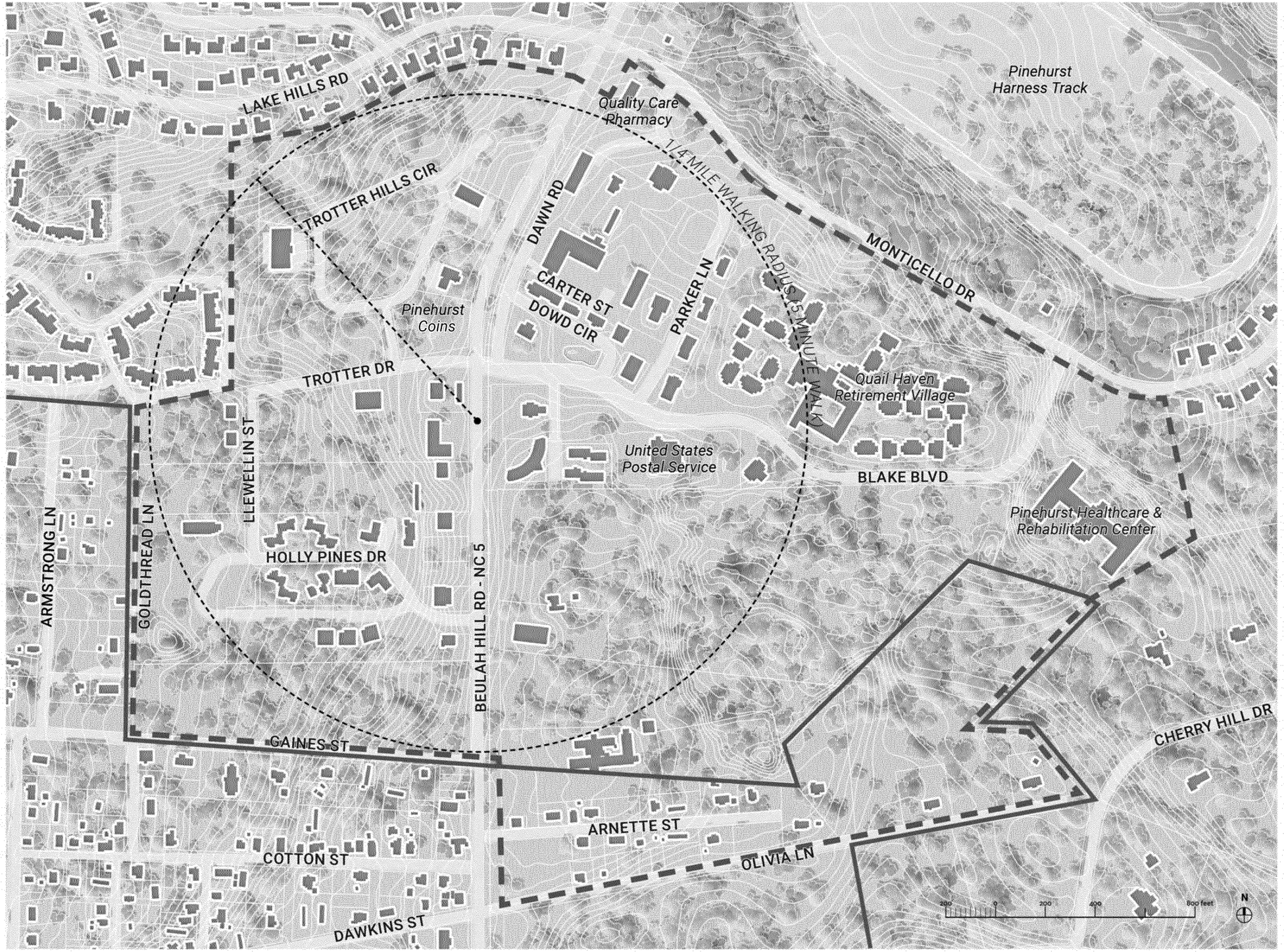
- Provide a connected street network that will help disperse and alleviate traffic congestion on NC-5
- Explore placemaking and creating a center east of NC-5, between Monticello and Blake Boulevard, building off the nexus of the Post Office, Pharmacy, ABC, Dowd Cabin, and the new Girls & Boys Club;
- Incorporate a variety of new Open Spaces, to serve surrounding office and residential users and a Shared-Use Path (SUP) adjacent to the Railroad to connect Pinehurst South to the Village Center;
- Explore an alternative approach from the Innovation Center suggested in the 2019 Comprehensive Plan which is likely better suited to Focus Area 3, anchored by an institution;
- Explore variety of residential types (including cottages, townhouses, live-work, and missing middle res.) and infill commercial; and
- Explore the realignment of Monticello Drive to accommodate the relocation of the Village's Public Service Facility from Village Place to the property south of the Harness Track.

## Illustrative Site Plan

The Existing Illustrative Plan depicts the development and open space patterns that exist in the study area. A 1/4-mile walking radius (5-minute walk) is indicated on the plan for reference.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE



## 1.2 Purpose & Components

### Purpose of the Form-Based Code (FBC)

The Small Area Plan (SAP) report is a companion document to this Form-Based Code (FBC) for Pinehurst South. While the SAP report focuses on the existing conditions analysis, best practice and precedent research, Concept Design, and Final Design, as well as stakeholder feedback, it should be seen as an account of the planning process and the intent and vision established collectively. The FBC, on the other hand, is a regulating document, taking the intent and vision established through the SAP planning process and formulating development criteria that help ensure the vision becomes reality.

The intent of this FBC is to provide property owners (whether public or private), developers, builders, future homeowners and business owners, contractors, and designers with criteria for urban design, street design, open space design, architectural design, and signage design. All sections must be adhered to in order to ensure a consistent high-quality environment that 1) respects the Village's historic character established by Olmsted and Manning as well as sound planning principles and 2) sustains current and future property owner, homeowner, and business owner expectations.

Moreover, this FBC provides a basis from which the Planning Department and Village Council will evaluate development proposals for compliance.

The FBC is specifically prepared to ensure that all new development fulfills the vision for design excellence and unique neighborhood character as described in the *2019 Comprehensive Plan* and *Pinehurst South Small Area Plan* documents. While individual development will occur over time through the hands and minds of many, certain elements within the Pinehurst South SAP are envisioned to be consistent throughout the Village to create a coherent character. These elements include street lighting, benches, trash and recycling receptacles, tree grates, primary sidewalk material, permanent identification signs, vehicular and pedestrian directions signs, and parking signs.

Further, while the process for development review and approval is governed by the *Pinehurst Development Ordinance* (PDO), the zoning regulations (including permitting uses, building heights and setbacks, parking requirements, and similar) are supplanted by the FBC criteria.

All applicable building codes, laws, Acts, life safety codes, ADA, environmental regulations, development approval processes, Village of Pinehurst, State, and Federal regulations and permitting processes, and similar regulations must be adhered to and are not superseded by the *Pinehurst South Form-Based Code.*

The FBC are not a prescription for a specific design mandate. At the discretion of the Village, exceptions to the criteria within the FBC that conform to the goals of the P*inehurst South Small Area Plan* may be granted. Any such exceptions shall be consistent with the intent of the FBC to create the best neighborhood possible and must be approved by the Village. Exceptions to the criteria within the FBC may be granted on the basis of unusual programmatic requirements, particular site constraints, or architectural/site design merit as determined by the Village and where shown on appropriately submitted documents.

Sustainability has been elevated as a priority for all elements of design and, therefore, is integrated throughout the FBC. Specific sustainable criteria are incorporated in all sections, including Site Design, Street Design, Landscape Design, Architectural Design, and Sign Design.

Throughout the FBC, the use of the word “shall” identifies mandated criteria. “Must,” “required,” and “mandated” are additional words with the same meaning. The use of the word “encouraged,” “should,” or “recommended” identify criteria which are desired. In some instances, words such as “prohibited” and “not permitted” identify practices, materials, or systems which are not allowed in Pinehurst South.

Throughout this document, illustrative examples and photographs of building types, architectural design styles, open space design, streetscape, and similar are offered. These images are for illustrative purposes only and are not intended to suggest a specific style or design.

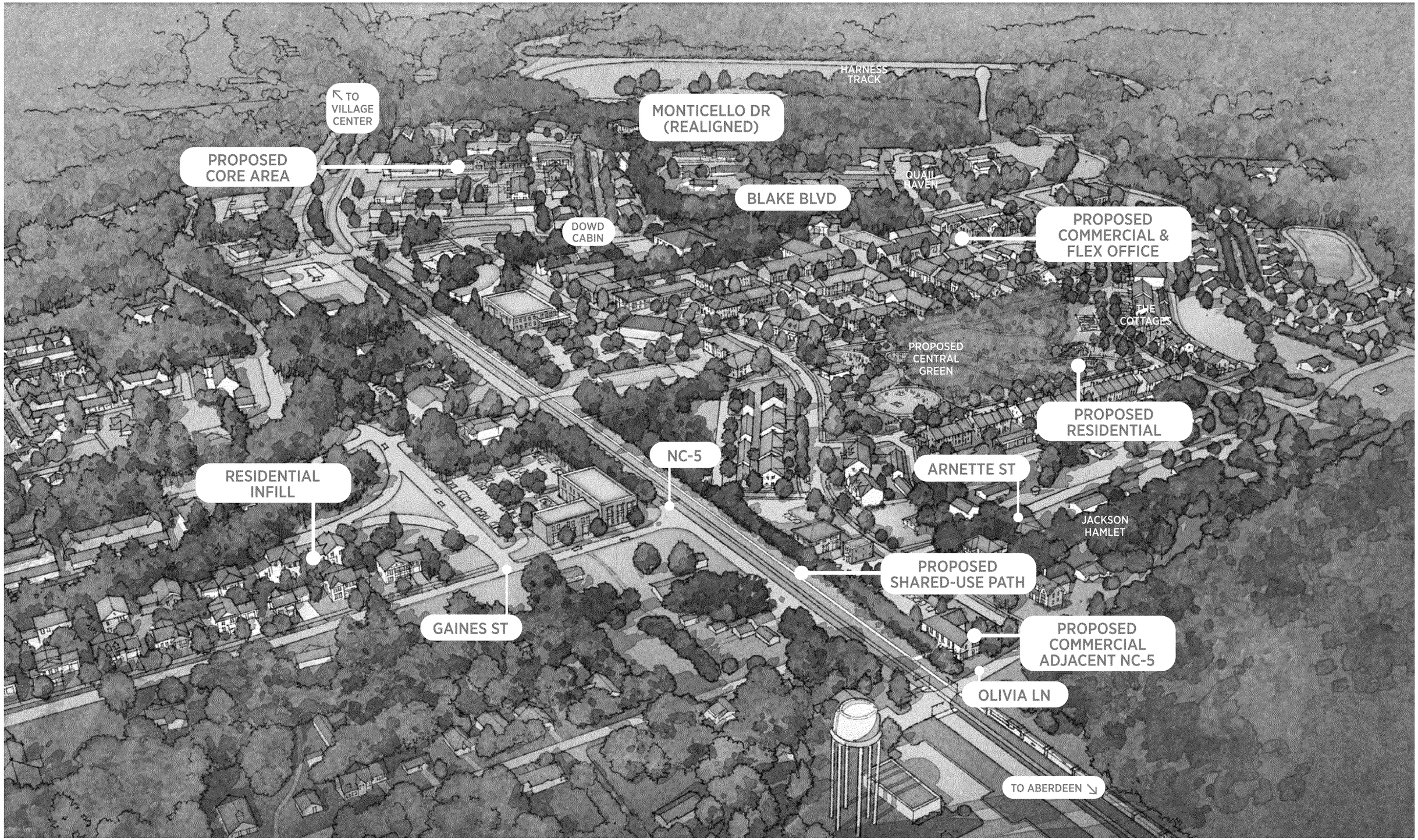
The FBC applies to all development within the boundaries of Pinehurst South only. The FBC criteria may be modified from time to time with the Village Council's approval.

See Section 7.0 for a select glossary of terms used in this document; definitions of terms may vary from those in the PDO.

### Components of the Form-Based Code (FBC)

The Form-Based Code criteria comprise the following sections, covering all aspects of the built environment within Pinehurst South:

- 1.0 Introduction
- 2.0 Site Design
- 3.0 Street Design
- 4.0 Landscape Design
- 5.0 Architectural Design
- 6.0 Sign Design
- 7.0 Definitions




## PINEHURST SOUTH - AERIAL RENDERING

*This rendering is illustrative only and subject to change. Source: Design Collective, Inc. & Zanetta Illustration*

# 2.0 SITE DESIGN

2.1 OVERVIEW
2.2 REGULATING PLAN
2.3 LOT STANDARDS
2.4 CORNER LOT & FRONT ELEVATION STANDARDS

## Purpose

The Site Design criteria describe how buildings and streets interface to create the physical character of the built environment, including such bulk regulations as height, setbacks, and frontage. The Site Design criteria include general provisions for all areas of Pinehurst South as well as specific design standards for each residential lot type.

The Project and Planning Goals in this document and the Principles highlighted in the Pinehurst South Small Area Plan report informed the Site Design criteria to help ensure a mixed-use walkable neighborhood that is reflective of the character of the Village.

## Components

The Site Design criteria comprise the following sections:

» Regulating Plan: A plan diagram that acts as a key for the application of the Site Design and Street Design standards

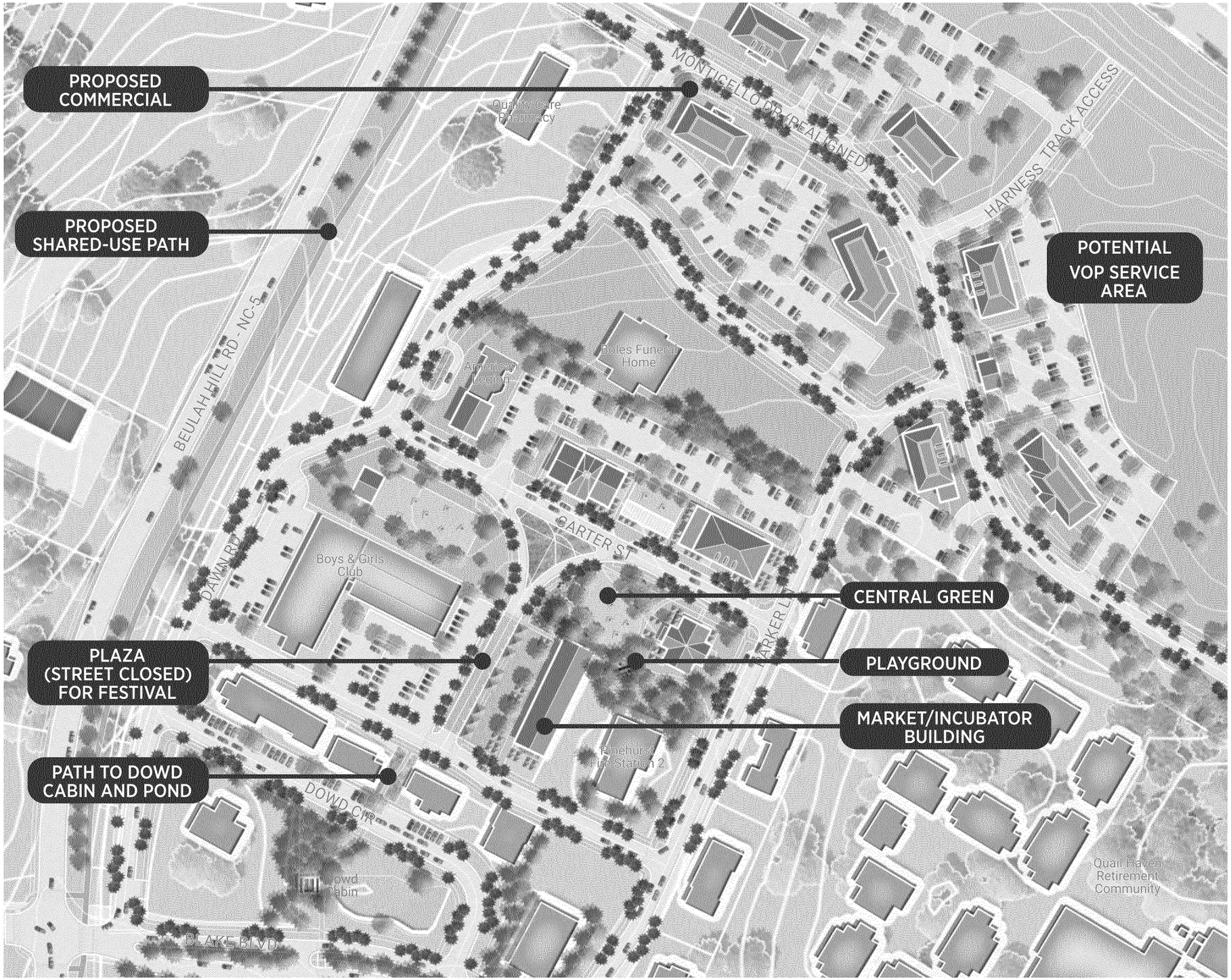
» Lot Standards: Provide setbacks and other dimensional requirements for all lot types

» Corner Lot Requirements: Indicate additional provisions for lots located on street corners and/or along primary open spaces.

## Detail Plan

The Detail Plan to the right illustrates the potential build-out of the Pinehurst South core area south of Monticello Drive and north of Blake Boulevard, showing new buildings, streets, parking, and open space and embodies the criteria within the FBC. However, it is important to note that the Detail Plan is illustrative only; the actual built design may vary, but shall be consistent with the intent of the FBC and comply with its criteria.

It is anticipated over the approximate thirty- to fifty-year redevelopment of the area, that street alignments, the mix of uses, building types, and distribution may be refined as redevelopment progresses. All such modifications shall follow the intent of the FBC.




*Pinehurst South Illustrative Detail Plan* *This plan is illustrative only and subject to change. Source: Design Collective, Inc.*

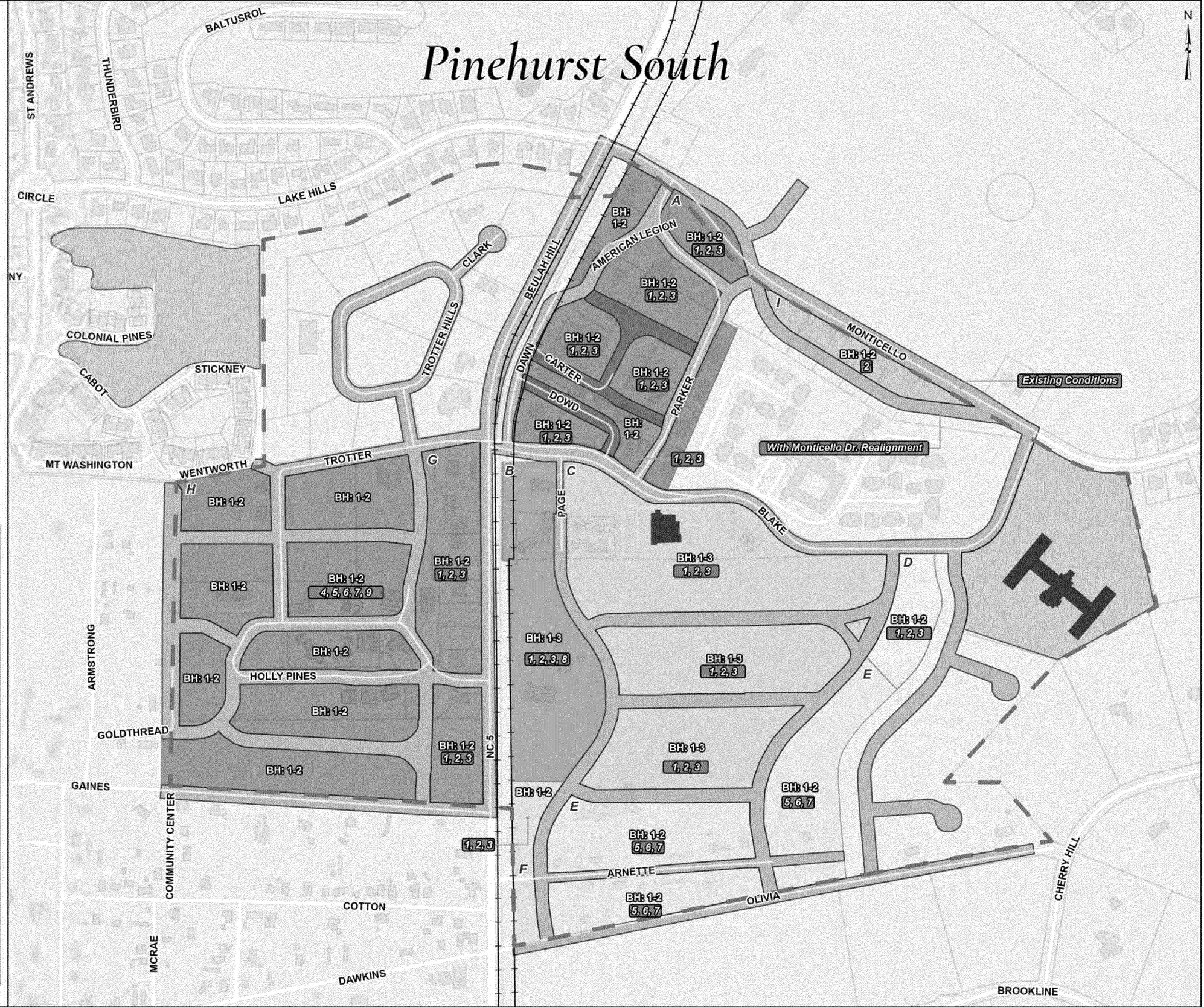
## 2.2 Regulating Plan

The Regulating Plan is a plan diagram that acts as a key for the application of the Site Design and Street Design criteria, linking the criteria with physical locations.

The Regulating Plan defines the boundary within which the FBC criteria apply, as shown by the SAP Boundary as a brown dashed line. The Regulating Plan also indicates allowed Uses and Building Heights within subareas. For Building Heights for example, "BH: 1-2" indicates that buildings shall be either 1 or 2 stories in height (see Section 8.0 Definitions for information on how building height is measured within Village Place).

Additionally, the Regulating Plan indicates where Active Frontage is required, that is, where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street.

Proposed street alignments and open space locations and configurations may vary from those shown to the right, with Village approval.




## Key

### Core Area Blocks

- Block A
- Block B
- Block C
- Block D
- Block E
- Block F
- Block G
- Block H
- Block I
- General Frontage
- Active Frontage
- Public Conservation
- Civic Building Monuments
- Pinehurst South Boundary
- Existing Street Centerline
- Railroads

### Building Types

1. MIXED-USE
2. OFFICE
3. RETAIL
4. SFA - TOWNHOUSE
5. SFD - COTTAGE
6. SFD - VILLA
7. SFD - MANOR
8. HOTEL
9. MULTIFAMILY

## 2.3 Lot Standards

The Lot Standards section addresses criteria for all lot types throughout Pinehurst South. The Lot Standards criteria provide requirements for building setbacks, build-to lines, and minimum building widths, for each lot type and condition (i.e., Corner versus Mid-Block lots). Civic Lots (i.e., parcels with civic buildings/uses) are exempt from Lot Standards criteria.

### Lot Types

The Lot Types in Pinehurst South are as follows and include Commercial (Retail, Office, Hotel, or Multi-Family); Live/Work (a mixed use type with Residential above ground-floor Retail or Office Space); Single-Family Attached (SFA) units (i.e., townhouses); and Single-Family Detached (SFD) lots. In Pinehurst South, Lot Types are varied, with Mixed-Use/Commercial, some potential Live/Work, and Residential, either as Rear-Loaded with garage or parking access from an alley (or shared-access driveway) or with front-loaded garages on the peripheral lots.

- Mixed-Use/Commercial (Retail, Office, Hotel, or Multi-Family, Live/Work)
- SFA - Rear-Loaded
- SFD - Cottage Rear-Loaded
- SFD - Manor Rear-Loaded
- SFD - Villa Front- Loaded

The following pages provide specific criteria, for each of the Lot Types listed above, that include required setbacks, build-to lines, garage/parking placement and access, porch and stoop placement and projection, and similar.

### General Provisions

General provisions that apply for all lot types are as follows:

The minimum distance between principal structures, measured from side building face to side building face shall not be less than 12 feet (excepting attached buildings); porches, garages (separate from the primary structure's massing), links, and other accessory structures are exempt from this criteria.

The following building elements may extend into the lot front and side setbacks up to 1 foot from the lot line: stoops, steps, bays, and similar building elements; porches may extend into the lot front and side setbacks up to 2 feet from the lot line. Masonry veneers may encroach a maximum of 6 inches into any required setback.

Encroachments into the right-of-way shall not be allowed. (To note, arcades, a common feature in some historic communities, are not present in Pinehurst and, therefore, are not permitted in Pinehurst South within the right-of-way).

Where alleys or shared-access driveways are provided, service areas and off-street parking (whether in garages or on surface lots, parking pads, or driveways) shall be accessed from the alley or shared-access driveway, unless approved otherwise by the Village.

On corner lots with no access from an alley or shared-access driveway, garage or parking access may be from the side street.

For driveways accessed directly from streets, the driveway shall be either less than 6 feet in length (and, therefore, not allowing vehicles to park in the driveway) or equal to or greater than 18 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

On SFD - Villa lots, where the garage is accessed from the front of the lot (Front-Loaded), the garage door shall not constitute more than 45% of the façade. Additionally, the driveway shall be equal to or greater than 18 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

See the following pages for criteria specific to each Lot Type.

## Mixed-Use / Commercial Rear-Loaded Lots

A Mixed-Use / Commercial Lot has a building with a ground-floor commercial use that shall include retail, restaurant, and/or office and may include lobby or amenity space for upper floor uses. If included, the upper floor(s) may be retail, restaurant, office, hotel, and/or residential. Rear-Loaded refers to the positioning of the off-street parking and its access from a rear alley or shared-access driveway.

The standards for Mixed-Use / Commercial Lots are as follows:

| | |
|---|---|
| Lot Width | 24' min. for Mid-Block Lot; 34' min. for Corner Lot |
| Lot Depth | 60' min. |
| Building Height | See Regulating Plan |
| Building Width | 24' min. |
| Building Depth | Varies; no min. |

Primary Structure Setbacks:

| | |
|---|---|
| Front Setback | 10' min.* |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 15' min.; 20' if parking is on-lot to rear of primary structure |

* A min. of 75% of the Primary Structure's front elevation/facade shall be placed on the Build-to Line set 10' off the front lot line.

Accessory Structure Setbacks:

| | |
|---|---|
| Front Setback | 6' min. back from the facade of the primary structure |
| Side Setback | Same as primary structure, See lot diagrams Rear |
| Setback | 15' min.; 20' if parking is on-lot to rear of primary structure |

Parking provided on-lot/off-street (whether in garages or on surface lots, parking pads, or driveways and service areas shall be located to the rear or side (but not in front or projecting forward) of the primary structure.

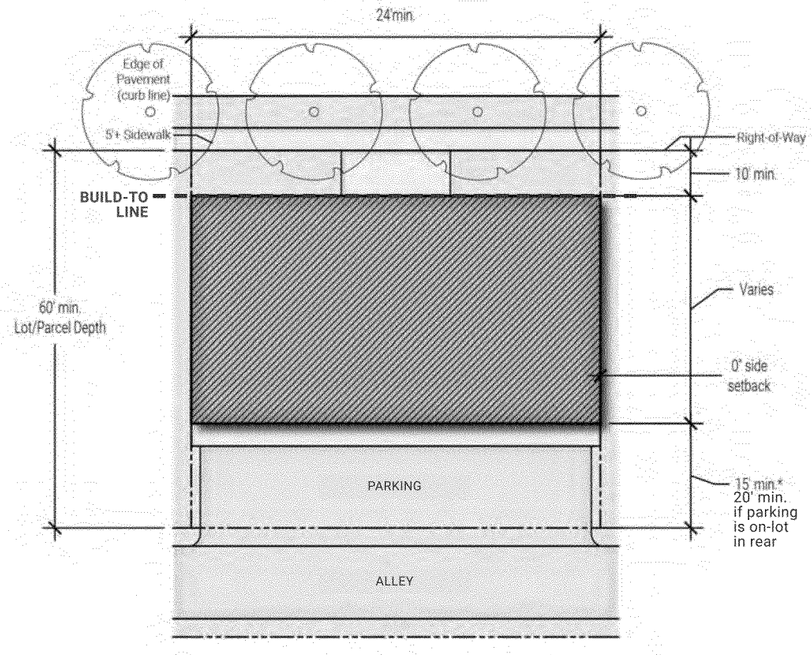
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of Mixed-Use / Commercial Lots in Pinehurst South, Mid-Block Lots and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

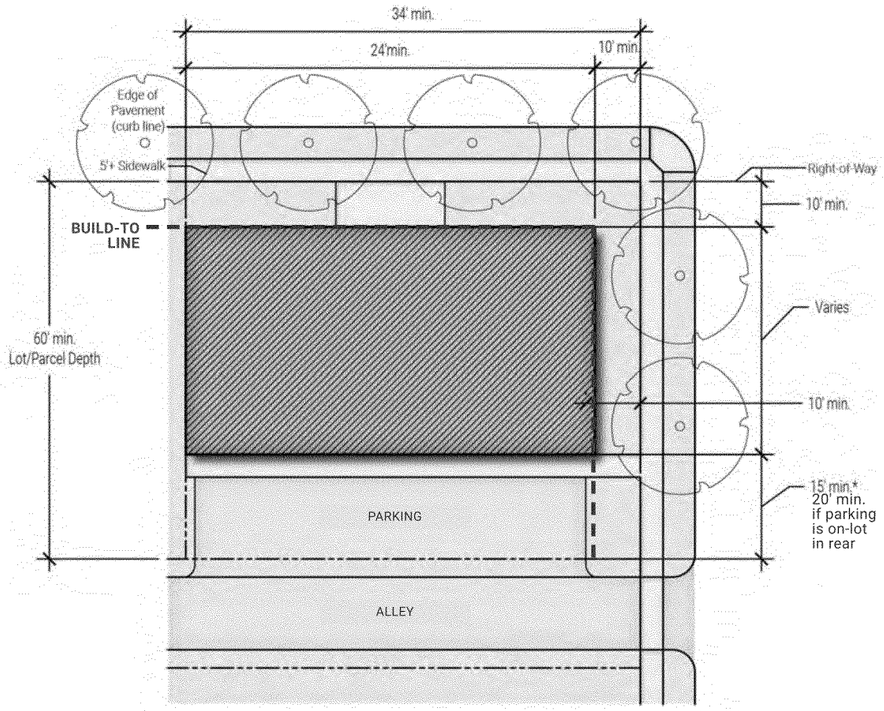
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

Mixed-Use / Commercial Rear-Loaded Mid-Block Lot




Mixed-Use / Commercial Rear-Loaded Corner Lot



Precedent - Commercial Building, One-story
*Credit: CRBJ Bizwire*

Precedent - Commercial Buildings, Two Stories - Mashpee Commons
*Credit: PCA Design*

Precedent - Commercial Building, Three Stories
*Credit: Google*

## Single-Family Attached (SFA) Rear-Loaded Lots

A Single-Family Attached Lot has a single-unit, residential building (a townhouse) that shares one or two side walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFA Lots are as follows:

| | |
|---|---|
| Lot Width | 22' min. for Mid-Block Lot; 37' min. for Corner Lot |
| Lot Depth | 75' min. |
| Building Height | Minimum 2 stories. See Regulating Plan |
| Building Width | 22' min. |
| Building Depth | 34' min. |

Primary Structure Setbacks:

| | |
|---|---|
| Front Setback | 15' min. Build-to Line |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

* A min. of 50% of the Primary Structure's (full building length of the front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s.

Accessory Structure Setbacks:

| | |
|---|---|
| Front Setback | To be located completely behind the primary structure |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

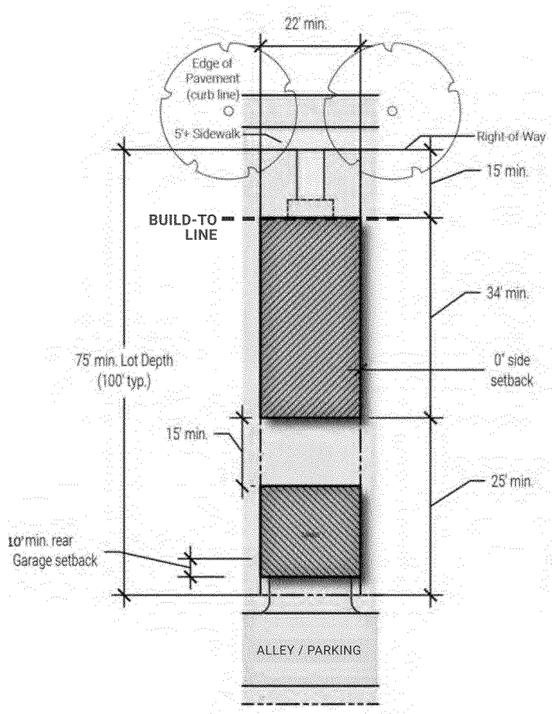
There are three types of Single-Family Attached Lots in Pinehurst South, Mid-Block, Mid-Block End, and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

Mid-Block Lots: These lots are flanked by other lots and the building is attached on both sides.

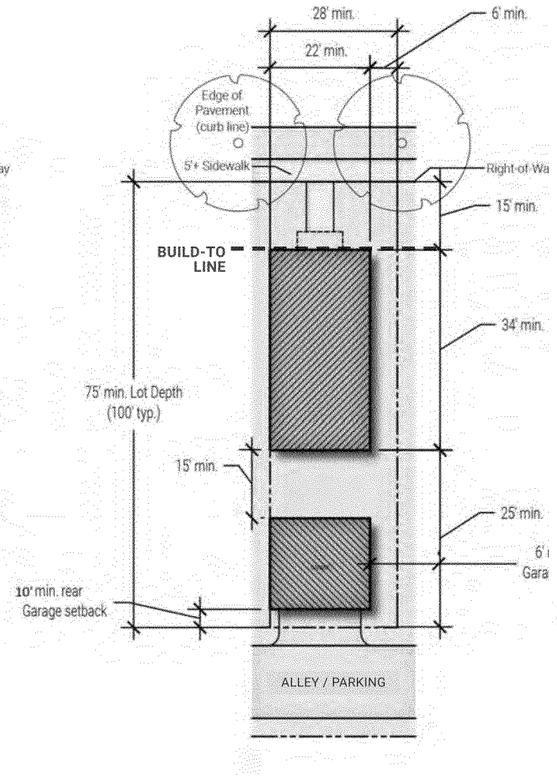
Mid-Block End Lots: These lots are flanked by other lots on both sides, but the building is attached on one side only.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space); the building is attached on one side only.

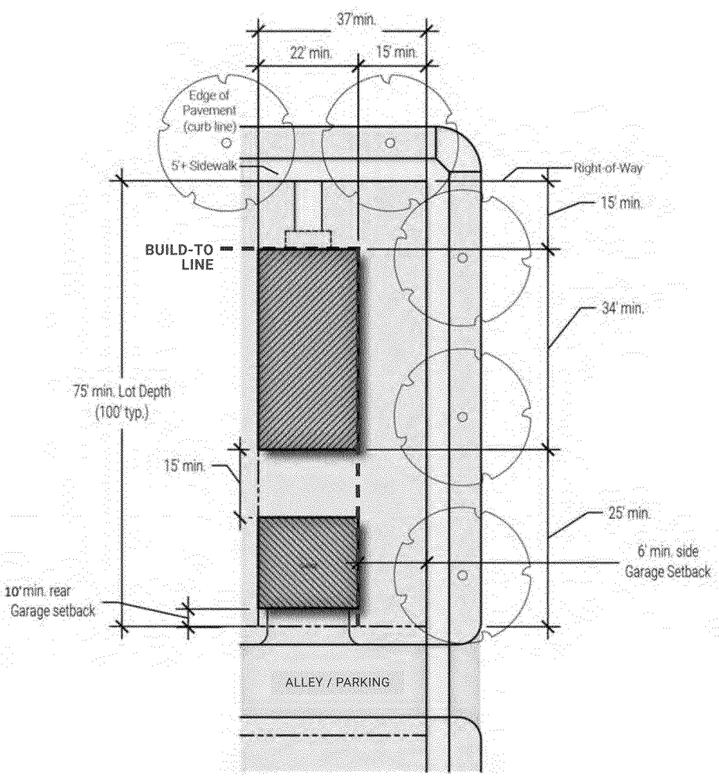
SFA Rear-Loaded Mid-Block Lot



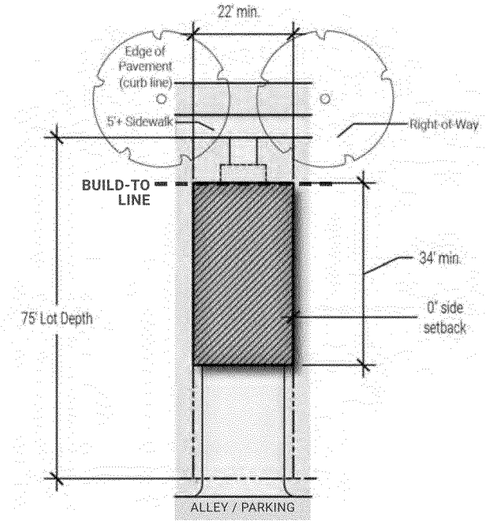

SFA Rear-Loaded Mid-Block End Lot




SFA Rear-Loaded Corner Lot




SFA Rear-Loaded - Integral Garage Mid-Block Lot



Precedent - Single-Family Attached (Townhouse) - Akron, OH
*Source: Design Collective*

Precedent -Single-Family Attached (Townhouse) - Baxter, NC
*Source: Design Collective*

## Single-Family Detached (SFD) Cottage Rear-Loaded Lots

A Single-Family Detached (SFD) Cottage Lot has a small (22' to <32' wide) single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Cottage Lots are as follows:

| | |
|---|---|
| Lot Width | 34' min. for Mid-Block Lot; 42' min. for Corner Lot |
| Lot Depth | 75' min. |
| Building Height | See Regulating Plan |
| Building Width | 22' min. |
| Building Depth | 34' min. |

Primary Structure Setbacks:

| | |
|---|---|
| Front Setback | 15' min.Build-to Line |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

* A min. of 75% of the Primary Structure's (full building length of the front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s.

Accessory Structure Setbacks:

| | |
|---|---|
| Front Setback | To be located completely behind the primary structure |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

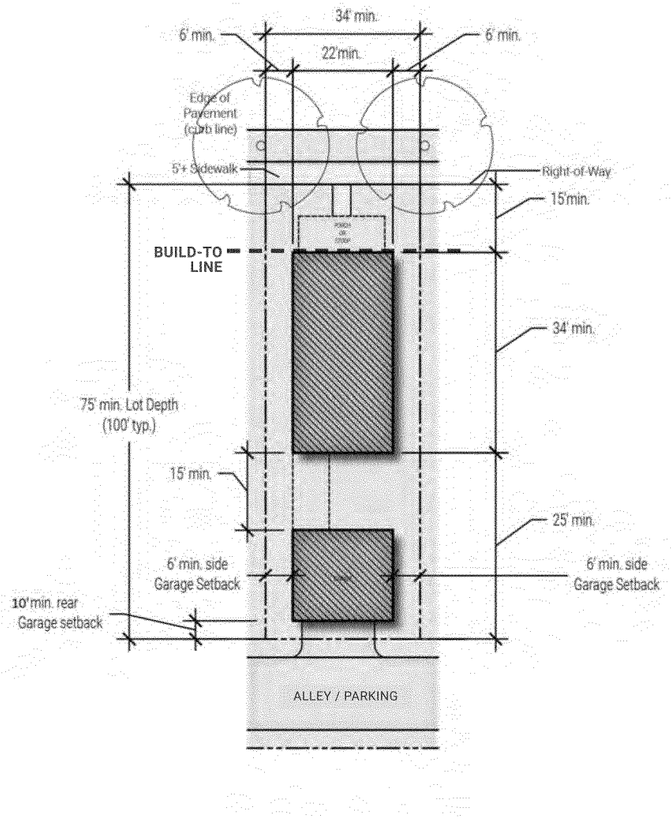
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Attached Lots in Pinehurst South, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

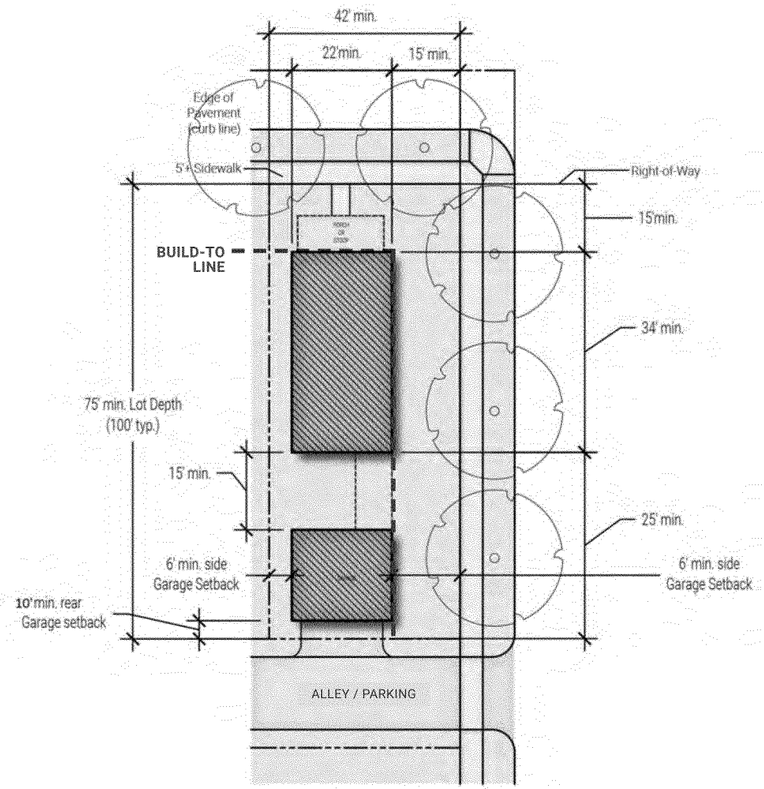
Mid-Block Lots: These lots are flanked by other lots on both sides.

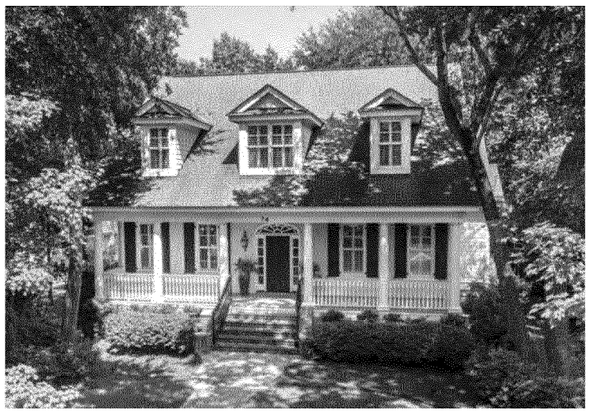
Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Cottage Rear-Loaded Mid-Block Lot




SFD Cottage Rear-Loaded Corner Lot



Precedent - Single-Family Detached (SFD) Cottage - Charleston, SC
*Credit: Nat Wallen*

Precedent - Single-Family Detached (SFD) Cottage - Maple Lawn, MD
*Source: Design Collective*

## Single-Family Detached (SFD) Manor Rear-Loaded Lots

A Single-Family Detached (SFD) Manor Lot has a 32'+ wide single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Manor Lots are as follows:

| | |
|---|---|
| Lot Width | 52' min. for Mid-Block Lot; 62' min. for Corner Lot |
| Lot Depth | 80' min. |
| Building Height | See Regulating Plan |
| Building Width | 32' min. |
| Building Depth | 34' min. |

Primary Structure Setbacks:

| | |
|---|---|
| Front Setback | 20' min. |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

* A min. of 50% of the Primary Structure's (full building length of the front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s.

Accessory Structure Setbacks:

| | |
|---|---|
| Front Setback | To be located completely behind the primary structure |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

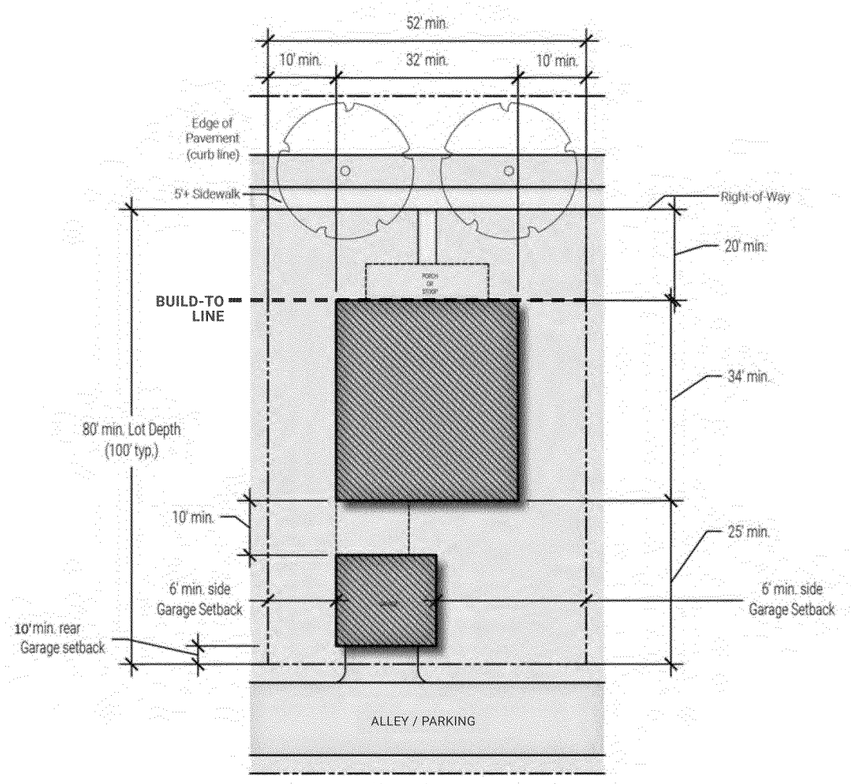
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Attached Lots in Pinehurst South, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

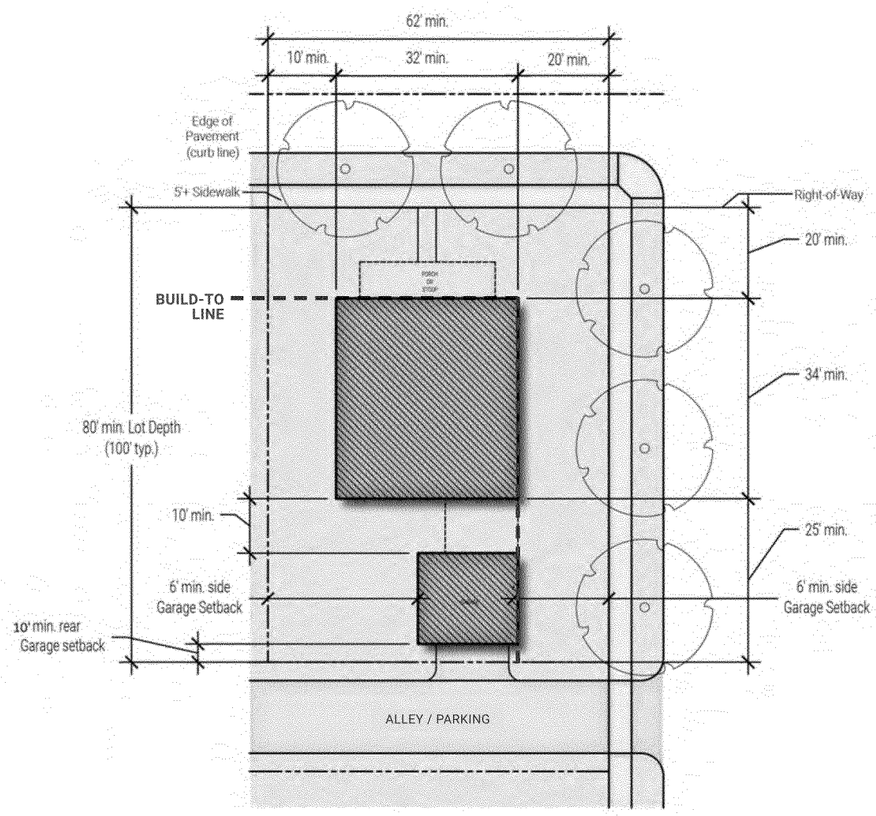
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Manor Rear-Loaded Mid-Block Lot




SFD Manor Rear-Loaded Corner Lot



Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD

*Source: Design Collective*

Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD

*Source: Design Collective*

## Single-Family Detached (SFD) Villa Front-Loaded Lots

A Single-Family Detached (SFD) Villa Lot has a single-unit, residential building that shares no walls with adjacent units. Front-Loaded refers to the positioning of the garage (or parking pad) and its access from a street in front of the lot.

The standards for SFD Villa Lots are as follows:

| | |
|---|---|
| Lot Width | 72' min. for Mid-Block Lot; 82' min. for Corner Lot |
| Lot Depth | 80' min. |
| Building Height | See Regulating Plan |
| Building Width | 32' min. |
| Building Depth | 34' min. |

Primary Structure Setbacks:

| | |
|---|---|
| Front Setback | 20' min. |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 25' min. |

* A min. of 50% of the Primary Structure's (full building length of the front elevation/facade shall be placed on the Build-to Line set 20' off the front lot line(s.

Accessory Structure Setbacks:

| | |
|---|---|
| Front Setback | 6' min. back from the facade of the primary structure |
| Side Setback | See lot diagrams to the right |
| Rear Setback | 10' min. |

Parking provided on-lot/off-street shall be in a detached or attached garage or on a parking pad. A garage shall not be located within the front setback and shall be setback 6' min. from the front elevation (facade of the primary structure.

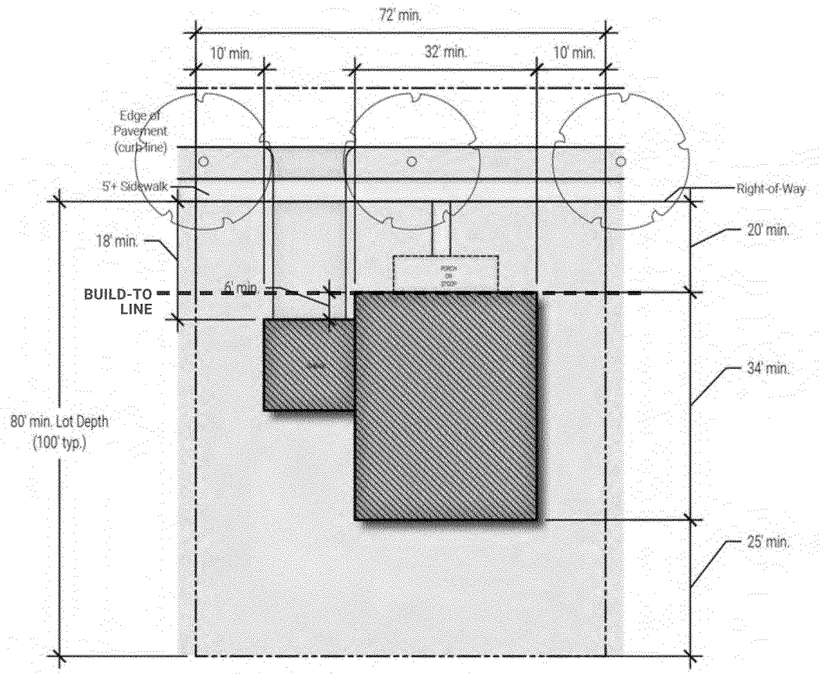
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

There are two types of SFD Villa Lots in Pinehurst South, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

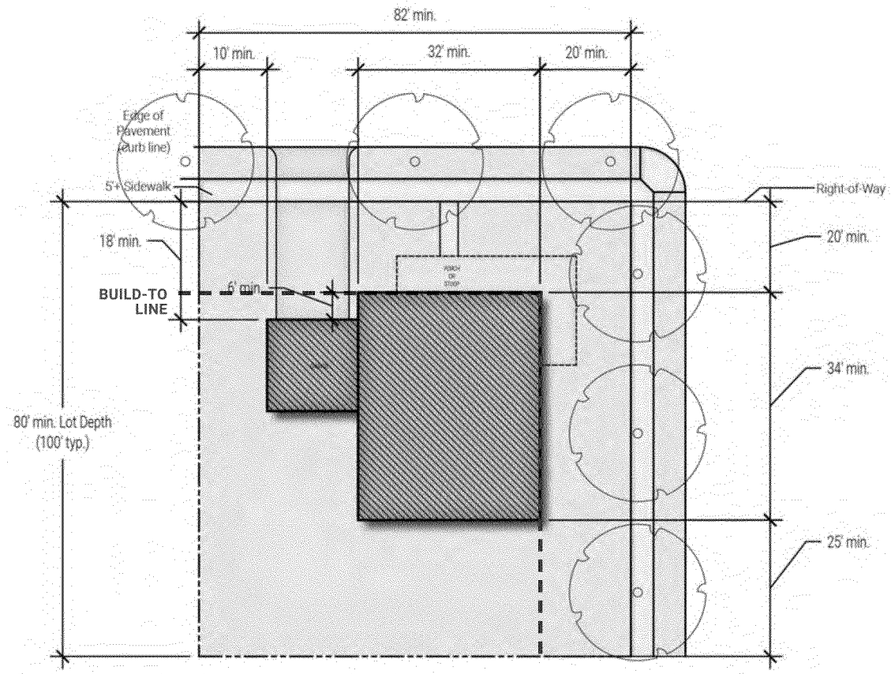
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Villa Front-Loaded-Loaded Mid-Block Lot




SFD Villa Front-Loaded-Loaded Corner Lot



Precedent - Single-Family Detached (SFD) Cottage _ Charleston, SC
*Source: Trulia Real Estate Listings*

Precedent - Single-Family Detached (SFD) Villa - Maple Lawn, MD
*Source: Design Collective*

## 2.4 Corner Lot and Front Elevation Standards

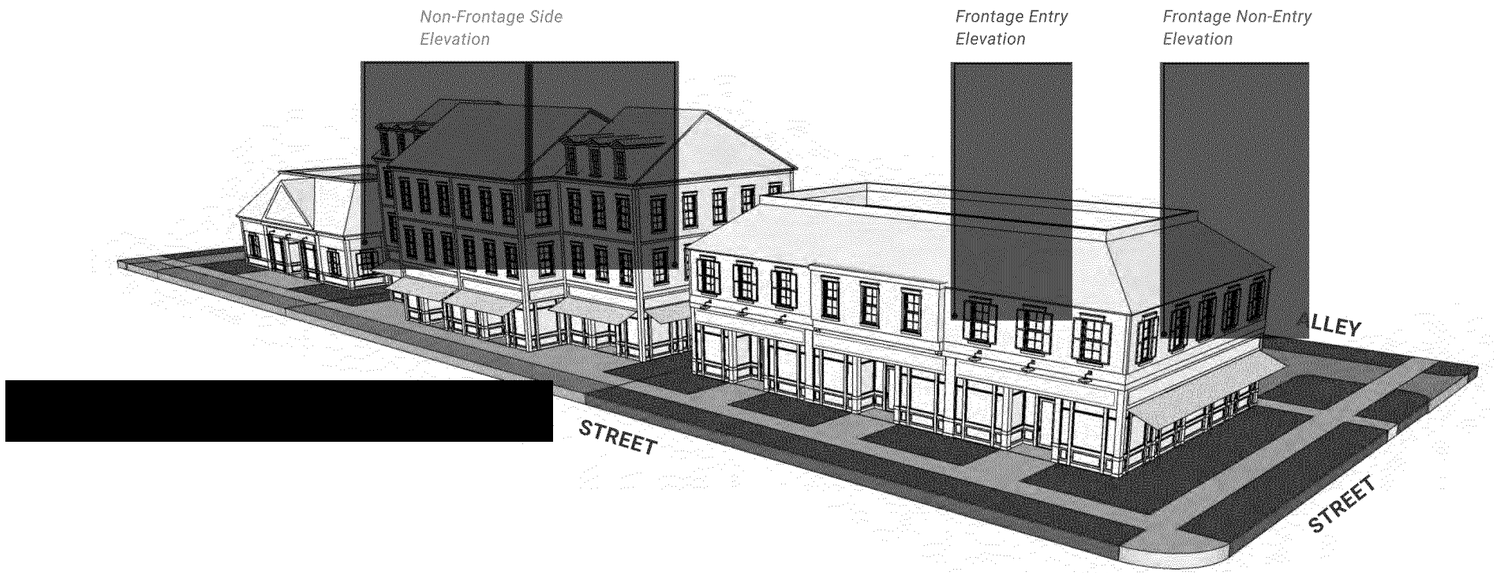
Given the importance of the public realm in Pinehurst South, certain lots require particular attention due to their locations. Civic Lots and Buildings are exempt from the Corner Lot and Frontage Elevation standards. The diagram on the following page is an illustrative example of these important lot locations.

Lots that front on two streets (i.e., where two of the lot lines run along streets or a street and a primary open space are known as Corner Lots and have two “frontages” for the application of the Form-Based Code criteria. Due to their prominent locations, unique criteria apply to these Corner Lots (see below. All other lots are known as standard Mid-Block Lots; no unique criteria apply to these lots, however, all other relevant design criteria apply.

Further, any building elevation, regardless of lot hierarchy, that fronts a street is known as a "frontage elevation" and requires particular design attention; specific criteria apply to these elevations (see the following pages). For non-frontage side elevations and rear elevations, no unique criteria apply, however, all other relevant design criteria apply.

See the Corner Lot and Frontage Elevation Requirements on the following page.

LOT HIERARCHY AND ELEVATION TYPES DIAGRAMS

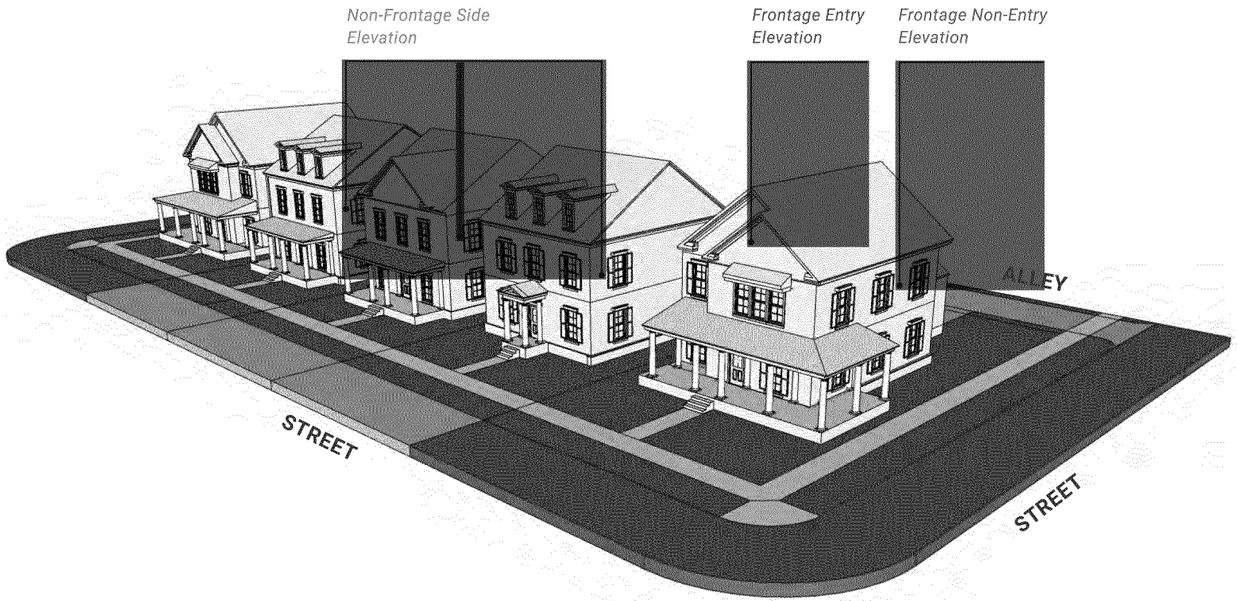



LOT HIERARCHY

- *Corner Lot*
- *Mid-Block Lot*

ELEVATION TYPES

- *Frontage Entry Elevations*
- *Frontage Non-Entry Elevations*
- *Non-Frontage Side Elevations*



## Corner Lot and Frontage Elevation Standards, continued

As noted on the previous page, given the importance of the public realm in Pinehurst South, certain lots require particular attention due to their locations. The following criteria apply to these important lot locations. However, Civic Lots and Buildings are exempt from the Corner Lot and Frontage Elevation standards.

**Corner Lot and Frontage Elevation Requirements*:**

- Where masonry is the primary facade material: Where and as used on the frontage entry elevation, masonry (brick or stone to 8" below grade) is required on the frontage non-entry elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/or rear elevation(s) or at an inside corner of a protruding element on the frontage entry facade. Garages and other secondary structures may have a masonry watertable in lieu of full brick or stone on the frontage elevation(s).
- Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on the frontage entry elevation and frontage non-entry elevation (if applicable). Further, the masonry watertable shall return a minimum of 12" on the non-frontage side elevation. Garages and other secondary structures fronting streets shall also have a masonry watertable on the frontage elevation. Alternatively, if approved by the Village, a stamped concrete foundation, painted two shades darker than the siding above, may be substituted for the brick/stone watertable.
- Windows: For primary structures, on frontage elevations (per 30 lineal feet of frontage on mixed-use/commercial buildings), at least 4 windows of 12 sf min. each or 48 sf min. in total are required. Further, all buildings require a minimum of 2 windows with a minimum of 24 sf min. in total on non-frontage side elevations, located within the front third of the elevation (closest to the street).
- Head features: Trim or masonry head features are required on all windows on all frontage elevations. Trim or masonry head features are required on all doors on all frontage elevations, unless otherwise approved by the Village.
- Window grilles and shutters: Where and as used on the frontage entry elevation, window grilles and shutters are required on the frontage non-entry elevation.
- Trim: Eave, window, door, base, and other trim shall be consistent, in dimension and detail, on both the frontage entry and the frontage non-entry elevations. Trim may transition appropriately to the minimum criteria requirements on the non-frontage side and rear elevations.
- Porch: On a Corner Lot, if a porch is installed on the frontage entry elevation, the porch shall wrap twice the depth of the front porch on the frontage non-entry elevation, unless otherwise approved by the Village.
- Landscaping: Landscaping shall be required along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) extends to the building facade. For all Mixed-Use/Commercial or Live/Work Lots as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar.

In addition to the above, all other relevant Form-Based Code criteria apply.

* Except as exempted per Section 160D-702 pertaining to building design elements subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings; in such cases, the criteria are encouraged rather than mandated. The Village may also request application of these standards through Conditional Rezoning process.

Precedent - Mixed-Use Corner Lot - Pinehurst, NC
*Source: facebook*

Precedent - SFD Cottage Mid-Block Lot with stoop - Maple Lawn, MD
*Source: Design Collective*

Precedent - SFD Manor Mid-Block Lot with full porch - Maple Lawn, MD
*Source: Design Collective*

# 3.0 STREET DESIGN

3.1 OVERVIEW
3.2 COMPLETE STREETS
3.3 STREET TYPES
3.4 MATERIAL & ELEMENT STANDARDS

## 3.1 Overview

### Purpose

Pinehurst South is envisioned as a safe, walkable neighborhood. Moreover, the streets within Pinehurst South are an important part of the open space system. While not as green or planted as the open spaces, streets provide visual openness and access and are the main way people experience the area. The purpose of the Street Design criteria is to guide the design and character of all streets and alleys (or shared-access driveways) within Pinehurst South, whether public or private.

With this vision in mind, the design of streets within Pinehurst South must consider the mobility and safety of people walking, cycling and riding on golf carts, ensuring that maximizing traffic capacity and speed is not the dominant consideration in street design. The streets and sidewalks should include design elements that provide appropriate visual and physical clues for drivers to indicate that pedestrians and cyclists are integral users of the circulation system within Pinehurst South. It is also essential that the design of streets considers the range of users' mobility and provide appropriate access along and across streets for those with limited mobility.

The Small Area Plan for Pinehurst South has been envisioned and conceived as a pedestrian-friendly environment. Streets have sidewalks on both sides and are lined and shaded with trees. Additionally, the streets are narrow, designed to promote a natural slowing effect, flanked by parallel parking generally on both sides.

Beyond Pinehurst South (and not governed by this Form-Based Code), a system of walkways and bikeways will connect Pinehurst South to other neighborhoods as well as to recreation, commercial, and employment areas.

Throughout the Form-Based Code, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "prohibited" and "not permitted" identify practices, materials, or systems which are not allowed within Pinehurst South.

### Components

The Street Design criteria include both text and diagrams that specify:

» General provisions for all streets and alleys (or shared-access driveways), including criteria for vehicle travel lanes, parallel parking, streetscape plantings, sidewalks, and medians;

» Street Types identifying specific design and dimensional criteria for each of the street types envisioned within Pinehurst South; and

» Material and Element Standards.

### General Provisions

1. The following typical street curb radii standard applies throughout Pinehurst South:
   - Street Curb Radii: 30' min.
   - Alley/Shared Driveway Curb Radii: 10' min.
2. As shown in the Street Sections on the following pages, vehicular travels lane widths shall be:
   - Commercial Street Travel Lane: 10'
   - Residential Street Travel Lane: 10'
3. The following standard applies to alleys (or shared-access driveways) within Pinehurst South:
   - Alley (or shared driveway) Paving Width: 16'* (accommodating a two-way, yield movement)
     * 20' if required for fire access
4. Transitions from one street type to another shall be designed to ensure smooth changes between paving, parking, sidewalks, planting strips, and similar.
5. Where site conditions warrant variations to the Street Type Plans and Sections, the lane widths and sidewalk widths should remain the same while the number of lanes, tree zone width, parking, and similar may vary. At an intersection where two different street types meet (with the exception of alleys or shared-access driveways) or where an existing street meets a new street, the larger curb radius should be used.
6. Streets should have sidewalks on both sides of the street, unless otherwise approved by the Village. Sidewalks shall be designed consistently along the entire length of a block. Additionally, where an alley intersects with a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance.
7. Connections from streets to trails are encouraged.
8. Crosswalks are required along Hwy 5 and Railroad crossings; crosswalks shall follow the Design Standards, requiring a white ladder design, to contrast with the street paving different.
9. Street Plantings:
   i. Street plantings in Pinehurst South should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings.
   ii. Generally, street tree groupings should be planted at intervals, to provide shading of the sidewalks. In general, street tree groupings should be planted no more than 60 feet apart (excepting at street intersections). Variation in tree spacing is appropriate to the character of Pinehurst, and will vary based on location and adjacent uses, street lighting, underground utilities, and above ground structures (see below for additional criteria).
   iii. Where a single tree is planted (not in a group), the street tree shall be centered within the Tree Zone.
   iv. The placement of street trees shall be coordinated with the placement of street lights, such that street trees are located to ensure adequate light levels.
   v. Street trees shall be placed a minimum of 15 feet from all regulatory signs and street intersections when planted between the curb and sidewalk and located with consideration to underground utilities and structures. Street trees may not be planted within 5 feet of a street drain inlet structure, the edge of crosswalks, and/or handicap curb cuts/ramps, nor within 10 feet of an alley entrance or driveway.
   vi. Other streetscape plantings (not including street trees) shall be set back a minimum of 3 feet from the edge of crosswalks and handicap curb cuts/ramps.
   vii. Street trees shall be placed to align, where possible, with lot lines and demising walls of buildings so as to avoid blocking leadwalks to stoops and front porches, doors of buildings, address numbers, and pedestrian passage connections.
   viii. In order to create a comfortable pedestrian environment, street trees shall have their limbs pruned over sidewalks to approximately 8 feet above grade once a mature height is achieved.
   ix. Plant material must not obstruct visibility at intersections. No plant material taller than 30 inches (at maturity) above the curb height shall be allowed in any intersection sight triangle area except single stem trees whose lower branches are pruned to a minimum height of 8 feet above grade.
10. Along streets throughout Pinehurst South, street lighting and street furniture (if proposed) should be consistent, in material, color, and style to present a unified, cohesive public realm.

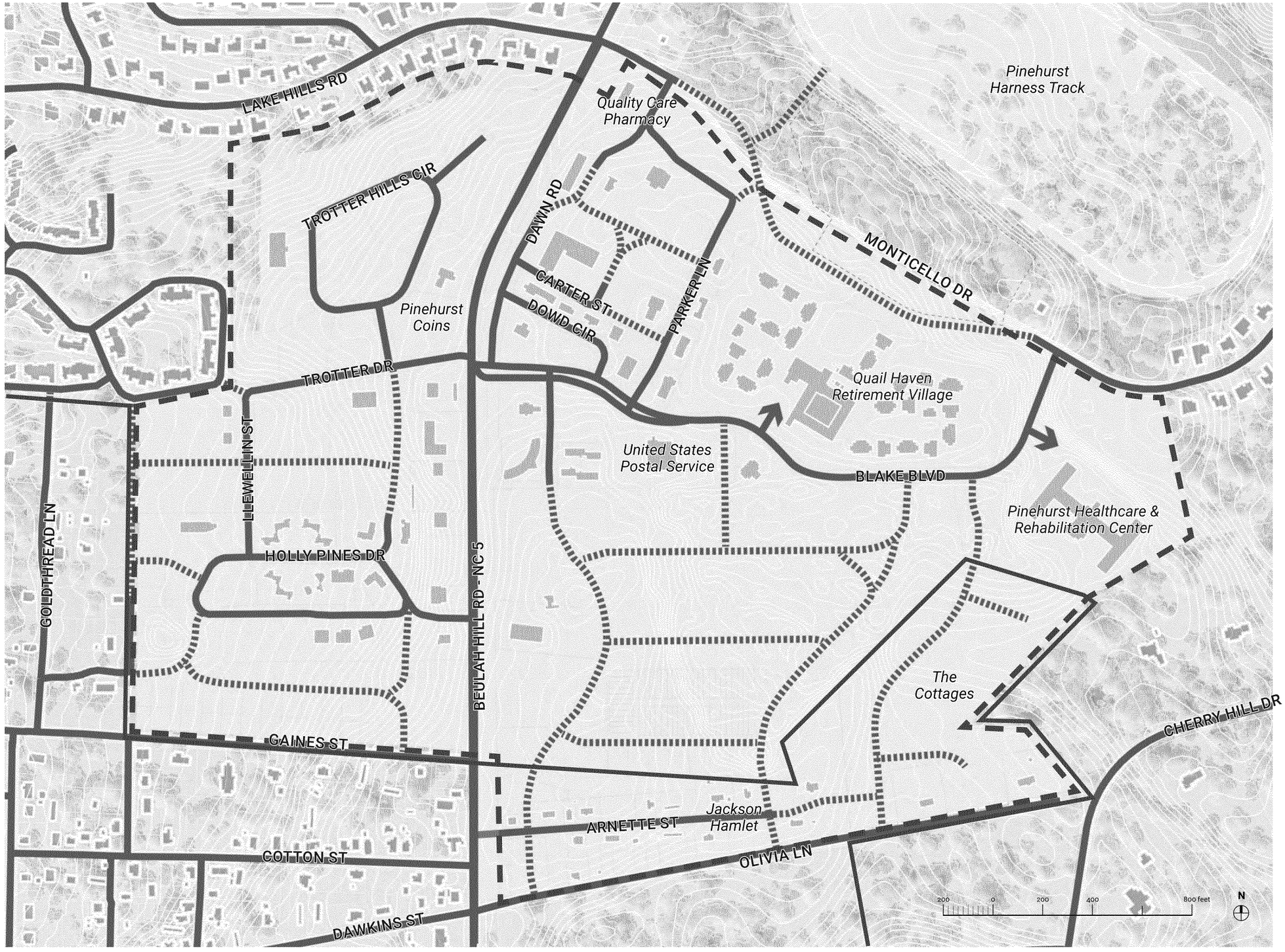
## PROPOSED CIRCULATION PLAN

The proposed Circulation Plan for Pinehurst South emphasizes an improved, connected network of streets. This system will provide additional routes for vehicles (as well as for pedestrians, bicycles, and golf carts), thereby reducing traffic stress on any single street. The circulation recommendations include:

- Two new street connections from Olivia Lane to Blake Boulevard
- Realignment of Monticello Drive to accommodate the the potential relocation of the Public Service Facility south of the Harness Track
- Coordination with NCDOT planned improvements along NC-5
- The improvement of Olivia Lane as a full, signalized NC-5 intersection, connected to Arnette St. (to be closed to NC-5)
- Improved pedestrian, bicycle, and golf cart crossings of NC-5 with crosswalks added at signalized intersections

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING STREETS
- PROPOSED STREETS




*This plan is illustrative only and subject to change.* *Source: Design Collective, Inc.*

## 3.2 Complete Streets

Complete Streets are streets that provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike. Complete Streets recognize that crossing the street, walking to visit neighbors and businesses, and cycling to work are equally important as driving. Since streets will play an important role in the livability of Pinehurst South, they must accommodate all users in an appropriate manner, whether young or old, motorist or cyclist, walker or wheelchair user. Complete Streets, together with necessary physical, design, and visual elements, will enable Pinehurst South to be safer, more livable, and welcoming to everyone.

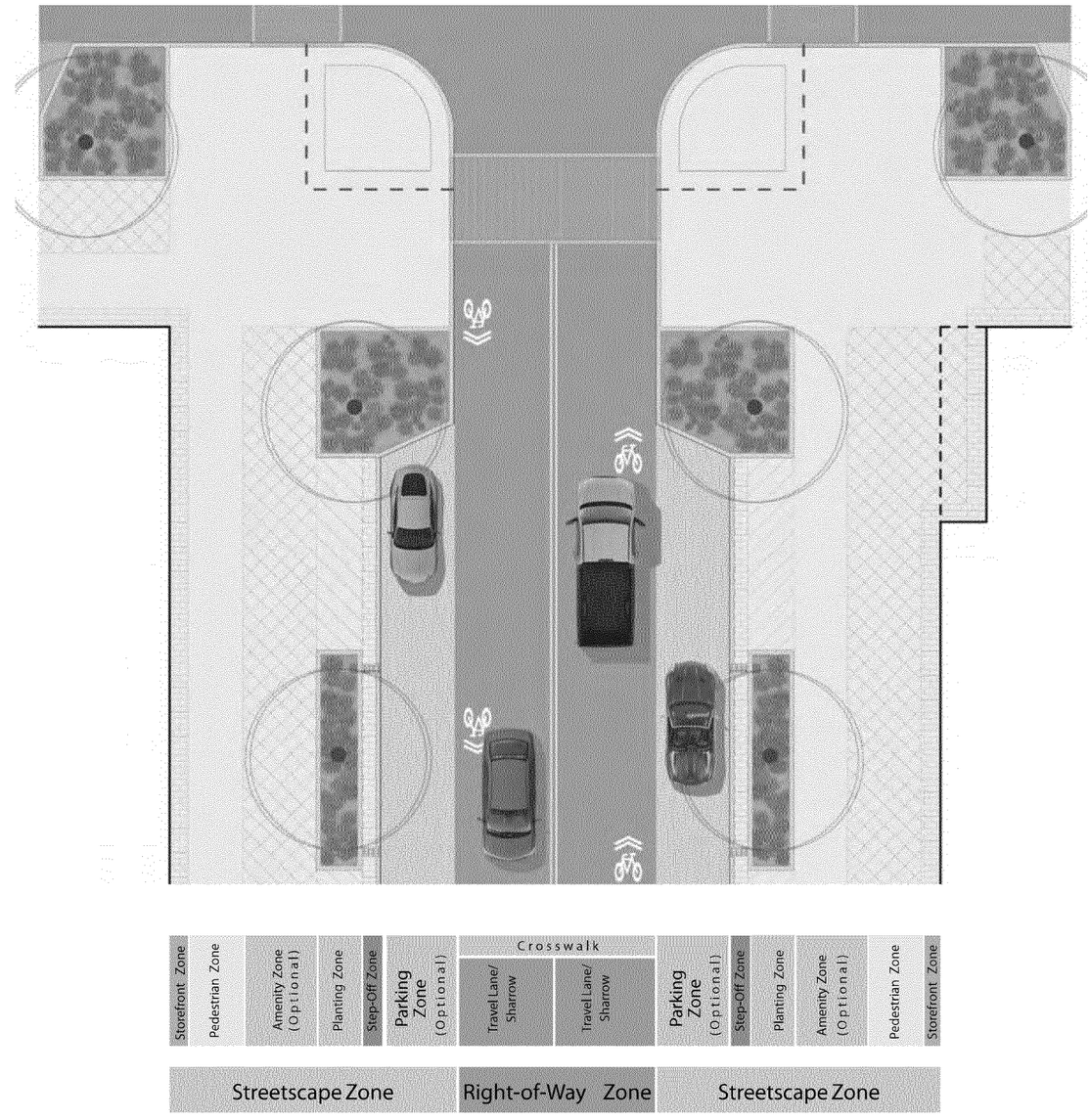
Effective Complete Streets are designed to be compatible with their context. For example, sidewalks should be wider where heavy foot traffic is anticipated, such as adjacent to retail storefronts or a large community gathering space or amenity, compared to a standard 5-foot wide sidewalk in a low-density residential area. Bicycle facilities also should vary per context. Shared-use lanes accommodating both vehicles and bicycles may be appropriate on low-speed residential streets; whereas an off-street shared-use path may be appropriate on wider or commercial streets. On the low-speed streets within Pinehurst South, bicycles can share the roadway with vehicles; whereas, on NC-5 for example, separated bicycles lanes are required for safety.

Additionally, as a component of Complete Streets, sustainable design elements including native plantings, street trees to provide shade, sustainable materials, and efficient lighting contribute to the overall comfort, safety, and natural resource benefits that are part of complete street design.

The Street Design criteria, therefore, address all of the necessary components of Complete Streets, from building face to building face, across a street.

The goals of Complete Streets align with the goals and objectives established in the *Village of Pinehurst Comprehensive Pedestrian Plan 2015*, listed below:

- Increase “walkability” in the Village of Pinehurst
- Create a pedestrian network that is an important part of the urban structure
- Promote walking as a healthy exercise
- Create a pedestrian environment that is friendly to all users - including seniors, disabled persons, and children
- Improve connections between disparate parts of the Village
- Promote pedestrian safety




*Complete Streets Diagram*

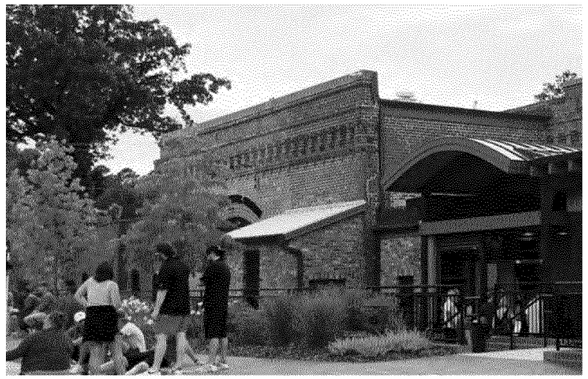
*This diagram is for illustrative purposes only.*
*See the following pages for criteria specific to Pinehurst.*

## Streetscape Zones

Carrying forward the principle of Complete Streets, to provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike, the streetscapes in Pinehurst South are comprised of the following Streetscape Zones, as defined below and shown on the following pages in the Street Sections.

### BUILDING ZONE

The Building Zone is the private front yard space. Within Pinehurst South, this zone occurs within a residential lot or commercial parcel and shall be a minimum of 20 feet or 10 feet respectively, per the setback requirements (see pages 10-16). The principal structure sits clear (in back) of this zone, however, porches, stoops, steps, leadwalks, and landscape may occur within this zone. The Building Zone is the transition between the public realm of the street and the private realm of the home or business. See page 70 for more information on the Material and Element standards for this front yard zone.



*Credit: Design Collective*

### PEDESTRIAN ZONE

The Pedestrian Zone, within the sidewalk, is a minimum of 5 feet wide and shall remain clear of all street fixtures and furniture including street lights, signs, and similar. This zone is reserved for pedestrian circulation and should be clearly differentiated from other zones by paving materials or other visual cues. Where the Pedestrian Zone crosses a driveway or alley entrance, the pedestrian zone/sidewalk material shall be continuous.

*Credit: Design Collective*

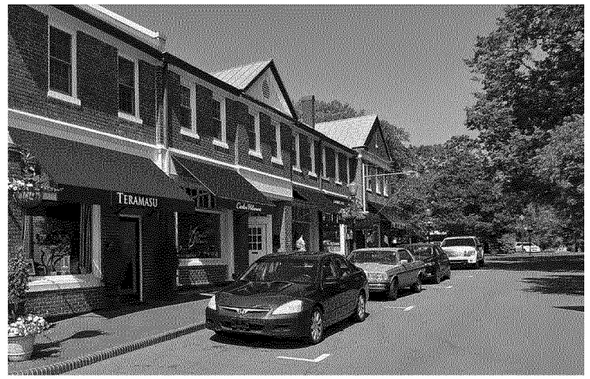
### TREE ZONE

The Tree Zone or streetscape planting zone shall be a minimum of 6’ wide (7' or greater is preferred) and may increase to respond to site conditions. The Tree Zone accommodates permanent features such as planting strips, light poles, and street signage. This zone may also incorporate non-permanent elements, including waste/recycling receptacles, potted plants, mailboxes, and curb step-off pavers. At intersections, this zone may be partially or fully paved to provide access to pedestrian street crossings.

*Credit: Design Collective*

### PARKING (PARALLEL)

Parallel parking along the curb shall be 9 feet wide on Commercial Streets and 8 feet wide on Residential Streets (see following pages for Street Sections) and is planned to be minimally marked. Parallel parking offers an additional buffer between traffic and pedestrians, as well as helps to lower vehicle speeds. Throughout Pinehurst South, parallel parking is typically provided on both sides of the streets to provide visitor or patron parking.

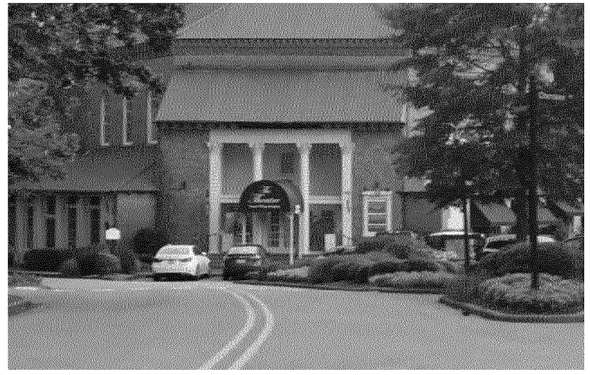



*Credit: VOP Rentals*

### TRAVEL LANE

The streets within Pinehurst South are designed to promote slower speeds within narrow 10-foot travel lane, typically flanked by parallel parking on both sides.

The travel lanes of all streets (except NC-5) within Pinehurst South shall be viewed as shared-use facilities where bicycles and motorized vehicles (including golf carts) use the same travelway.



*Credit: Design Collective*

### AMENITY ZONE (OPTIONAL)

A portion of the public right of way, typically adjacent to the sidewalk but outside the pedestrian walking area, including streetscape elements, landscaping, and street trees. Amenity zones are more often seen in higher density, pedestrian-oriented areas such as retail or mixed-use developments.

*Credit: National Association of City Transportation Officials*

## Street Section - Typical Commercial

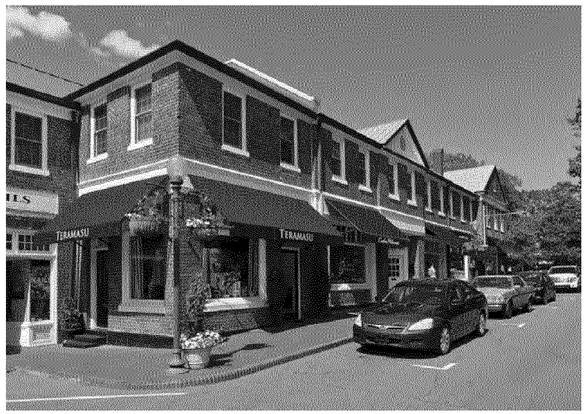
The Typical Commercial Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater planters or tree pits; a 5' min. clear pedestrian zone; and a storefront zone for tables, chairs, potted plants, and displays.

To reflect the character of Village Center, within the Pinehurst South area, brick sidewalks are required where buildings have commercial frontage.* The Village's standard benches and street lights shall also be incorporated .

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.*

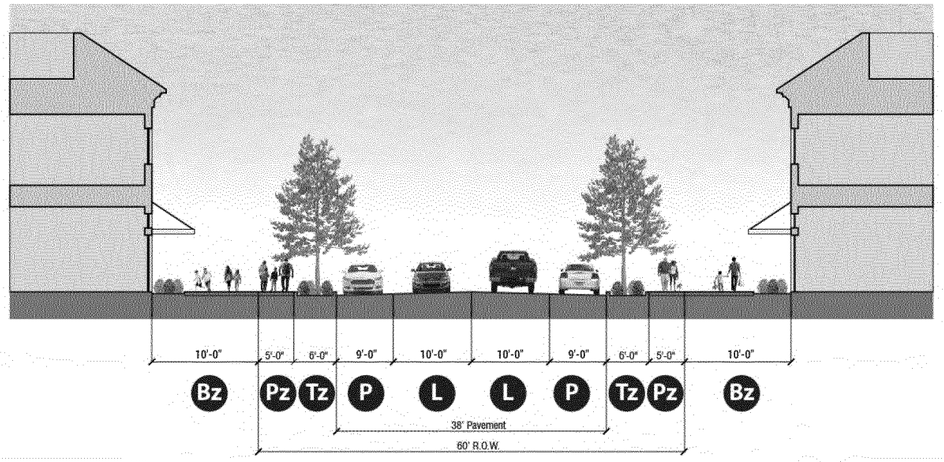
STREET SECTION KEY

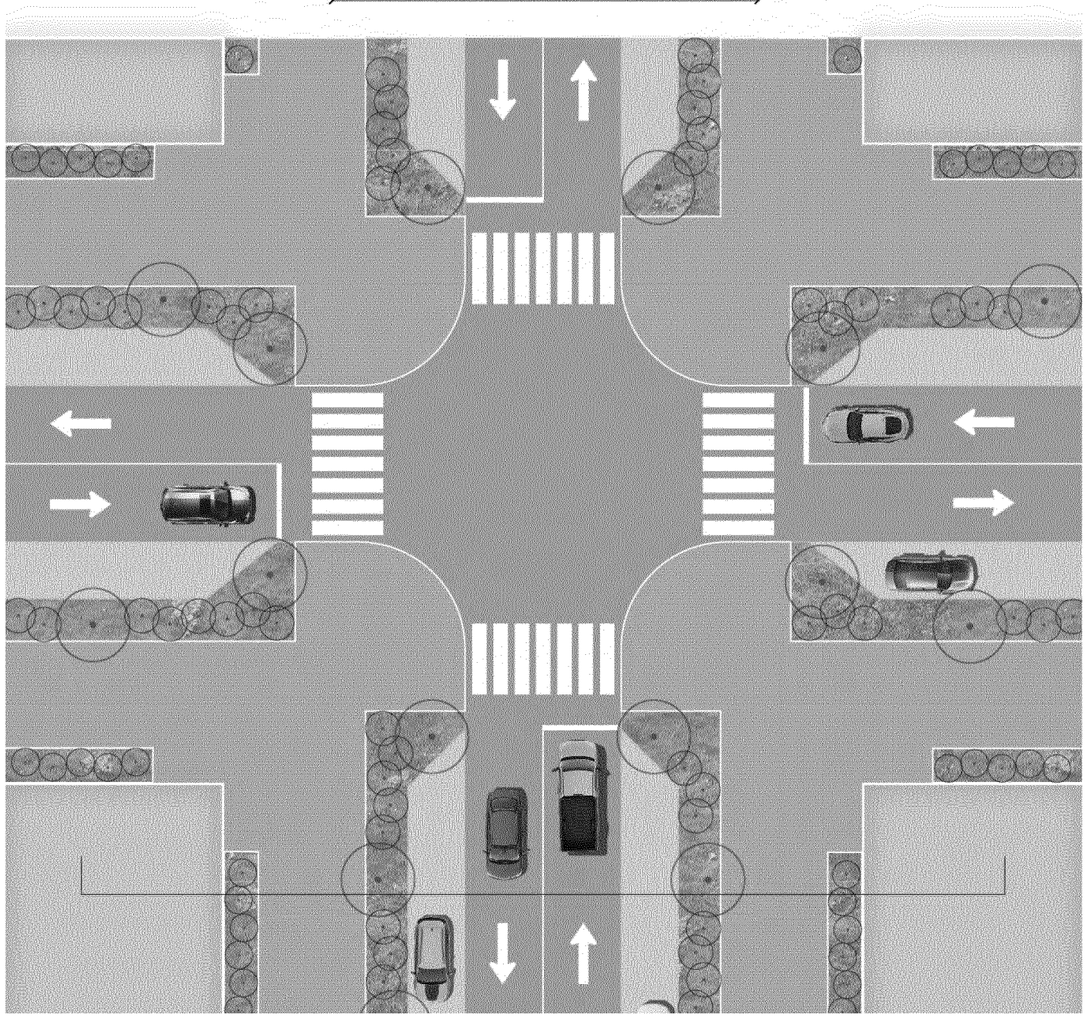
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)



Precedent Streetscape - Market Square, Pinehurst
*Credit: VOP Rentals*

Precedent Streetscape - Mashpee Commons, MA
*Credit: PCA Design, Mashpee Commons, MA*



## Street Section - Typical Residential

The Typical Residential Street Section is a two-way, two-lane street with parallel parking, street trees, and groundcover in SWM planters or tree lawns and a 5' min. clear pedestrian zone.

In non-commercial areas, sidewalk material shall be specified as sand/clay or concrete, as appropriate to context and per Village policy.

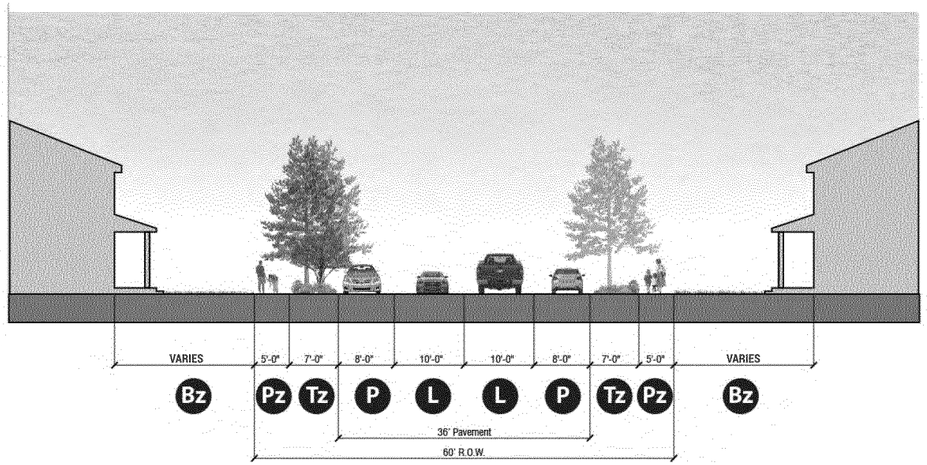
Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for homeowners and visitors.

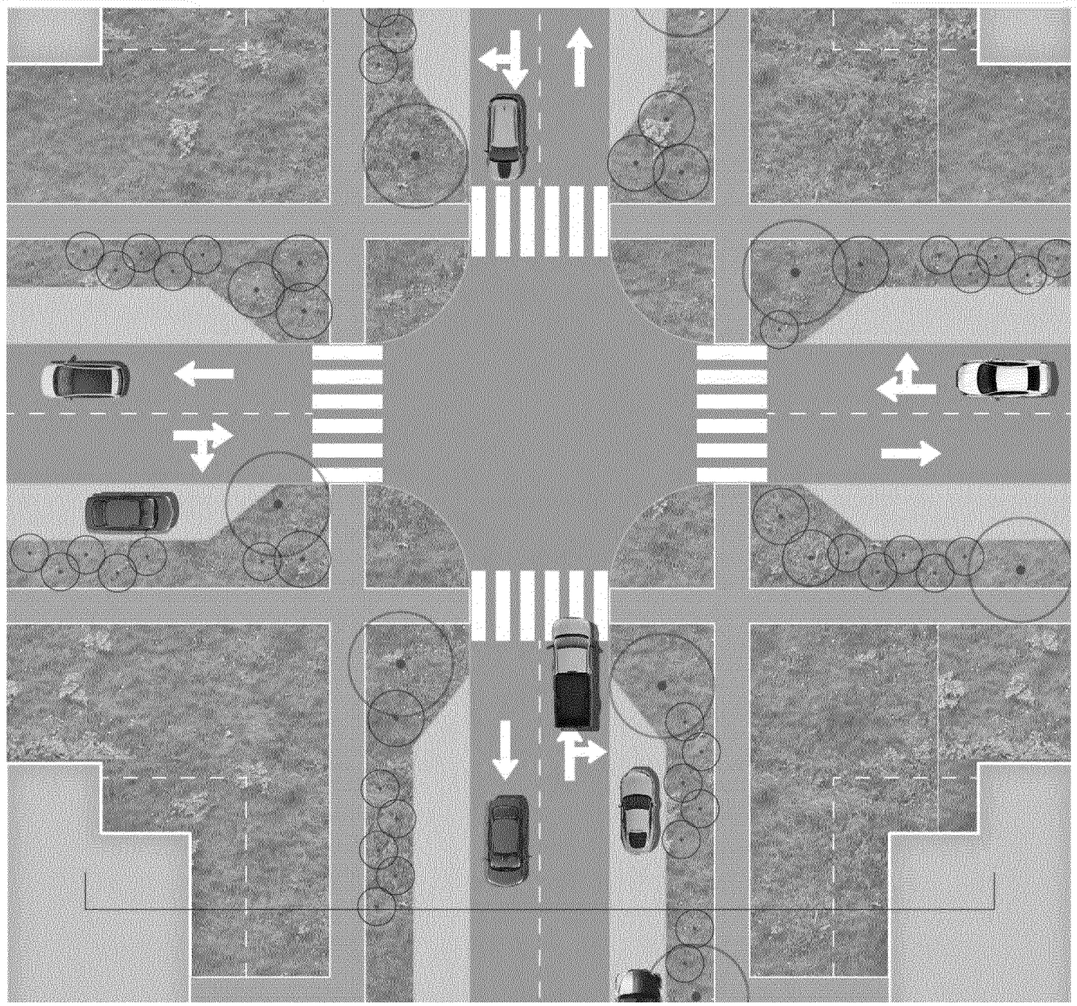
STREET SECTION KEY

- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

Precedent Residential Streetscape
*Source: shortforkfarms.com*

Precedent: Residential Streetscape - Kentlands, MD
*Source: www.longandfoster.com*



## Street Section - NC-5/Blake Boulevard

The proposed Street Section at the intersection of NC-5 and Blake Boulevard envisions improvements for pedestrians, bicycles, golf carts, and vehicles.

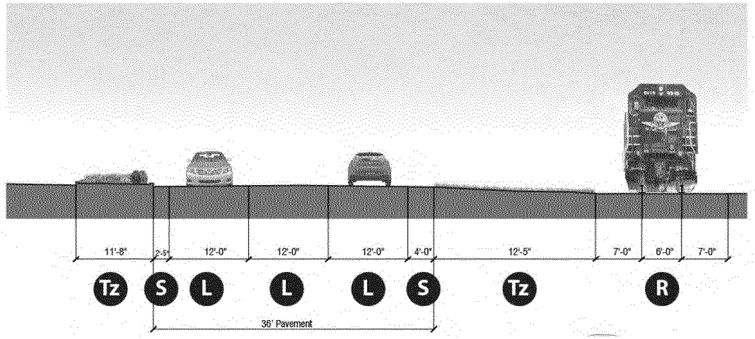
This proposed section coordinates with NCDOT planned improvements to add a sidewalk to the west side of NC-5. While a proposes Shared-Use Path (SUP) runs between the eastern edge of the roadway and ACWR rail line (suggested to be part of the Rails-to-Trail program). Where the path is close to the rail line, a physical barrier will be required. Motorized vehicles, including golf carts, should not be permitted on the path.

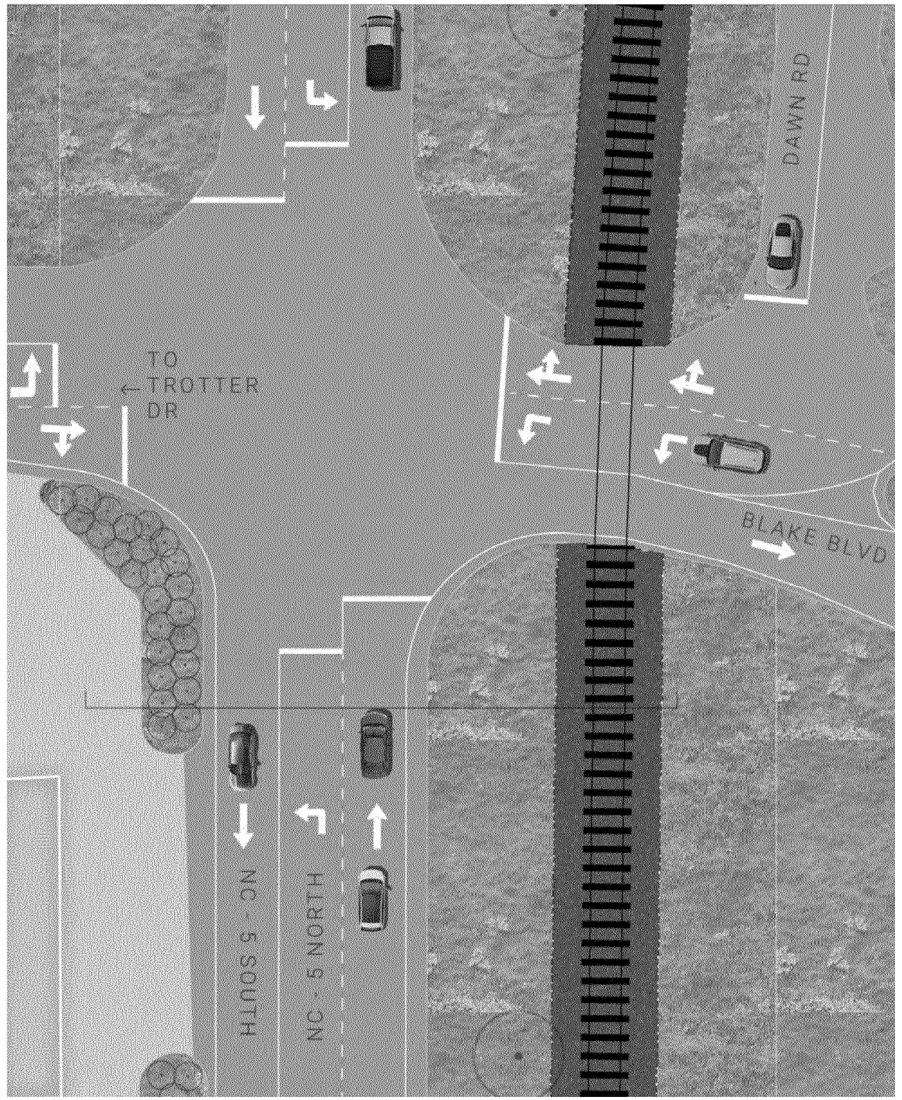
Crosswalks are added at signalized intersections to improve pedestrian, bicycle, and golf cart crossings of NC-5. Buffers shall be provided along NC-5 where constraints allow, to provide a seamless "evergreen" landscape that is typical to Village of Pinehurst streetscapes.

### STREET SECTION KEY

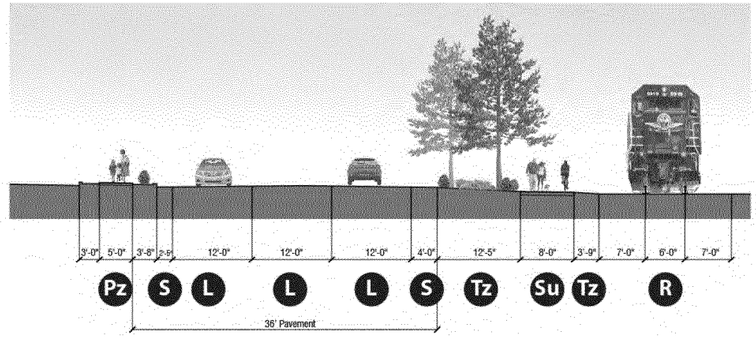
- S — SHOULDER
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- SUP — SHARED-USE PATH (BICYCLES & PEDESTRIANS)
- L — TRAVEL LANES (VEHICULAR)
- R — RAILROAD

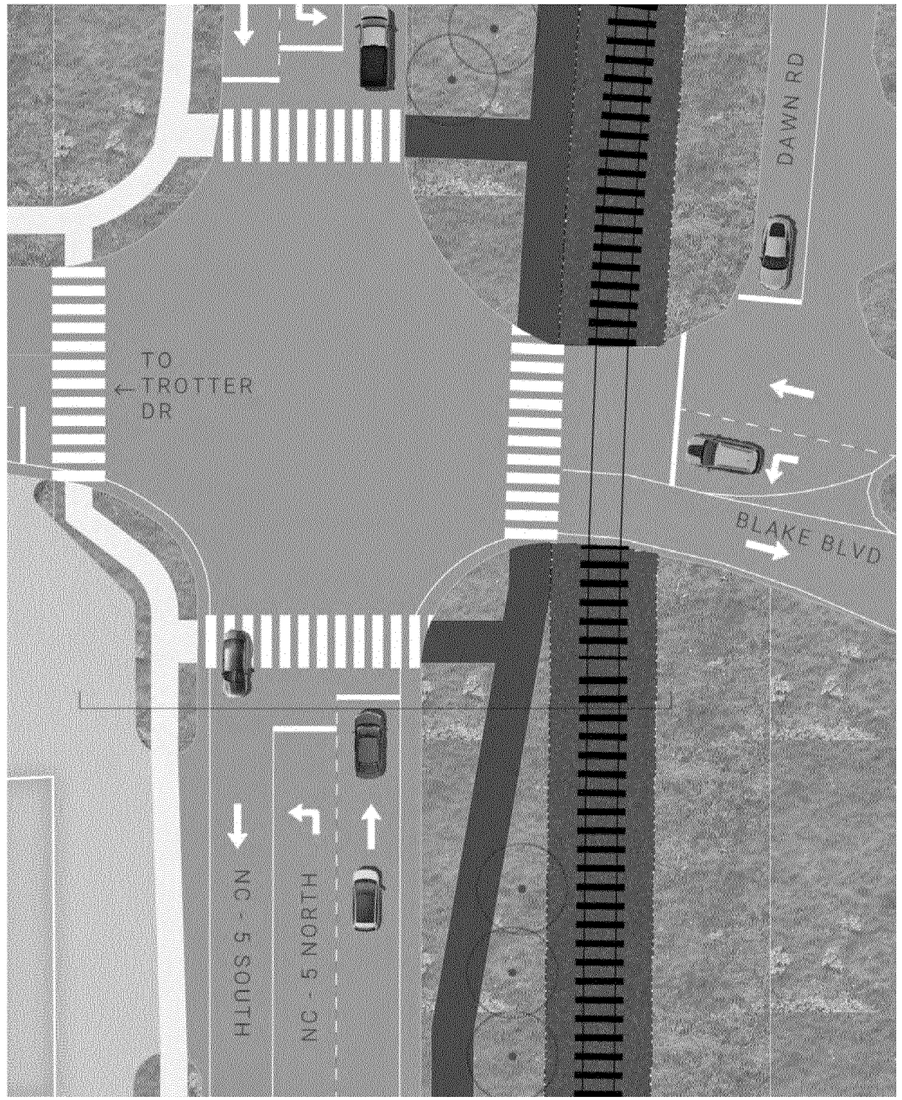
EXISTING




PROPOSED



## Street Section
## Typical Alley - Residential & Commercial

Alleys (or shared-access driveways) provide access to driveways, service areas, and parking lots and are private (not public). The Typical Alley Street Section within Pinehurst South shall have a 16'* paving width, within a 24' right-of-way (R.O.W.) accommodating a two-way, yield movement.

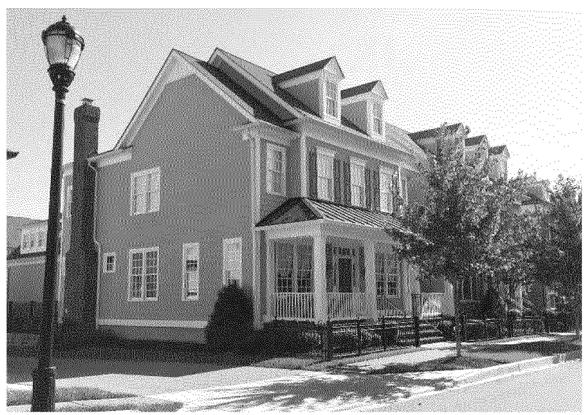
* 20' if required for fire access.
Where an alley intersects a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance, as shown in the photos to the right.

Parking spaces may be accessed directly off an alley, however, the spaces must provide 20' min. of stall length (for head-in, perpendicular spaces) clear of the alley right-of-way. No parked vehicles (except temporarily parked service, delivery, or emergency vehicles) may encroach into the alley right-of-way.

Buildings and landscape shall be placed near the alley entrance to help screen views down alleys from the public realm of streets and open spaces.*

Precedent: Commercial Alley - Pinehurst, NC
*Source: Google*

Precedent: Residential Alley - Maple Lawn, MD
*Source: Design Collective*



Precedent: Residential Alley - Maple Lawn, MD
*Source: Design Collective*

The purpose of the Street Design Material and Element Standards is to ensure and maintain a consistent, high-quality streetscape environment within Pinehurst South.

The Material and Element Standards include criteria for the following streetscape elements:

- Travel Lanes (vehicular)
- Parking (parallel)
- Street Lights
- Street
- Street Furnishings

## Travel Lanes (Vehicular)

Travel lanes within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Specifications Manual* requirements for paving materials and construction details. Where streets are to remain private (rather than dedicated public right-of-ways), alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance. All street travel lanes should be designed to accommodate private vehicles, as well as emergency equipment.

## Parking (Parallel)

Parallel parking within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Specifications Manual* requirements for paving materials and construction details. Where parallel parking occurs along streets that are to remain private (rather than dedicated public right-of-ways) or where deemed feasible by the Planning Department and Village, alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance.

Precedent Image: Residential Street - Maple Lawn, MD
*Credit: Design Collective*

Precedent Image: Parallel Parking - Maple Lawn, MD
*Credit: Google Maps*

Precedent Image - Street Plantings - Village Center, Pinehurst, NC
*Credit: Village of Pinehurst*

## Street Plantings

Street plantings in Pinehurst South should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings (see image below left).

Materials:
Street trees, shrubs, and other plantings within Pinehurst South, whether between the curb and sidewalk, within medians, or other locations within the streetscape, shall be chosen from the Plant Palette. To note, the plant species listed in the palette have been selected from Appendix A - Plant Species Native to the Sandhills in the *Pinehurst Development Ordinance*. Other plant species in addition to this list may be acceptable for use as street plantings provided that they meet criteria for size, tolerance to road maintenance, and other similar conditions. Any alternate street planting species shall be approved by the Planning Department and Village.

Details:
Street trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks shall be rejected.

## Street Lights

Street lights shall be placed to create an even rhythm and consistent, safe light levels along streets. Pedestrian-scaled street lights of approximately 14 feet in height are required along streets with commercial frontage. Higher poles up to 30 feet in height may be required to adequately light wider streets or intersections. Light levels and quality of light should be appropriate for the street type, character, and use. All other lighting within right-of-ways not listed below (such as bollard lights) should be selected to coordinate, in design, detail, and color, with the street lights and approved by the Village.

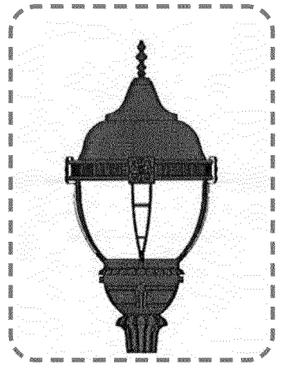
Materials:
For new pedestrian-scaled street lights within Pinehurst South, the fixtures s hall m atch t hose i nstalled near Village Hall and the Community Center (as shown in the lower left photo) and noted below and/or as approved by the Village, excepting those replacement street lights in/or close to the Village Center which should match the historic street lights (shown to the right).

Duke Energy pole, fixture, and globe (or alternative(s) as approved by the Village):
- Pole: PX W17 10 F4 AB3/12 3T3 ANBK
- Fixture: AT20 A 50M MED PCT TB ANPP
- Globe: AT20 A PCT

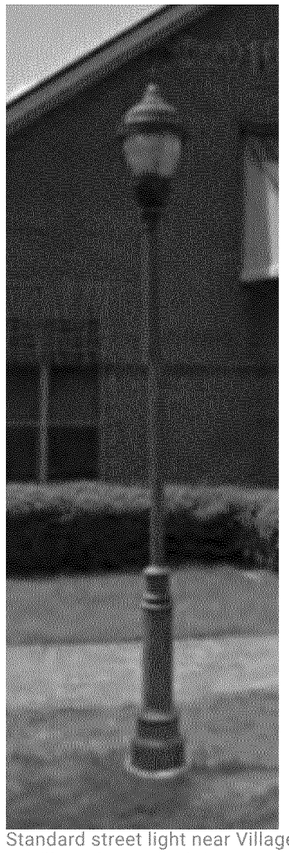
All street lighting is encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light pole locations. Higher wattage fixtures may be used on the 30' pole locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).

Details:
Street light poles shall be finished in a dark green color to provide a uniform streetscape palette throughout the Village.

In order to ensure that adequate light levels are maintained, street lights shall be located first, followed by street trees (with mature height, canopy, and foliage density taken into consideration), and finally street furnishings.



All street lights shall have a solid cap to minimize the impact of artificial light on the night sky.



Standard street light near Village Hall (left); Historic street light in Village Center (right)

*Credit: Google (left); Design Collective (right)*

## Street Furnishings

It is important that all streetscapes within Pinehurst South represent a consistent built environment that is reflective of the intended character of Pinehurst. While site furnishings in open spaces or on private lots are encouraged to be varied and express an individual aesthetic appropriate to the type and location, street furnishings on the other hand shall be consistent throughout Pinehurst South.

Materials: Street furnishings, including benches, waste/recycling receptacles, bike racks, tree grates, and bollards, within the street right-of-way shall be metal (aluminum, steel, or cast iron) and consistent in material, style, and color with the other street furnishings. Benches, may additionally include recycled plastic for the slats (as shown in the standard bench image to the right). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details:
All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color.

Tree grates are appropriate along streets where high pedestrian traffic is anticipated, near plazas, community building entries, restaurants, and other such locations.

Waste and recycling receptacles should be coupled together and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Selections shall be (as) approved by the Village.

Benches within the street right-of-way shall be the standard Pinehurst Bench, as approved by the Village, with cast aluminum supports and cedar color recycled plastic slats.

Bike racks shall be installed along streets near open spaces and retail areas to promote bicycling as a means of travel. Locations of bike racks are contingent on site conditions. In all cases, bike racks should be located without interfering with pedestrian movement and building entry. Bike racks shall be permanently installed. Bike racks should enable both the front wheel and frame to be locked securely and the bicycle to remain upright.

Precedent: Tree Grate and Waste/Recycling Receptacle

*Credit (right): Victor Stanley (Ironsites)*

All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color

Pinehurst Standard Bench: Victorian 60"Bench with cast aluminum supports and cedar color recycled plastic slats

*Credit: Kings River Castings*

Precedent: Bike Rack

*Credit: Cycle Safe*

# 4.0 LANDSCAPE DESIGN

4.1 OVERVIEW
4.2 OPEN SPACE TYPES
4.3 MATERIAL & ELEMENT STANDARDS

## 4.1 Overview

Landscape is an integral component of the overall character of Pinehurst and, in the redevelopment of Pinehurst South, will include landscape in open spaces as well as landscape on individual lots/ parcels. (For landscape within street right-of-ways, see the Plant Palette and the Street Design criteria.)

Open spaces within Pinehurst South serve multiple purposes for the design, organization, and livability of the neighborhood. Active open spaces should be provided throughout the area, in the form of small plazas, attached greens, and a large Central Green. Pedestrian connections shall be provided throughout the plan area to provide pleasant and safe movement. .

The new open spaces in Pinehurst South should be designed as a system of places that link to one another. Variations in open space type, size, use, and design should occur throughout Pinehurst South and appropriate to the surrounding uses to allow for a variety of both passive and active recreation.

The *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements shall be used for all minimum dimensional and plant size standards for buffers, screens, and parking lots. However, the design intent shall follow the FBC, and, where a conflict between the FBC and PDO occurs, the FBC criteria shall supercede.

The Village of Pinehurst's *Village Planting Guide* offers additional insight and historical research into Warren Manning's original design approach and plant palette. However, as noted in the *Guide*, "...of the of the ninety-six plant species that Manning originally ordered, collected, or propagated for Pinehurst, only 25% were native to North Carolina." Therefore, the criteria within this Form-Based Code (FBC) purposely deviate from the original plant palette, instead advocating for native and adaptive plant selections only to meet sustainability goals.

### Purpose

The primary purpose of the Landscape Design criteria for Pinehurst South is to guide the design and character of open spaces as well as the landscape plantings within lots. Further, the Landscape Palette within this section, on pages 44-45, shall be used for open spaces, lot landscape, and street Tree Zone plantings.

### Components

The Landscape Design Criteria include:

- General Provisions for Open Space which provide criteria for all of the Open Space types within Pinehurst South;
- General Provisions for Lots which provide criteria for all Lot types within Pinehurst South;
- The Open Space + Pedestrian Network plan diagram that shows the proposed locations for open spaces, trails, and sidewalks within Pinehurst South;
- Open Space Types that provide definitions and design criteria as well as illustrative examples specific to each type; and
- Material and Element Standards that include criteria for the following components of Open Spaces: hardscape, landscape, site furnishings, and lighting as well as a
- Plant Palette for landscape within open spaces, lots, and streetscapes.

Throughout the Form-Based Code, the use of the word “shall” identifies mandated criteria. “Must,” “required,” and “mandated” are additional words with the same meaning. The use of the word “encouraged,” “should,” or “recommended” identify criteria which are desired. In some instances, words such as “discouraged,” “avoid,” and “not permitted” identify practices, materials, or systems which are not allowed within Pinehurst South.

### General Provisions for Open Space

1. A minimum of 8%* of the net developable acreage of any lot (excepting infill single-family residential lots), whether public or private, shall be provided as Open Space.
2. Active open spaces should be open and visible, designed to invite people of various ages and mobility.
3. Sustainability should be a primary criteria in the design and maintenance of all open spaces.
4. Open spaces should be designed with consideration for adjacent building heights and sun angles during different seasons of the year; plant species should be selected based on site-specific sun exposure.
5. Open spaces should be designed for their intended function (i.e., the Central Green shall be designed for gatherings on event days as well as passive use on other days; plazas shall be located and designed for high pedestrian use; etc.).
6. Seating should be placed where sitters can watch passersby and/or activities within the open space, appropriate to the use level, and at intervals along trails, paths, and sidewalks to allow for walk breaks.
7. Seating walls, if proposed, should be approximately 16-18 inches in height off grade.
8. Paving materials and installation methods should take accessibility needs into consideration.
9. Views from open spaces should be framed, where appropriate, to visually link to other areas of the community.
10. Open spaces shall be maintained by the property owner.

See the following pages for criteria specific to each type of open space.

### General Provisions for Lots

1. As noted in Section 2.0 Site Design 2.3 Corner Lot and Frontage Elevation Standards: Landscaping shall be required on all Lots, along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) comes up to the building facade. For all Mixed-Use/Commercial Lots as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. (See Section 2.0 Site Design for more information on frontage elevations.)
2. As indicated in the *Historic District Standards and Guidelines,* fences over 3.5’ in height shall be screened with native landscaping on sides visible from the street.

See the Material and Element Standards and the Plant Palette on for additional criteria.

## PROPOSED OPEN SPACE + PEDESTRIAN NETWORK

The existing Pinehurst South plan area contains no dedicated public open space or trails within its boundary. The Pinehurst Harness Track lies just to the north.

All new development should add to the network, creating publicly-accessible greens, plazas, and trail connections to serve the surrounding office and residential uses.

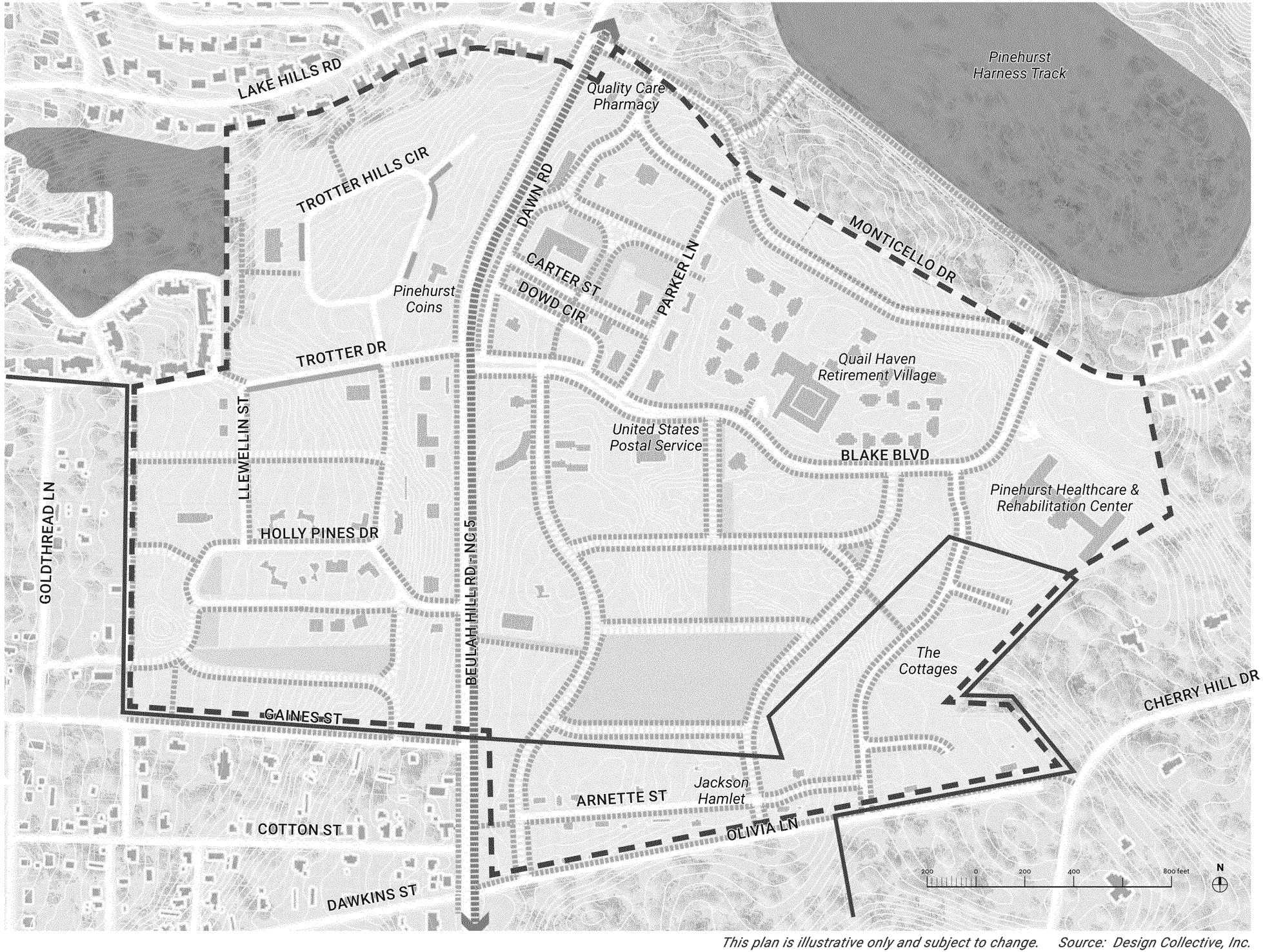
A Market Plaza is shown in the core area between Monticello Drive and Blake Blvd. and a new, large Central Green is shown to the south, east of NC-5.

A new Shared-Use Path (SUP) and sidewalk are shown along NC-5.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS*
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED SHARED-USE PATH

**Proposed sidewalks shall be brick in commercial areas*




*This plan is illustrative only and subject to change.* *Source: Design Collective, Inc.*

## 4.2 Open Space Types

Within Pinehurst South, open space shall be incorporated to enhance the character of the area, adding and connecting to the existing parks to form a network of spaces. This network will create a hierarchy of spaces that, along with the street network, completes the structure of Pinehurst South and enhances the aesthetics and the walkability.

It is important that the type of open space be appropriate to its location, adjacent uses, sized correctly, and designed with the appropriate ratio of hardscape to landscape and amenities.

The open space types within Pinehurst South may include:

» Central Green
» Plazas
» Attached Greens
» Pedestrian Passages
» Natural / Buffer Areas

### CENTRAL GREEN

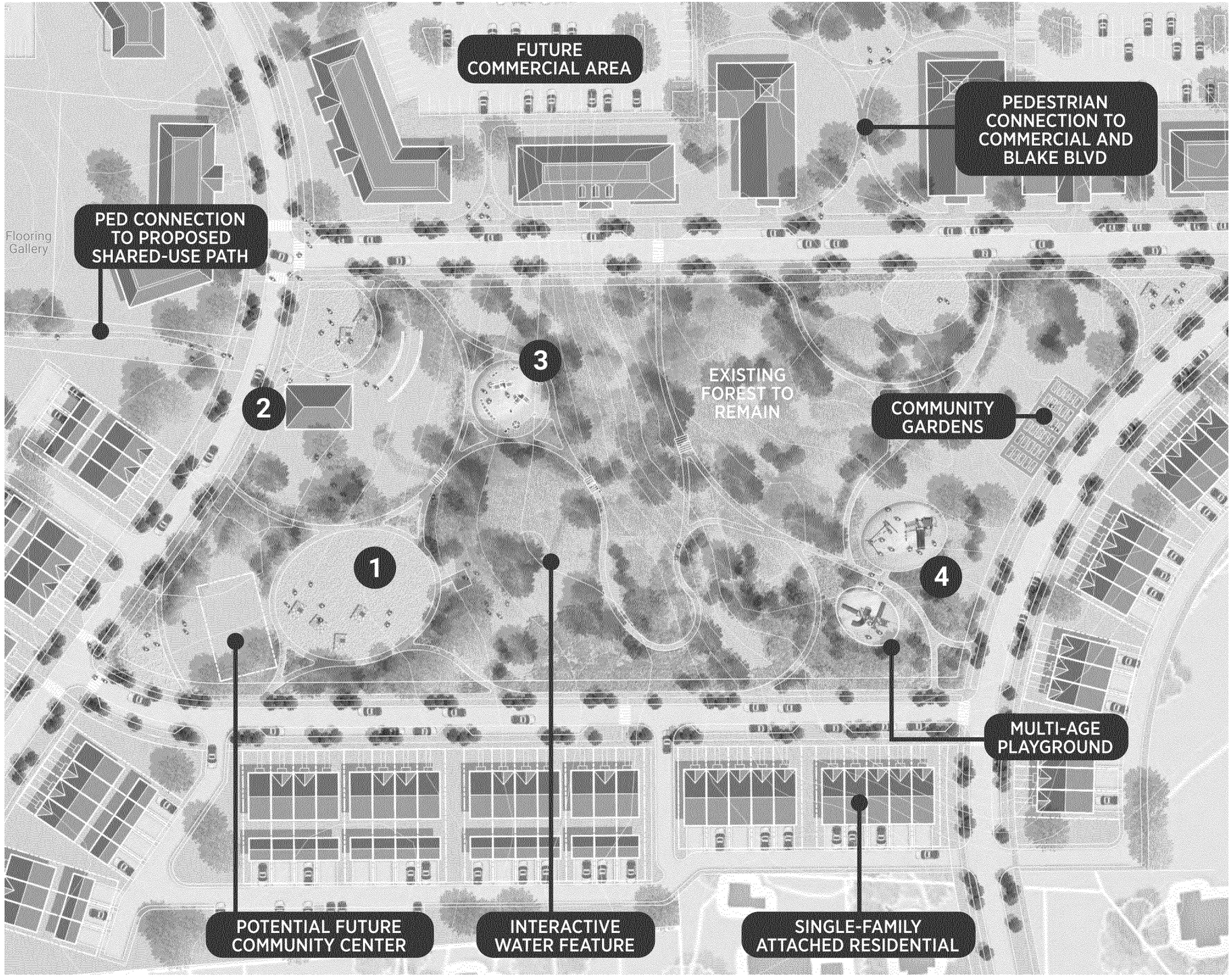
In Pinehurst South, new mixed-use development surrounds a large Central Green that helps to preserve some of the existing topography and trees. This new open space serves both office tenants as well as neighborhood residents.

An illustrative, conceptual plan of the Central Green is shown on the facing page. Here, the new Central Green is shown with a pavilion, an interactive, meandering water feature fed by stormwater, community gardens, paths through a wooded area, disc golf, an exercise park, and a multi-age playground area. If desired, a community building could be built in the future in the lower southwest corner, where the historic Chalfonte Hotel used to stand.

The final design and even the location may change, however, the design intent of the space shall be carried forward and the design criteria within the FBC shall be followed.

Size: 1-3 acres in size

Character: The design shall consist primarily of lawn areas, trees, and planted landscapes, informally disposed. The amount of hardscape shall be minimized, so that hardscape areas do not appear unoccupied and uninviting when events are not occurring. The Central Green shall minimally contain the following amenities: a large open-air pavilion; a small pavilion/shade structure; a playground, benches; and a lawn area designed, sized, and arranged to host a variety of events such as small community gatherings, performances, and pick-up games. Swathes of informal, naturalistic plantings and tree save areas shall frame lawn areas and buffer them from adjacent streets and uses, however should not obscure views in from the streets and sidewalks.

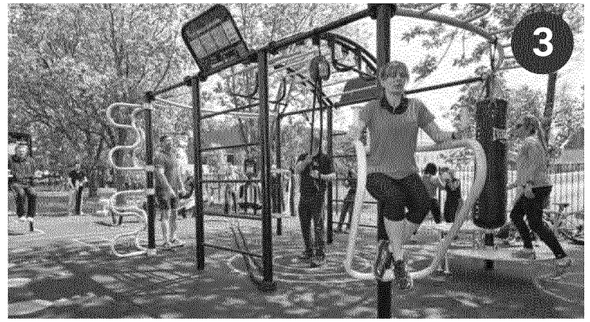



*This plan is illustrative only and subject to change.* *Source: Design Collective, Inc.*

*The images to the right are for precedent reference only.*

Lawn with grouped plantings and curvilinear brick walkways
*Credit: Friends of City Square Park*

Open-air Picnic Pavilion
*Credit: Design Collective*




Precedent - Intergenerational Fitness Park
*Credit: Phil Bourne/Goric*

Precedent - Playground
*Source: Greenworks SPC*

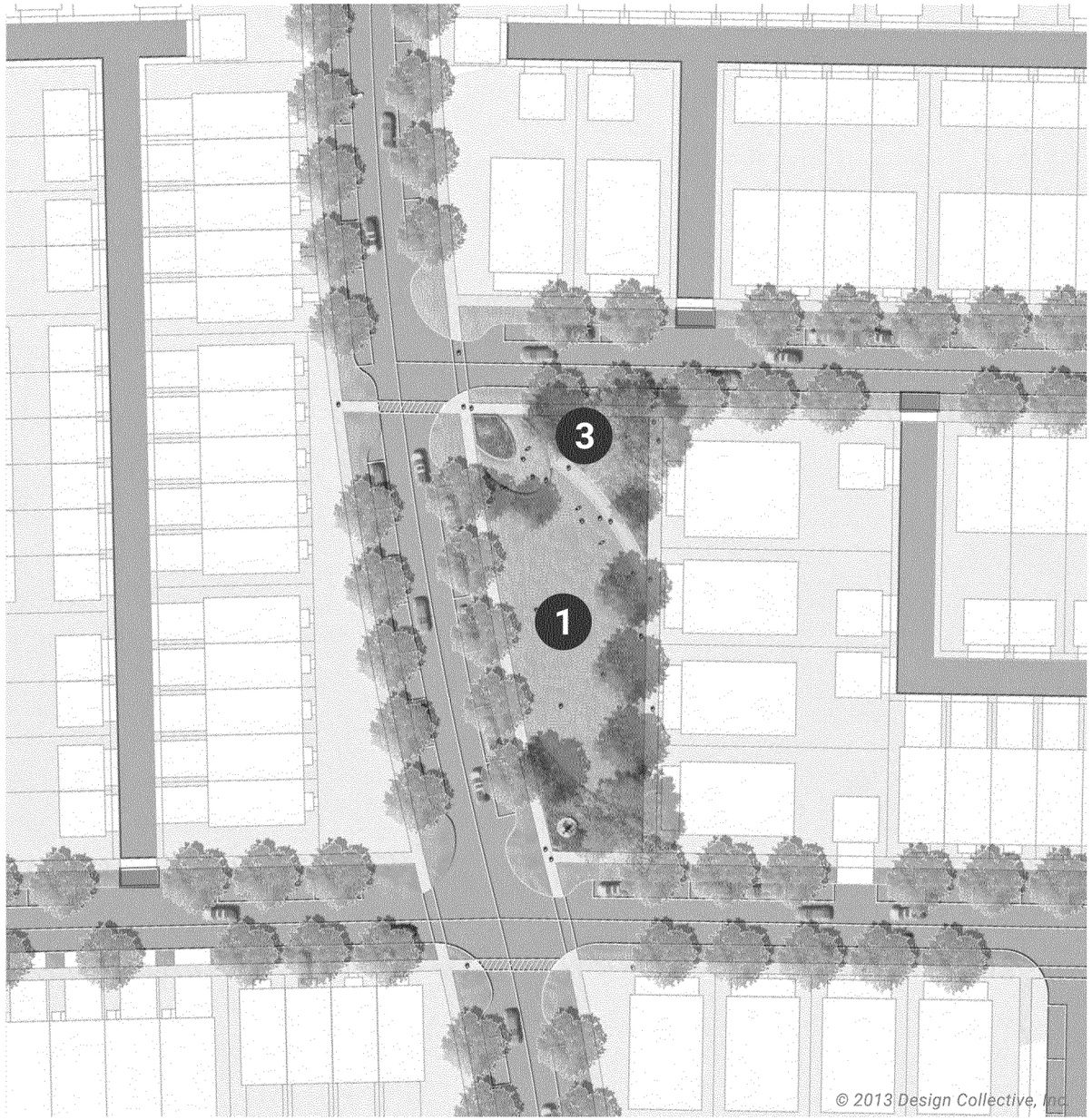
## ATTACHED GREEN

Attached Greens range in size, but are generally smaller than a Central Green. Beyond size, they are distinguished by the fact that lots directly adjoin the open space on one or more sides. As with a Central Green, Attached Greens typically consist of more planted landscape areas than paved hardscape areas, but may include paths or sidewalks for pedestrian crossings and other small areas of hardscape. Attached Greens may occur throughout Pinehurst South, distributed among the neighborhood. Generally, but not always, these greens are located at the ends of blocks. Each should have a unique character or feature to help create an identity for the surrounding area.

Size: Typically at least 2,400 square feet but not more than 2 acres in size.

Character: The design consists primarily of trees and lawn areas, informally disposed, and should not include excessive amounts of hardscape that will generally appear unoccupied and uninviting when not in use. Minimally, Attached Greens shall include a pathway, landscaping, and benches. Attached Greens are available for unstructured recreation and passive reflection. By definition, these greens shall be attached, with lots directly adjoining the open space, on one or more sides.

The two Attached Greens depicted to the right on this and the following page are typical examples. They are representative of two different sizes of attached greens and show illustrative, conceptual plans only as precedents. Final proposed designs for Pinehurst South will vary, however, the design intent of this type of open space shall be carried forward and the design criteria within the FBC shall be followed.




Typical Attached Neighborhood Green - Greenleigh, MD - Midtown

*This plan is illustrative only. Source: Design Collective, Inc.*

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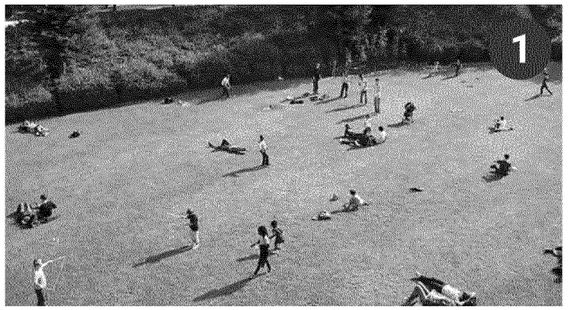
Typical Attached Neighborhood Green - Greenleigh, MD - Eastside
*This plan is illustrative only. Source: Design Collective, Inc.*

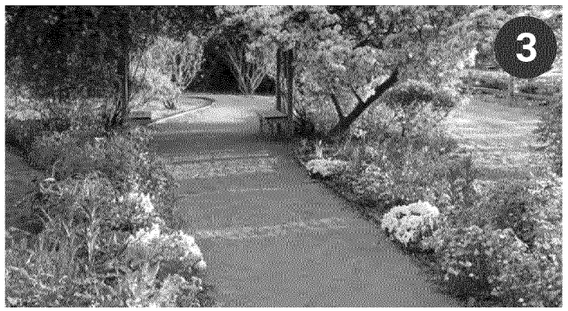
*The images to the right are for precedent reference only.*

Precedent: Attached Green - Maple Lawn, MD
*Credit: Design Collective*




Precedent: Informal lawn and gathering space
*Credit: Flickr / Magda Wojtyra*

Precedent: Picnic Pavilion - Maple Lawn, MD
*Credit: Design Collective*




Precedent: Natural plantings with brick paths
*Credit: Grass Roots Gardening*

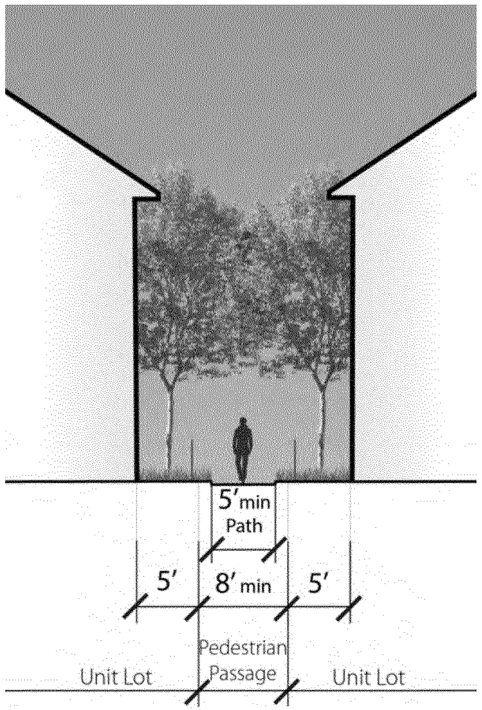
Precedent: Micro-bioretention - Baltimore, MD
*Source: Design Collective*

## PEDESTRIAN PASSAGES

Pedestrian Passages are linear open spaces that typically make a pedestrian connection along a tree-lined or planted walk from one street to another or to an open space. Pedestrian Passages may be either formal or informal in their design, reflecting the character of the surrounding architecture.

Size: A minimum of 8' wide with a minimum 5' wide brick, concrete, gravel, or sand/clay path.

Character: A hardscape pathway within a planted landscape area that may contain trees or other plantings to either side of the pathway.




Pedestrian Passage Typical Section
*Credit: Design Collective*

Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
*Credit: Design Collective*

Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
*Credit: Design Collective*

Precedent: Mid-block Pedestrian Passage - Norfolk, VA
*Credit: Design Collective*

## NATURAL AREAS

Natural Areas are vegetated, typically peripheral open spaces set aside for environmentally-sensitive features such as wetlands or streams, or to provide additional environmental or recreational benefit. Natural Areas typically consist of mostly landscape but may include trails, associated amenities, and stormwater management.

Size: Varies in size based on location and environmental features.

Character: A natural landscape that acts as a vegetated buffer protecting natural habitats and environmental features. Any added plantings shall be informal in arrangement; grasses and perennials should be planted in swaths to emulate naturally-occurring meadows. Trails within the Natural Areas may be paved or unpaved, may include boardwalk or bridge segments, and should accommodate a variety of users including bicyclists, walkers, skaters, and joggers.

See also the *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements for minimum dimensional and plant size standards for buffers, screens, and parking lots.

*The images to the left and right are for precedent reference only.*

Precedent: Trail and bridge in Natural Area
*Source: unknown*

Precedent: Sidewalk along Natural Area - Celebration, FL
*Credit: Design Collective*

Precedent: Layered Buffer Planting along Natural Area
*Source: fine-furnished.com*

## PLAZA

Plazas are open spaces at the intersection of important streets, between buildings along a street or sidewalk, and/or at the front or around important commercial and/or civic buildings. Plazas are set aside for public use and intense pedestrian activity.

Typically, plazas are circumscribed on all sides by building frontages and/or streets. Plazas may contain large areas of durable pavement as well as furniture, public art, fountains, and trees, all formally arranged. Plazas are generally located at the core of a community and/or commercial district and intended for small, passive moments of rest and/or large gatherings and events. Provisions within large plazas for lighting, sound, and similar infrastructure needs should be considered.

Size: 1/8–1 acre

Character: Mostly hardscape; activated by both planned and spontaneous activities; attached minimally on one side.

Precedent:  Small Plaza with center lawn - Lyndhurst, OH
*Credit: Legacy Village*

Precedent: Payne Stewart sculpture - Pinehurst, NC
*Source: www.linksmagazine.com*

Precedent:  Plaza with seating and trees for shade - Reston, VA
*Source: Design Collective*

## 4.3 Material and Element Standards

The purpose of the Landscape Material and Element Standards is to ensure and maintain a consistent, high-quality built environment within Pinehurst South.

Throughout Pinehurst South, various tree and plant types shall be employed to denote the different zones and uses of landscape areas. For example, shade trees shall be used to shelter seating areas, long swathes of perennials or grasses may edge movement zones, and grass lawn areas may occur in quiet, informal gathering areas. The hierarchy and character of each open space is encouraged to be expressed through the creative use of different plant materials. Landscape plantings on lots should compliment the architecture and use, but also the overall character of the Village.

In addition to Landscape plantings, hardscape and site furnishings are an important component of open space design that helps express the individual character of the Central Green, Attached Green, Plaza, or Pedestrian Passage. Unlike streetscapes where uniformity of the furnishings and fixtures is desired and appropriate, open spaces should aim to be uniquely memorable.

The Material and Element Standards include criteria for the following components of open spaces:

» Landscape
» Hardscape
» Site Furnishings

Owner / Developers shall submit landscape plans prepared by an appropriately-licensed professional certifying that the landscape plans meet the design intent and criteria specified in this Form-Based Code, including plant species selection or comparable alternatives.

### TALL TREES (>30' AT MATURITY):

**Tree Crown:** Density of tree crowns should be considered when choosing tree species and used appropriately. Crown density and spacing of trees can negatively affect street lighting, cleanliness, shade density, sight lines to buildings, and safety, when used inappropriately. Trees should reflect the intended use of the space and balance between ecological function and aesthetic value. Trees in open spaces should consider the desire for adequate filtered sunlight reaching the ground plane and understory plantings. A variety of species is generally desired to contrast with the uniformity of the street trees.

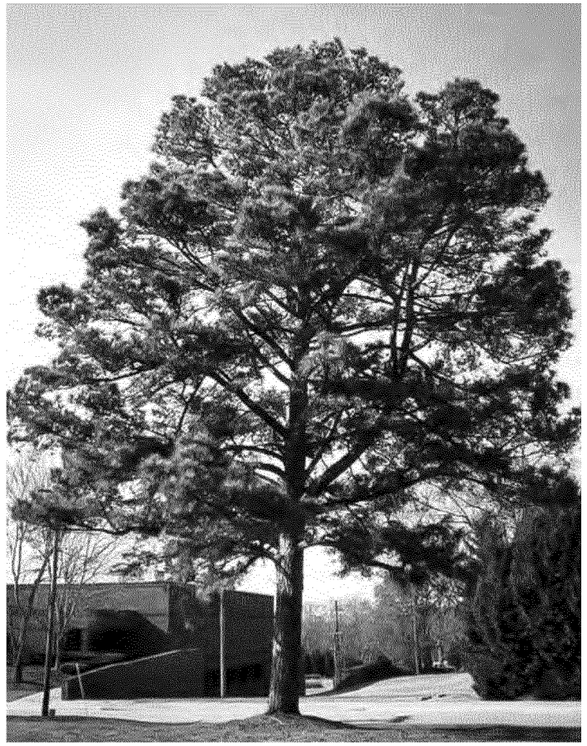
**Soil Compaction:** Preventing soil compaction should be considered in tree species selection and placement. Avoidance of excessive movement over tree root zones and the use of root protection materials (such as Silva Cells or other approved systems) should be considered, to allow stormwater infiltration and promote tree longevity.

**Color and Texture:** Color variation and textural qualities should be noted and considered when selecting certain shade trees. A variety of seasonal color and/or differentiation among open spaces should be considered.

**Selection & Pruning:** Certain species have been cultivated to be thornless, fruitless, disease and insect resistant, and are preferred in high-use and stressed environments. Trees known for excessive plant litter and weak limbs should be avoided in high-use pedestrian and vehicular areas, in order to prevent injury and utility damage. In these high-use areas, shade tree limbs should be pruned to approximately 8 feet above grade, to not impair circulation routes for pedestrians, bicyclists, and maintenance vehicles.

**Zone Hardiness:** Appropriate hardiness of tree species should reflect the climate zone of the intended planting area. Although the site's climate zone may be consistent, microclimates within the site may exist and will inform specific plant selection based on sun exposure, slope, and soil condition.

**Growth Habit:** Trees known for root upheaval, water sprouts, or knees should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented).



Precedent Image - Tall Tree
*Credit: The Tree Center*

The scale of the trees' eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

**Invasive trees:** should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

**Biodiversity:** A variety of trees should be used to promote local biodiversity and healthy resiliency against insects and diseases. The same tree genus should not be used for more than approximately ten percent of the entire planting design.

Additionally, see the Plant Palette.

## SMALL TREES (10'-30' AT MATURITY:

**Tree Crown:** The crown and density of specimen/ ornamental trees will vary greatly. Selection and placement/spacing of trees should support the desired design aesthetic, whether in small clumps for accent, in rows to reinforce linear references, or in random/organic patterns to strengthen a natural aesthetic. Specimen trees may be used to denote a place of significance, frame views, accentuate a façade or sculptural piece, or add visual and seasonal variation to a planting area. Specimen/ornamental trees should not be overused. The scale of specimen/ornamental trees; eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

**Soil Compaction:** Same as noted for Tall Trees.

**Color and Texture:** "Specimen/ornamental tree" refers to any tree specially noted for its high visual quality of bloom color, foliage color, texture, visibility, or placement in the landscape. Typically, specimen/ornamental trees are lower growing trees, single or multi-stemmed, which can be planted in massings, small clusters, individually, or in large planters. Specimen/ornamental trees are noted for flowers, color, and/or texture. Avoid overuse of specimen/ornamental trees that bloom at the same time of year and consider a staggering of species and bloom times that last for different durations and begin and end at different times.

**Zone Hardiness:** Same as noted for Tall Trees.

**Growth Habit:** Invasive trees should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list). Trees known for root upheaval, water sprouts, or knees, should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented). Those with fragrant flowers may attract stinging insects and should be located an appropriate distance out of reach from pedestrians. Maintenance costs and considerations should be weighed when choosing ornamental tree species that require constant attention.

**Biodiversity:** Same as noted for Shade Trees.

Precedent Image - Small Tree
*Credit: Smart Seeds Emporium*

Precedent Image - Large Shrub
*Source: fastgrowingtrees.com*

## SHRUBS:

**Design Objective:** Planting areas, massings, and large planters are typically the best locations for shrubs. They may be used to control circulation by guiding the movement of pedestrians and cyclists. Shrubs may be used for screening against views, wind, sun, and similar. Shrubs should grow to (or be maintained at) a height that will not obstruct views, block visibility, or create unsafe areas. Shrubs should be spaced for eventual growth and expansion, depending on size of the plant upon installation. Evergreen and deciduous shrubs should be used to create a year-round range of colors, textures, and interest in the landscape. Shrubs used in masses or as hedges should be of the same genus and species and not intermixed. However, intentionally naturalized areas or designs that intend to mimic a more organic or natural environment may be mixed.

**Color and Texture:** A variety of evergreen and deciduous shrubs are recommended. Leaf color, texture, and flowers, as well as growth habit, should be varied and selected to support a particular design aesthetic. A shrub's fragrance, whether pleasant or odious, should be considered; unpleasant fragrant shrubs should be avoided.

**Zone Hardiness**: Same as noted for Tall Trees.

**Growth Habit:** Shrubs with poisonous berries or shrubs that attract stinging insects should be located an appropriate distance out of reach from pedestrians and especially children. Importantly, shrub plantings around circulation routes shall avoid thorns, bright berries, and insect-attracting flowers. Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

**Biodiversity:** Same as noted for Tall Trees. Native and drought tolerant shrubs are desired.

## PERENNIALS, FERNS, GRASSES, AND GROUNDCOVERS:

In this section, "grasses" refers to a blend of native and ornamental grasses other than sod. Perennials, ferns, grasses, and groundcovers may be planted in massings, clusters, grids, or borders, but should not be planted alone unless in planters or pots.
A blend of non-invasive, native and exotic grasses should be used to exhibit regional character while adding interest and variety. Grasses that grow above 48" should be avoided for security and wildlife issues.

Precedent Image - Low Shrub
*Source: www.provenwinners.com*

Precedent Image - Fern
*Credit: Wikimedia/Krzysztof Ziarnek, Kenraiz*

Growth Habit: Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

## PLANT PALETTE

The Plant Palette provides a list of approved trees and plants for Pinehurst South and is derived, but pared down, from the Plant Species Native to the Sandhills in Appendix G of the *Pinehurst Development Ordinance* (PDO). The Plant Palette shall be used for landscape within open spaces, lots, and streetscapes.

The plant palette chart is divided into the following eight (8) categories:

- Tall Trees (>30' at maturity)
- Small Trees (10'-30' at maturity)
- Large Shrubs (6'-12' at maturity)
- Medium Shrubs (4'-6' at maturity)
- Low Shrubs (<6' at maturity)
- Ferns
- Grasses
- Perennials

Each category provides the plant's Latin name, common name, height, and any specific notes.

Alternative plant species may be used, with approval from the Village.

| Latin Name | Common Name | Native/ Adaptive | Notes |
|---|---|---|---|
| **Tall Trees (> 30')** | | | |
| *Acer floridanum* | Southern Sugar Maple | native | beautiful bark |
| *Acer rubrum* | Red Maple | native | great Fall color |
| *Betula nigra* | River Birch | native | beautiful bark |
| *Chamaecyparis thyoides* | Atlantic White Cedar | native | evergreen |
| *Fagus grandifolia* | American Beech* | native | silver bark |
| *Ilex opaca* | American Holly* | native | evergreen |
| *Ilex opaca* | American holly | native | evergreen |
| *Juniperus virginiana* | Eastern Redcedar* | native | evergreen |
| *Juniperus virginiana* | Red cedar | native | evergreen |
| *Magnolia grandiflora* | Southern Magnolia | native | evergreen |
| *Magnolia grandiflora* | Southern Magnolia | adaptive | evergreen |
| *Magnolia virginiana* | Sweetbay | native | |
| *Nyssa sylvatica* | Blackgum | native | good fall color |
| *Pinus echinata* | Shortleaf Pine | native | evergreen |
| *Pinus palustris* | Longleaf Pine | native | evergreen |
| *Pinus serotina* | Pond Pine | native | evergreen |
| *Pinus taeda* | Loblolly Pine | native | evergreen |
| *Platanus occidentalis* | Sycamore | native | |
| *Quercus coccinea* | Scarlet Oak | native | |
| *Quercus falcate* | Southern Red Oak | native | |
| *Quercus pagoda* | Cherrybark Oak | native | |
| *Quercus phellos* | Willow Oak | native | |
| *Quercus rubra* | Red Oak | native | |
| *Quercus stellata* | Post Oak | native | |
| *Tilia Americana* | Basswood | native | good for pollinators |
| *Ulmus Americana* | American Elm | native | use disease resistant cultivars |
| **Small Trees (10-30 ft)** | | | |
| *Alnus serrulata* | Alder | native | good for wet soils |
| *Amelanchier arborea* | Serviceberry | native | flowering |
| *Amelanchier canadensis* | Juneberry | native | flowering |
| *Carpinus caroliniana* | American hornbeam | native | |
| *Cercis canadensis* | Eastern redbud | native | flowering |
| *Chionanthus virginicus* | Fringe Tree | native | flowering |
| *Cornus alternifolia* | Pagoda dogwood | adaptive | flowering |
| *Cornus florida* | Flowering Dogwood | native | flowering ; use disease resistant |
| *Crataegus spp.* | Hawthorn | native | flowering |
| *Halesia carolina* | Carolina Silverbell | native | flowering |
| *Hamamelis virginiana* | Witch-hazel | native | flowering in Jan/February |
| *Magnolia virginiana 'Moon Glow'* | Moon Glow Sweetbay | native | evergreen |
| *Magnolia x soulangiana* | Magnolia | adaptive | flowering |
| *Ostrya virginiana* | Hophornbeam | native | |
| *Oxydendrum arboreum* | Sourwood | native | |

| Latin Name | Common Name | Native/ Adaptive | Notes |
|---|---|---|---|
| **Large Shrubs (6-12 ft)** | | | |
| *Aesculus pavia* | Red Buckeye* | native | |
| *Buxus semp. 'Dee Runk'* | Fastigate American Boxwood | adaptive | evergreen |
| *Cornus amomum* | Silky Dogwood | native | |
| *Ilex 'Conaf'* | Oakleaf Holly | adaptive | evergreen |
| *Ilex deciduas* | Possumhaw | native | good winter berries |
| *Ilex verticillata* | Winterberry | native | good winter berries |
| *Myrica cerifera* | Wax Myrtle | native | evergreen |
| *Rhododendron arborescens* | Sweet azalea | native | |
| *Rhododendron calendulaceum* | Flame azalea | native | |
| *Rhododendron catawbiense* | Mountain rosebay | native | evergreen |
| *Rhus copallina* | Winged Sumac | native | |
| *Rhus glabra* | Smooth Sumac | native | |
| *Viburnum rufidulum* | Rusty Blackhaw | native | keep off sidewalks due to fruit |
| *Viburnum x rhytidophylloides 'Allegheny'* | Leatherleaf Viburnum | adaptive | evergreen |
| **Medium Shrubs (4-6 ft)** | | | |
| *Camellia japonica* | Camellia | adaptive | evergreen |
| *Kalmia latifolia* | Mountain laurel | native | evergreen |
| *Rhododendron carolinianum* | Carolina Rhododendron | native | evergreen |
| *Rhododendron periclymenoides* | Wild or Pinxter azalea | native | |
| *Rhododendron vaseyi* | Pinkshell azalea | native | evergreen |
| *Viburnum x rhytidophylloides 'Cree'* | Dwarf Leatherleaf Viburnum | adaptive | evergreen |
| **Low Shrubs (Under 4')** | | | |
| *Abelia x grandiflora* | Glossy Abelia | adaptive | |
| *Buxus mic.'Winter Gem'* | Korean Boxwood | adaptive | evergreen |
| *Buxus mic.'Wintergreen'* | Korean Boxwood | adaptive | evergreen |
| *Clethera alnifolia* | Summersweet Clethra | native | |
| *Cornus sericea* | Redosier Dogwood | adaptive | |
| *Hydrangea aborescens* | Snowhill Hydrangea | native | flowering |
| *Hypericum prolificum* | Shrubby St. John's Wort | native | flowering |
| *Ilex glabra 'Compacta'* | Compact Inkberry Holly | adaptive | evergreen |
| *Leucothoe fontanesiana* | Drooping leucothoe | native | evergreen |
| *Rosa carolina* | Carolina rose | native | flowering |
| *Rosa palustris* | Swamp rose | native | flowering |
| *Vaccinium macrocarpon* | Cranberry | native | evergreen |
| *Vaccinium pallidum* | Lowbush blueberry | native | |
| *Viburnum acerifolium* | Maple-leaf Viburnum | native | |

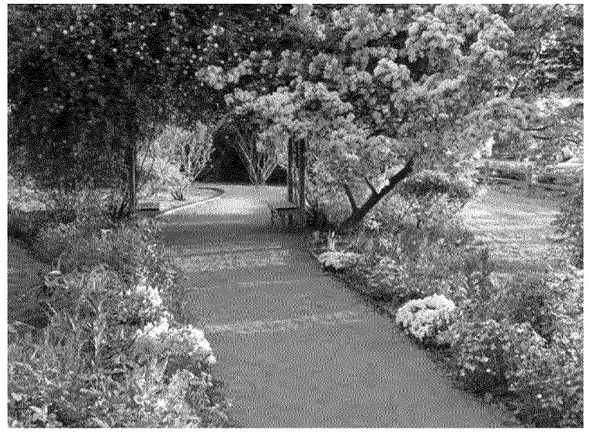
| Latin Name | Common Name | Native/ Adaptive | Notes |
|---|---|---|---|
| **Ferns** | | | |
| *Adiantum pedatum* | Maidenhair fern | native | |
| *Asplenium platyneuron* | Ebony spleenwort | native | evergreen |
| *Athyrium felix-feimina* | Lady fern | native | |
| *Dennstaedtia punctilobula* | Hay-scented fern | native | |
| *Dryopteris marginalis* | Wood fern | native | evergreen |
| *Onoclea sensibilis* | Sensitive fern | native | |
| *Osmunda cinnamomea* | Cinnamon fern | native | |
| *Polystichum acrostichoides* | Christmas fern | native | evergreen |
| **Grasses** | | | |
| *Andropogon gerardii* | Big bluestem | native | |
| *Andropogon virginicus* | Broomsedge | native | |
| *Arundinaria gigantea* | River cane | native | |
| *Carex pensylvanica* | Pennsylvania sedge | native | |
| *Carex plantaginea* | Plantain-leaved sedge | native | |
| *Chasmanthium latifolium* | River Oats | native | |
| *Panicum virgatum* | Switch-grass | native | |
| *Schizachyrium scoparium* | Little bluestem | native | |
| *Sorghastrum nutans* | Indian grass | native | |
| **Perennials** | | | |
| *Amsonia spp.* | Blue star | adaptive | |
| *Aquilegia canadensis* | Wild columbine | native | |
| *Asclepias incarnata* | Swamp milkweed | native | |
| *Asclepias tuberosa* | Butterfly-weed | native | |
| *Aster novea angliae* | New England aster | native | |
| *Astilbe spp.* | Astilbe | adaptive | |
| *Baptisia spp.* | Wild indigo | adaptive | |
| *Chelone lyonii* | Pink turtlehead | native | |
| *Coreopsis 'Moonbeam'* | Coreopsis | adaptive | |
| *Dicentra eximia* | Bleeding heart | native | |
| *Echinacea spp.* | Coneflower | adaptive | |
| *Geranium 'Rozanne'* | Wild geranium | adaptive | |
| *Helianthus resinosus* | Sunflower | native | |
| *Hemerocallis spp.* | Daylily | adaptive | |
| *Heuchera americana* | Alumroot | native | |
| *Heuchera 'Palace Purple'* | Coral Bells | adaptive | |
| *Hosta spp.* | Hosta | adaptive | |
| *Iris cristata* | Dwarf crested iris | native | |
| *Liatris spicata* | Blazing star | native | |
| *Lobelia cardinalis* | Cardinal flower | native | |
| *Monarda didyma* | Bee-balm | native | |
| *Nepeta faassenii* | Catmint | adaptive | |
| *Pachysandra procumbens* | Allegheny spurge | native | |
| *Phlox carolina* | Carolina phlox | native | |
| *Phlox divaricata* | Wild blue phlox | native | |
| *Phlox paniculata* | Garden phlox | native | |
| *Polygonatum biflorum* | Solomon's seal | native | |
| *Rudbeckia 'Goldsturm'* | Blackeyed susan | adaptive | |
| *Salvia 'May Night'* | May Night Salvia | adaptive | |
| *Silene virginica* | Fire pink | native | |
| *Solidago rugosa* | Winkle-leaf goldenrod | native | |
| *Tiarella cordifolia* | Foamflower | native | |
| *Vernonia noveboracensis* | New York ironweed | native | |

## HARDSCAPE

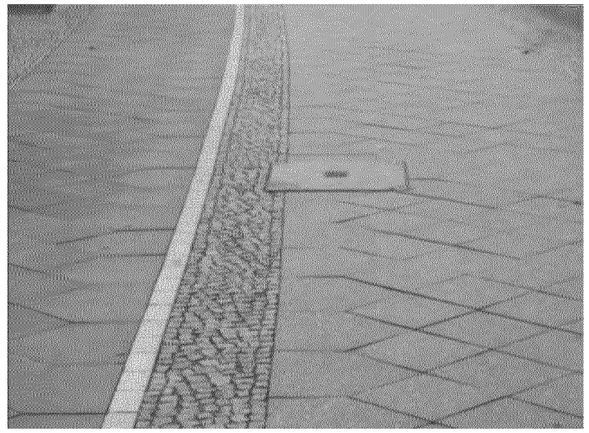
Throughout Pinehurst South, various paving types may be employed to denote the different zones and uses of hardscape areas. For example, where a sidewalk adjoins a plaza seating area, a change in paving type differentiates a movement zone from an area of rest. The hierarchy of spaces is encouraged to be reinforced through the creative, yet restrained, use of different paving options by varying material, pattern, color, and/or texture. Unlike the more uniform streetscape, hardscape areas within open spaces are encouraged to differ from and contrast with the typical street sidewalk paving (however, concrete is anticipated as the primary material for both streetscape sidewalks and open space paths). Hardscape areas within open spaces shall contribute to the overall design intent and character of the space and compliment the adjacent architecture.

Materials:
Hardscape shall be constructed of concrete or brick pavers, stone, brushed concrete, or sand/clay. Trails may also be asphalt.

Details:
Hardscape paving materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the open space areas.



Precedent Image - Brick path
*Credit: Grass Roots Gardening*



Precedent Image - Hardscape
*Credit: www.japagirlemberlin.com*

Precedent Image - Hardscape Paving
*Source: i.pinimg.com*

## SITE FURNISHINGS & FIXTURES

### BENCHES, TABLES, AND CHAIRS

Outdoor seating is an important element in a vibrant neighborhood, providing places for social interaction and recreation. When outdoor seating is comfortable, clean, and convenient, visitors will be encouraged to stay and residents will be able to enjoy Pinehurst South. Benches, tables, and chairs within the open spaces, away from the street edge, shall be differentiated from the typical street furnishings. Whereas the street furnishings shall be uniform and consistent throughout Pinehurst South, furnishings within the open spaces may be unique and expressive of the overall composition and character of the space. A variety of styles, materials, and colors are strongly encouraged.

Materials: Benches shall be metal (aluminum, steel, or cast iron), a combination of wood and metal, stone, or other durable material. Materials with a high percentage (75% or more) of recycled content are encouraged. Other materials may be used for benches that serve as public art if approved by the Village.

Details: Benches should be surface-mountable or able to be embedded in paving. Tables and chairs may be either permanently placed/mounted or moveable.
Pots and Planters

Precedent Image - Outdoor Seating
*Source: www.smugmug.com*

Precedent Image - Bench with back
*Credit: Landscape Forms*

Precedent Image - Bench without back
*Credit: www.landscapeforms.com*

## POTS AND PLANTERS

Pots and planters should add interest, color, and pedestrian scale to the open space. Low-maintenance planters with perennial and annual plantings are highly encouraged throughout Pinehurst South, but shall be appropriate to the overall design of the open spaces in which they occur. Moveable pots and planters shall be used where permanent planters may limit the versatility and use of an open space.

Details: Pots and planters shall be of a durable, low maintenance material. Materials with a high percentage (75% or more) of recycled content are encouraged. Pots and planters shall not impede pedestrian circulation or block visibility.

## TREE GRATES

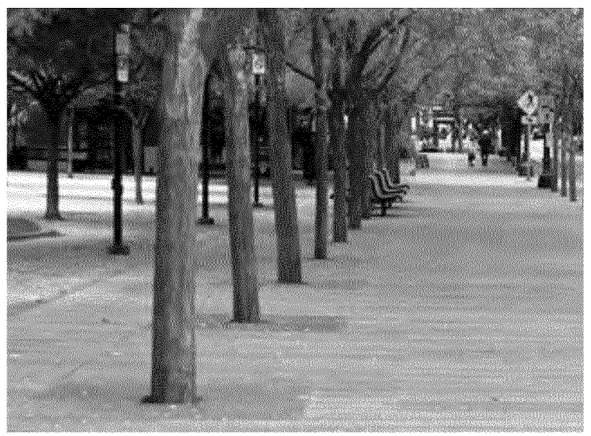
Tree grates are appropriate in open spaces with high pedestrian traffic. In Pinehurst South, tree grates should be used primarily within plazas. As part of the streetscape, tree grates shall be consistent throughout Pinehurst South, however, when used in open spaces away from the street edge, tree grates may be of a different design coordinated with the open space character.

Materials: Tree grates shall be metal (steel or cast iron). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details: Tree grates shall be properly maintained and cleaned for the safety of visitors and for the welfare of the trees they protect.
Waste/Recycling Receptacles

Precedent Image - Planters
*Source: st.houzz.com*

Precedent Image - Planters
*Source: www.secretgardenshop.com*



Precedent Image - Tree Grates
*Credit: Flickr / Orbmiser*

## BOLLARDS

Bollards may be used in open spaces to protect pedestrians from vehicles or to add visual interest and provide ground-level lighting.

Details: Bollards shall be of a durable, low maintenance material. Bollards may be permanent or removable, depending on the desired limits of access. Removable bollards are recommended where possible in order to provide maximum flexibility.

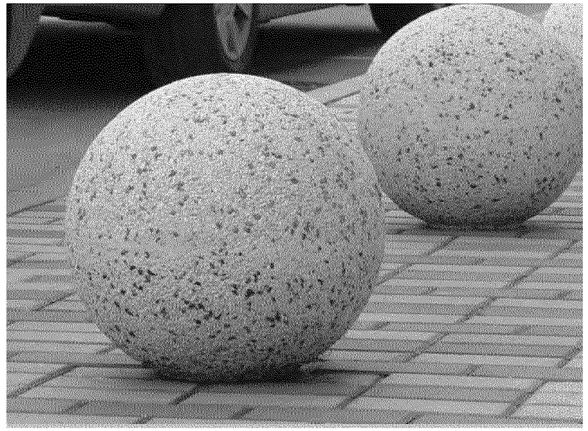
## SMOKING RECEPTACLES

A non-smoking environment should be a goal of Pinehurst South; however, proper disposal of tobacco products is necessary to avoid littering and fire hazards.

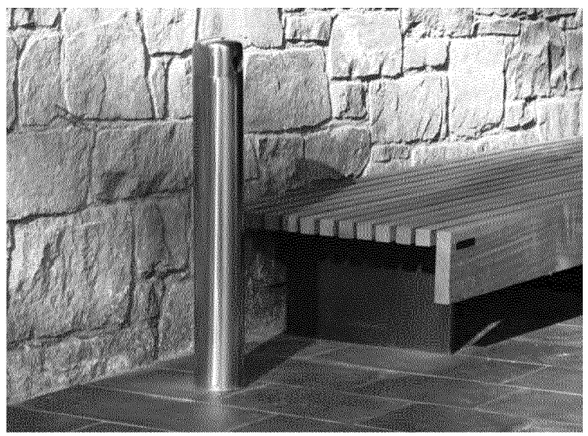
Materials: Smoking receptacles shall be metal.

Details: Any exterior designated smoking areas shall be located at least 25 feet away from building entries, outdoor air intakes, operable windows, and playgrounds.

Precedent Image - Bollards
*Credit: www.broxap.com & www.bollards.co.uk*



Precedent Image - Bollard
*Credit: Il Fiore Rosso*



Precedent Image - Smoking/Cigarette Receptacle
*Credit: Landscape Forms*

## WASTE AND RECYCLING RECEPTACLE

Waste and recycling receptacles should be coupled together (or adjaceent to one another) and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Waste and recycling receptacles used as standard types for streets may be used in adjacent open spaces (see Street Lights on page 31) or unique receptacles specific to and coordinating withe the other other furnishings in the open space may be selected, conforming to the criteria below.

Materials: Waste and recycling receptacles shall be metal or a combination of wood and metal.

Details: Waste and recycling receptacles should be coupled together and shall be conveniently located in central open spaces and at main trail heads. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container.

Precedent Image - Waste/Recycling Receptacle
*Credit: Forms + Surfaces*

Precedent Image - Waste Receptacle
*Credit: Landscape Forms*

## LIGHTING

Lighting in open spaces should change in scale and type according to the adjacent use, size, and character of the space. Light fixtures used as standard types for streets should not be employed randomly (out of alignment, away from the street edge) in adjacent open spaces (see Street Lights on page 31). A variety of lighting types are encouraged in open spaces and may include pole-mounted, string, lantern, bollard, sconce, step, and similar types.

Materials: All light poles and fixture housings shall be metal or durable composite material. All lighting fixtures are encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).

Precedent Image - Tivoli Garden Lights
*Source: 1.bp.blogspot.com*

Precedent Image - Bollard Lights
*Source: lightandliving.com*

Precedent Image - Bench without back
*Source: www.simplelifeprattle.com*

# 5.0 ARCHITECTURAL DESIGN

5.1 OVERVIEW
5.2 BUILDING TYPES
5.3 MATERIAL & ELEMENT STANDARDS

## 5.1 Overview

### PURPOSE

The primary purpose of the Architectural Criteria in this document is to guide the design and character of all buildings and associated elements in Pinehurst South - *see the Exceptions listed below - in material, configuration, and technique (i.e., what materials are permitted for each component of a building, how materials shall be used, and what finishes or details are acceptable). Importantly, the design and character of the architecture should support the quality goals established for Pinehurst South.

Exceptions:

- Except Civic buildings which are exempt form the Architectural Design criteria;
- Except as precluded by the North Carolina Residential Code for One- and Two-Family Dwellings (per Section 160D-702); in such cases, the criteria are encouraged rather than mandated; and
- Except where in conflict with the Village of Pinehurst *Historic District Standards and Guidelines*, life safety codes, or state or federal regulations; in such cases, the *Historic District Standards and Guidelines,* life safety codes, or state or federal regulations will prevail.

### COMPONENTS

The Architectural Design Criteria contain two subsections:

5.1 Building Types
5.2 Material and Element Standards

Section 5.2 Material and Element Standards contain two discreet sets of criteria based on building use. The first set applies to all Commercial/Mixed-Use Building Types and the second set applies to all Residential Building Types (for more information on Building Types, see pages 53-56).

Each set of Material and Element Standards include General Provisions, followed by criteria that apply to specific building components, including:

- Exterior Walls;
- Building Elements (such as porches, stoops, bays, and decks);
- Roofs; and
- Doors and Windows, as well as criteria specific to
- Frontage and Yard components.

As noted in Section 1.2, precedent images are included within this section to support the criteria, are illustrative only, and are not intended to indicate specific design mandates.

## 5.2 Building Types

This and the following pages summarize the anticipated Building Types in Pinehurst South, as redevelopment and infill occurs, as well as specific criteria that apply per type. For Site Design criteria such as building setbacks, build-to lines, and minimum building widths, see the Lot Standards section on pages 10-16. See the Material and Element Standards on the following pages for additional architectural criteria.

### RETAIL (SINGLE-USE)

New stand-alone retail buildings, whether with a single tenant or multiple tenants may be built within Pinehurst South. Small pavilion-scaled buildings with restaurants or shops may be located in or near amenity spaces to provide activity and serve people in adjacent buildings or visiting Pinehurst. Retail buildings may vary in massing but will typically be 1-2 stories in height, up to a maximum of 3 stories, as allowed in the Regulating Plan on page 9 and as their programs' necessitate. Although the programs and designs may vary, the goal for Pinehurst South should be to enliven the streetscape and/or amenity space with significant glazing on the ground and upper floors if applicable. Solar orientation and shading of glazing should also be considered.

Precedent Image - One-story Retail
Source: CRBJ Bizwire

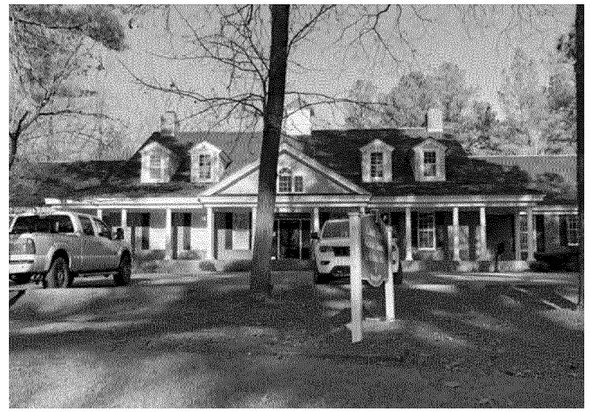
**Standards:**

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space. Display cases, semi-transparent glass, or other methods may be used where storefronts with full glazing are not feasible due to specific program requirements. Also see the Urban Design criteria for minimum window requirements.
- Significant glazing shall be incorporated, where possible, in all retail building upper-story frontage elevations.
- Canopies, awnings, and storefronts shall vary per building and may vary per tenant.
- Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.
- Vehicular and pedestrian visibility from streets and/or amenity spaces shall be established to ensure the viability of the retail.

See the Material and Element Standards on the following pages for additional criteria.

### OFFICE (SINGLE-USE)

New stand-alone office buildings, whether with a single tenant or multiple tenants, either as small residential-scaled buildings or larger, multi-floor buildings, may be built within Pinehurst South. Office buildings may vary in massing but will be 1-3 stories in height, as allowed in the Regulating Plan on page 9. Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot.
General as well as Medical Office is anticipated. While many of the type characteristics are similar between General and Medical Office (and both uses may be mixed within one building), Medical Office has some unique design considerations that need to be taken into account and accommodated. For example, Medical Office floor plates may be deeper and/or taller than General Office; drop-off and entry needs to be conveniently located with an elevated focus on accessibility for patients with mobility-, visual-, or hearing-impairments; and parking has a higher demand and turn-over rate compared to General Office.



Precedent Image - One-story Office - Turnberry Wood, So. Pines
Credit - Design Collective

See the Material and Element Standards on the following pages for additional criteria.

**Standards:**

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Significant glazing shall be incorporated, where possible, in all office building upper-story frontage elevations, to reflect the building's use and to provide more natural daylighting for office workers.
- If multi-storied, walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The office lobby entrance shall be highlighted as a strong, legible element of the façade
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
- Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.

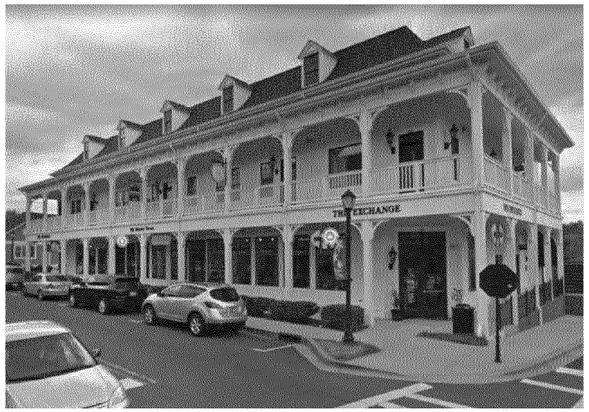
## HOTEL (SINGLE-USE OR WITH RETAIL)

As a building welcoming visitors to Pinehurst South, a hotel should have a distinctive character from other types. Hotels will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Hotels may (but are not required to) include retail/restaurant space, typically on the ground floor. Guest rooms typically occur on the upper floor(s) and have a residential fenestration pattern. Direct access from parking to the retail and the hotel lobby is desired and shall be welcoming, safe, and well-lit.

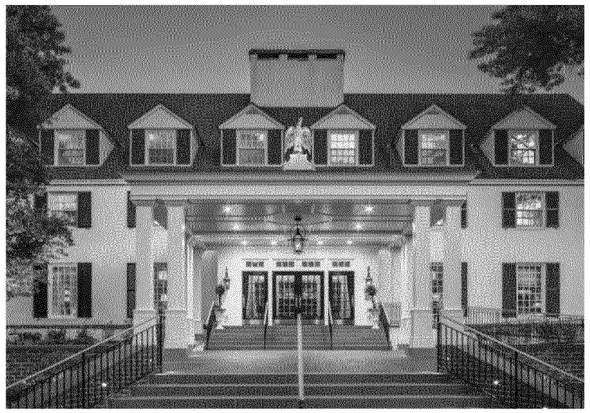
**Standards:**

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria for minimum window requirements.
- Guest rooms on the upper levels shall have a subdued and regular residential fenestration pattern.
- Architectural bays should read in elevation. A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The lobby/primary entrance shall have a prominent architectural read and may have a guest drop-off area, either curb-side or with a pull-off lane separated from the street.
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
- Flat roofs may be used to incorporate terraces for additional amenity space, mechanical units, and/or green roof systems.

See the Material and Element Standards on the following pages for additional criteria.




Precedent Image - Two-story Building
*Credit: Google Maps Street View*



Precedent Image - Three-story Hotel - Woodstock, VT
Source: jetsetmag.com

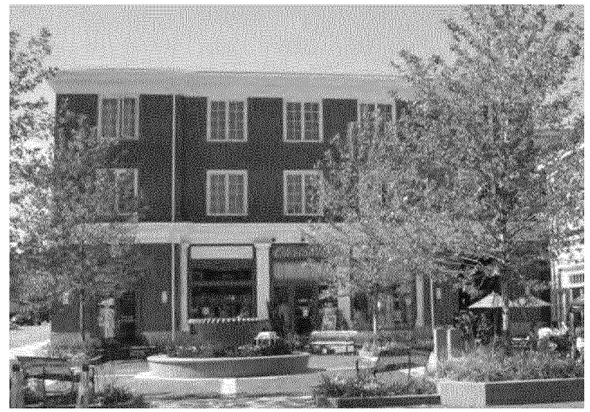
## COMMERCIAL / MIXED-USE

Commercial/Mixed-Use buildings may include retail, restaurant, office space, and/or residential units within the same structure (often leased to different tenants). In Pinehurst South, Commercial/Mixed-Use buildings will typically be 1-3 stories in height, as allowed in the Regulating Plan on page 9. In Pinehurst South, mixed-use buildings are encouraged and adaptive reuse of building space is anticipated and encouraged. This building type, found also in the historic Village Core, as well as the other mixed-use building types envisioned, including Hotel with Retail, Multi-family with Retail will help accommodate changes over time and market demand shifts.

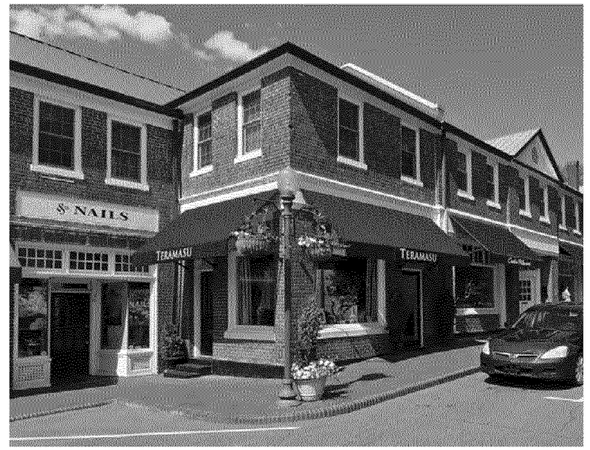
**Standards:**

- The standards under Retail and Office and under Multi-Family apply, as relevant to each use. However, the building elevations are not required to, but may, be altered if tenants transition over time from office to retail or vice-versa.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Three-story Mixed-Use- Mashpee Commons, MA
Credit - buildabetterburb.org




Precedent - Two-Story Mixed Use - Market Square, Pinehurst, NC
Credit: VOP Rentals

## MULTI-FAMILY (SINGLE-USE OR OVER RETAIL)

Multi-family buildings contain apartments/flats either rented or owned (as condos). Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot. In Pinehurst South, Multi-family building heights will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Where residential units occur on the ground-floor, individual stoop entrances may be incorporated. When retail/restaurant space is incorporated, the dual goals of animating the ground-floor retail while creating a subdued environment for residential living demand thoughtful design. Balconies and rooftop terraces are encouraged. Visitable units that can be lived in or visited by people with mobility impairments are encouraged.

Precedent Image - Mulit-family - Daniel Island, SC
Credit - Daniel Parolek / Island Press

**Standards:**

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Upper floors shall have a subdued and regular residential fenestration pattern, while the ground level may express the individual character of the retail/ restaurant tenants if included.
- Architectural bays should read in elevation.
- A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The lobby/primary entrance shall have a prominent architectural read and may have a drop-off area curb-side.
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
- Flat roofs may be used to incorporate terraces for additional amenity space, mechanical units, and/or green roof systems.
- Access from parking to the lobby/primary entrance shall be welcoming, safe, and well-lit.
- Visitable units are encouraged. A residential unit is visitable when it meets the following three basic requirements: on the main living level, one zero-step entrance, doors with 32 inches of clear passage, and one bathroom that you can maneuver into in a wheelchair (to note, a fully accessible bathroom is not required).
- Outside noise from surroundings, including nearby event spaces, should be considered in residential design; Sound Transmission Class (STC) glass or other measures are encouraged where noise is an issue.

See the Material and Element Standards on the following pages for additional criteria.

## SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL (TOWNHOUSE)

Single-Family Attached (SFA)/Townhouses are residential buildings of 2-3 stories, as allowed in the Regulating Plan on page 9. Typically, 3-7 vertical units are combined in one building, typically with each unit on its own lot with parking to the rear in a detached, linked, or integral garage; on a driveway or parking pad; or in a shared surface parking lot. Yard space may occur on 1-3 sides of the lot. While attached rather than detached, a SFA/Townhouse unit is commonly the same size (sf) as a Cottage unit, the smallest of the Single-Family Detached units. SFA/Townhouse units may and are often located to provide a transition between commercial uses and larger (Manor and Villa) Single-Family Detached residential units/lots.

**Standards:**

- Stoops or porches shall be provided on the front entry elevation of each unit.
- See the Urban Design criteria for minimum window requirements.
- All floors shall have a subdued and regular residential fenestration pattern.
- Individual vertical units should read in elevation.
- While typically designed with pitched roofs, flat roofs (or portions of flat roof) may be used to incorporate roof decks, mechanical units, and/or green roof systems.
- Access from rear parking lots (if included) to exterior residential entries shall be welcoming, safe, and well-lit.

See the Material and Element Standards on the following pages for additional criteria.

Precedent Image - Two-story SFA - Baxter Village, NC
Credit - Design Collective

## SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL

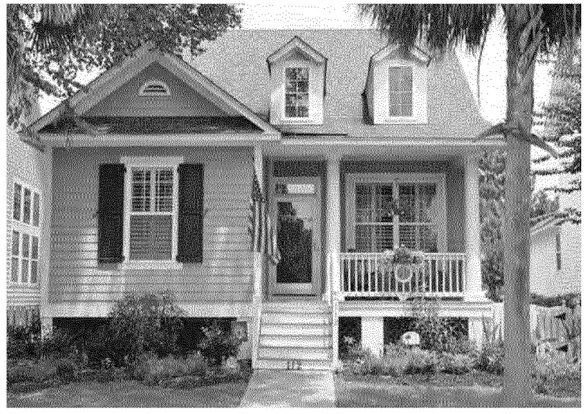
Single-Family Detached (SFD) are residential buildings of 1-3 stories, as allowed in the Regulating Plan. Each unit sits on a separate lot, typically each with a front, 2 sides, and a rear yard. Cottages are the smallest (in total sf) of the Single-Family Detached units. Manors and Villas are larger and, for the purposes of this FBC, are distinguished from one another by the placement of and access to the garage (and/or driveway). Manors have rear- or side-loaded garages/driveways. Villas have front-loaded garages/driveways.

**Standards:**

- Stoops or porches shall be provided on the front entry elevation of each unit.
- See the Urban Design criteria on page 19 for minimum window requirements.
- All floors shall have a subdued and regular residential fenestration pattern.
- SFD units should be varied and distinct from neighboring units.
- Primary/main roofs shall be pitched. Portions of flat roof may be used to incorporate roof decks or to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage).

See the Material and Element Standards on the following pages for additional criteria.

Precedent Image - Two-story SFD - Maple LAwn, MD
Credit - Design Collective



Precedent Image - One+-story SFD - Daniel Island, SC
Source - www.homefinder.com

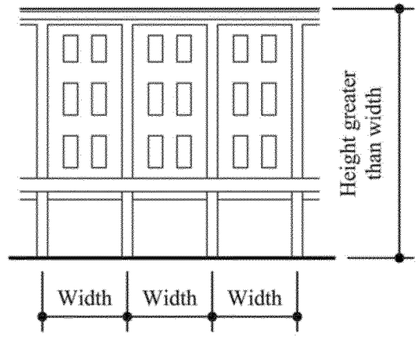
## COMMERCIAL / MIXED-USE BUILDING TYPES

### GENERAL PROVISIONS

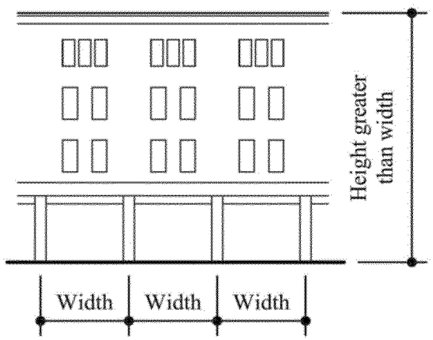
The Following General Provisions apply to all Commercial/ Mixed-Use Building Types:

- Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section.
- Commercial/Mixed-Use buildings shall front onto (have primary front entrances on) the primary street or open space. Storefronts shall face the primary street or open space and may turn the corner to receive pedestrian circulation from the secondary street, open space, parking area, or pedestrian passage.
- Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, enhanced entry ways, or other unique features.
- Buildings shall align at the front façade along a block. See the Regulating Plan and Lot Standards for additional criteria.
- Commercial structures exceeding 60 feet in any horizontal dimension shall set up an implicit or explicit system of bays. Implicit systems use window groupings in the base, intervening floors and the cornice area to denote bays. Explicit systems use columns or pilasters on the principal facade to accentuate smaller building increments and/or individual storefronts. Implicit systems use material changes horizontally and the base of the building or storefront to accentuate smaller building increments. See Figure 1.
- Buildings should be designed to reduce apparent mass (potentially excluding office buildings in Pinehurst South which may have similar floor plates on all stories) and accentuate vertical proportions. See Figure 1.
- Entrances should be visually clear within the frontage elevation/facade and special by articulation within the base or bays in which they occur. Through lobbies are preferred, where feasible, to provide direct pedestrian circulation from rear parking areas to the primary street or open space. See pages 53-56 for additional entrance criteria specific to each Building Type.
- Commercial ground floors shall have a minimum interior ceiling height of 12 feet.
- The frontage of commercial and mixed-use buildings shall have no less than 20% nor more than 60% of the upper level facade as glazed openings and no less than 60% nor more than 85% of the lower level commercial storefront facade shall be glazed openings. See Figure 8.
- No more than three colors shall be used on the upper level building facade; two primary colors and one trim or highlight color. One (of the two) primary colors shall not be less than 60% of a primary facade, excluding windows, openings and storefront, etc.
- Variation in exterior siding colors is encouraged on commercial and mixed-use buildings. The exterior siding color shall not repeat on buildings two lots down or across the street, or around the corner. See the Pinehurst Development Ordinance, Section 9.1 and the *Village of Pinehurst Color Palette* for additional color requirements.
- A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the Post Office. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.
- Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
- Outdoor lighting fixtures are required on the front building elevation (façade) and on rear building elevations along an alley or off-street parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- Flood lights are permitted on commercial lots, but should be discreet and avoid light trespass onto neighboring residential lots or the night sky. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- Solar panels shall be placed on screened flat roofs surfaces only, out of view from the street or open space.
- To reduce the visual impact of overhead wires, utility services shall be located underground.

See the following pages for additional criteria.




EXPLICIT SYSTEMS USE COLUMNS OR PILASTERS ON THE PRINCIPAL FACADE TO ACCENTUATE SMALLER INCREMENT BUILDINGS AND STOREFRONTS WITH VERTICAL PROPORTIONS.




IMPLICIT SYSTEMS USE WINDOW GROUPINGS IN THE BASE, INTERVENING FLOORS, AND THE CORNICE AREA TO DENOTE BAYS USING VERTICAL PROPORTIONS.

*Figure 1*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## COMMERCIAL / MIXED-USE BUILDING TYPES

### STOREFRONT AND SIGNAGE

**Construction Materials:**

» Storefront exterior walls shall be stone, precast concrete, wood, simulated wood, aluminum (clear-anodized or powder-coated), or fiberglass.

» Signs shall be wood, simulated wood, fiberglass, acrylic, cast plastic, aluminum, or enameled steel.

» Awning frames shall be constructed of metal and covered with canvas, synthetic canvas, or solution-dyed acrylic fabric. All-metal (frame and covering) awnings are permitted with no side or bottom panels.

» Outside tables, chairs, and benches placed along the building frontage shall be stone, precast concrete, wood, cast aluminum, or powder coated metal.

**Configurations and Techniques:**

» The storefront, doors, awnings and signage shall be a unified design to establish an architectural language for the base of the building facade. Also see the Urban Design criteria for minimum window requirements.

» In general, the storefront should be more detailed while the rest of the building should be more restrained.

» Storefront glazing shall a minimum of 8” above the sidewalk grade.

» Storefront glass shall be clear.

» Sliding doors and windows are not permitted on frontage elevations (facades).

» Storefront entry doors shall be recessed a minimum of 30" or have an awning installed overhead and located near the center of the storefront, except at corners. See Figure 2.

» Individual retail or office signage is encouraged to create visual interest for the pedestrian. See Figure 3.

» A single external sign may be applied flush with the elevation above the ground-floor level. The sign shall be a maximum of 24" in height but otherwise consistent with the Pinehurst Development Ordinance.

» Additionally, a single external blade sign may be hung below the second floor window sill perpendicular to the building. These signs may extend from the building a maximum of 42” and may be a max. of 24” in height.

» Signs may contain multiple individual signs which refer to tenants of the building. See Figure 3.

» Signs shall be externally lit with decorative visible light sources. Pin letters with concealed halo backlighting are also permitted.

» Fabric awnings may have side panels but shall not have a bottom (soffit) panel. The vertical drip of an awning may be stenciled with signage a maximum of 8" in height. Awnings shall not be backlit. See Figure 3.

» Street elevations of corner buildings may be externally lit with decorative visible light sources.

» Signs flush with a facade shall be designed to be integral with the building, a maximum of 24" in height, and externally lit.

See General Provisions for additional criteria.

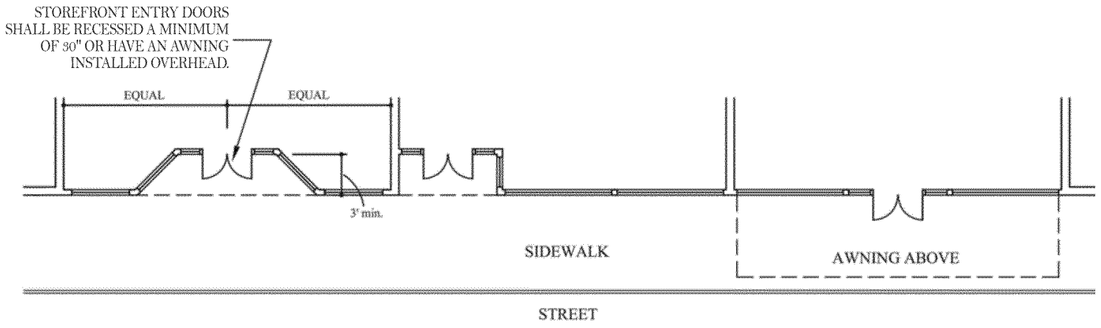



*Figure 2*

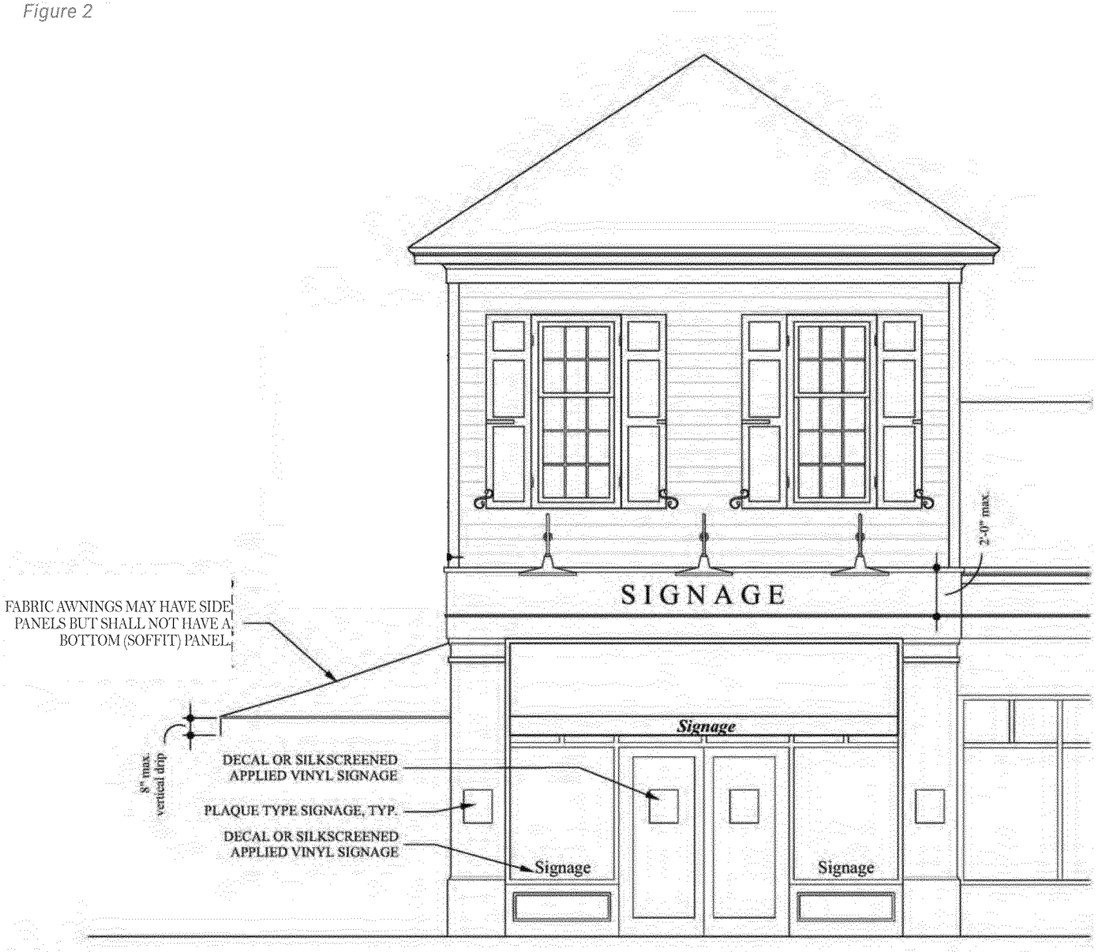



*Figure 3*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## COMMERCIAL / MIXED-USE BUILDING TYPES

### EXTERIOR WALLS

**Construction Materials:**

» Walls shall be stone, cast stone, precast concrete, architectural concrete block, brick, wood clapboard siding, or cementitious siding.

» Foundation walls shall be stone, brick, or poured concrete with a brick pattern or painted finish.

**Configurations:**

» See the Corner Lot and Frontage Elevation Standards, for additional criteria.

» Building walls between the foundation and the eave shall be no more than two materials. Material changes shall occur along a horizontal datum or common line. Additionally, the lighter material shall be used above the heavier materials. See Figures 4 and 5.

» Where and as used on the frontage entry elevation (façade), masonry (brick or stone to 8" below grade) is required on the side/non-entry frontage elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/or rear elevation or at an inside corner of a protruding element on the main/entry facade. Accessory buildings may have a masonry watertable in lieu of full brick on the frontage elevation(s). See Figure 9.

» Precast panels shall be no greater than 100 sf.

» Walls of siding shall have all openings trimmed in wood (or simulated wood) boards of a minimum 4" nominal width and corners trimmed in wood (or simulated wood) boards of 4"-8" nominal width. Doors may have wider trim.

» Trim is required where there is a change in material or a change in plane.

» The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the *Pinehurst Development Ordinance*, (PDO) for additional information on and requirements related to the *Village of Pinehurst Color Palette*.

**Techniques:**

» Precast concrete, cast stone, stone, architectural concrete masonry units and brick shall be on a running bond pattern. Rustication may occur at the base of the exterior wall using one of the above materials.

» Precast and cast stone masonry units shall have an etched finish. Pre-cast panels shall be further articulated by reveals with coursing to appear as smaller masonry units.

» Wood clapboard, wood beaded siding or cementitious siding shall have a smooth finish and be pre-finished or (field) painted. Should be consistent with approved Village of Pinehurst Color Palette.

» Butt joints may be caulked or covered and shall be painted to match the adjacent material color.

» Brick shall be in a horizontal running bond pattern with weathered, concave, V-shaped, or grapevine mortar joints not greater than ½" in height. Patterned brick detailing and special brick shapes may be used.

» Stucco shall be sand finished or steel trowelled.

» Stone shall be set in an uncoursed, ledgerock pattern or roughly squared pattern. See Figure 14

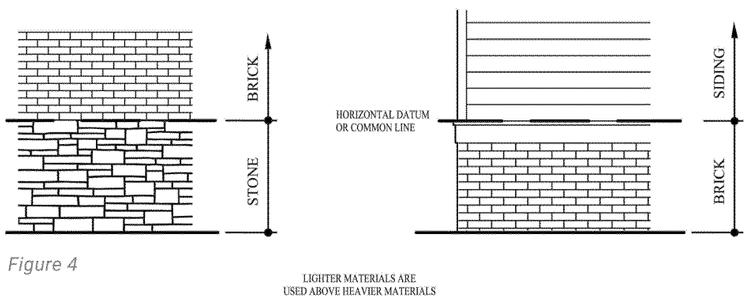
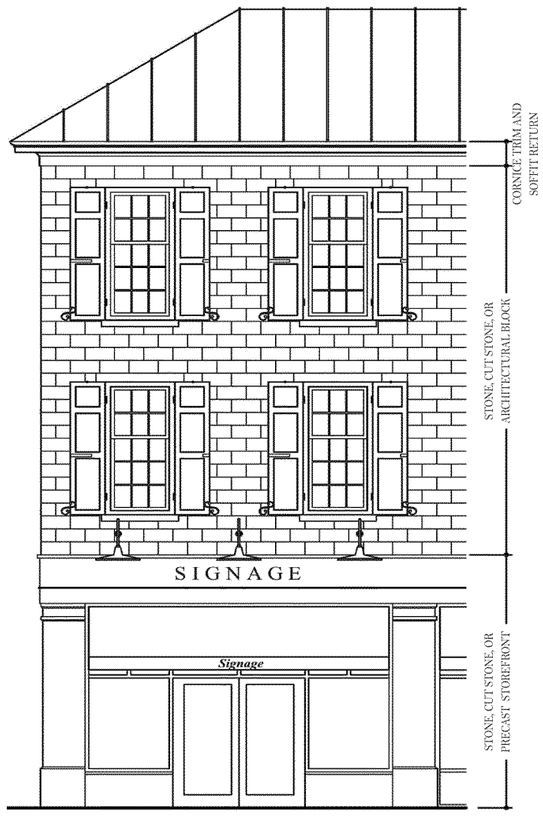



*Figure 4*

*Figure 5*




*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## BUILDING ELEMENTS

**Construction Materials:**

- Cornices may be made of stone, cast stone, brick, precast concrete, wood, solid PVC, cementitious fiberboard, fiberglass composite, or polymer composite.
- Columns and posts shall be made of natural quarry stone, wood, polymer composite, or fiberglass, subject to approval by the Village.
- Piers and arches shall be stone, precast concrete, cast stone, or brick. Architectural concrete block may be permitted, subject to approval by the Village.
- Porch railings shall be wood or solid PVC, steel, wrought iron, or ESP aluminum.
- Walking surfaces of porches shall be wood or simulated wood such as "Trex" deck or equal.
- Stoops shall be stone, brick, or concrete. Wood or simulated wood may be used at secondary, non-frontage entrances, with Village approval.
- Stoop and other metal railings shall be made of steel, wrought iron, or electro-static painted (ESP) aluminum.
- Sills shall be cut stone, precast, rowlock brick, sill brick, or solid PVC.
- Balconies may be made of steel, wrought iron, electro-static painted (ESP) aluminum, stone, cast stone, or precast.
- Railings shall be made of steel, wrought iron, or ESP aluminum.
- Piers and arches shall be brick, stone, or rusticated block.

**Configurations:**

- Arches made of masonry shall not be less than 8" in thickness.
- Keystones in arches shall have sides radial to the arch.
- Piers in arches shall be no less than 18" in width and 12" in depth and shall conform to The American Vignola.
- Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola.
- Cornices shall project a maximum of 36" inches from the exterior wall and shall conform to The American Vignola. See additional criteria, under Roofs, on page 62.
- Porches shall be a minimum of 8' in depth. Porch openings between columns and piers shall be vertical in proportion.
- Ballusters shall not exceed 4-1/2" on center.
- Lintels made of stone or pre-cast concrete shall extend horizontally beyond the opening a minimum of 2" but not greater than the dimension equal to the height of the lintel.
- Brick soldier lintels shall extend a minimum of one brick beyond the opening. See Figure 16.

**Techniques:**

- Wood shall be painted or stained, except walking surfaces which may be left unfinished.
- Railings of steel or wrought iron shall be pre-finished or painted black or dark green.

See General Provisions for additional criteria.

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## COMMERCIAL / MIXED-USE BUILDING TYPES

### ROOFS

**Construction Materials:**

- Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
- Gutters and downspouts shall be aluminum, pre-finished metal, or copper. Copper anodized aluminum is not permitted.
- Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl. Gravel may be approved by the Village.
- Glazing in windows, skylights, and stained-glass shall be glass.

**Configurations:**

- Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Flat roofs may be used to incorporate terraces, mechanical units, and/or green roof systems.
- On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, as well as on garage and link roofs, may have shallower pitches but shall relate to the principal structure's roof (hips with hips and gables with gables). See Figure 18.
- Eaves shall have no more than six outside corners. See Figure 19.
- Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
- Balustrades on flat roofs are permitted only when the flat roof is occupiable and accessible.
- Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of building wall.
- Rake returns are required at gable ends and shall have 2' minimum return of cornice trim. See Figures 12a and 12b.
- Gable ends shall have profile trim.
- Skylights shall be flat in profile and not directly visible from a street or open space.
- Solar Panels: See General Provisions on page 58.
- Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.
- Vents, flues, turbines, and other roof penetrations on pitched roofs shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.
- Gutters shall be half-round or ogee ("K") profile.
- Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall (preferably on non-frontage elevations).

**Techniques:**

- Roofs built of standing seam metal shall be pre-finished.
- Shingle color may be dark gray, charcoal, black, or a black blend.
- Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.
- Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

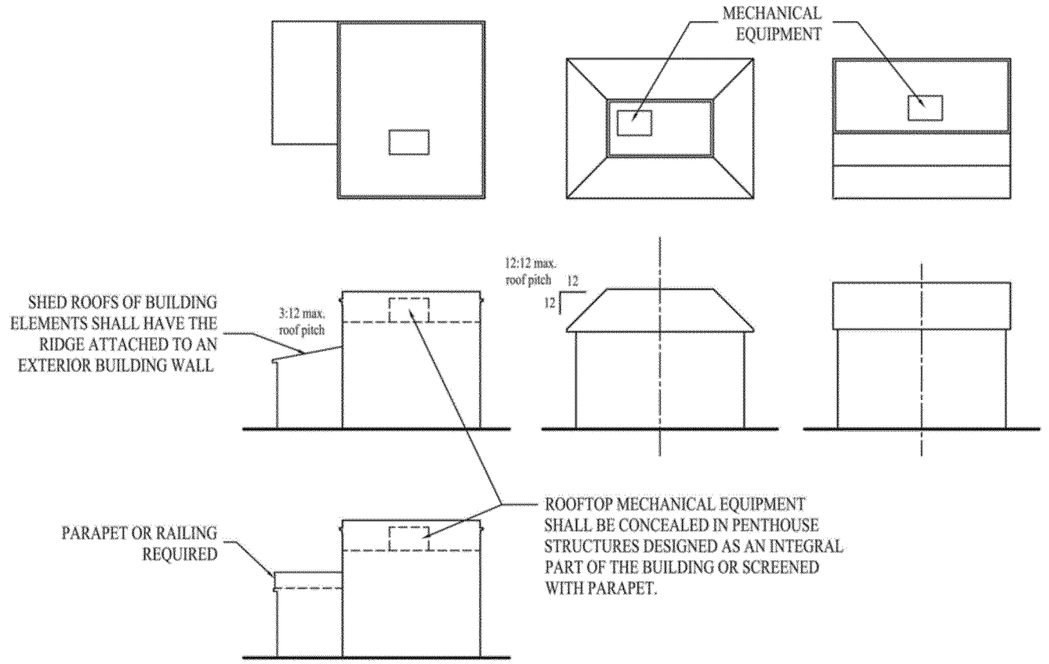



*Figure 6*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## DOORS AND WINDOWS

See the Storefront & Signage section on page 59, for criteria specific to Storefronts. The following criteria apply to non-storefront windows and doors.

**Construction Materials:**

- Window frames shall be embossed steel, extruded aluminum clad, wood, fiberglass or vinyl clad.
- Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
- Shutters shall be wood or solid cellular PVC.
- Doors shall be built of wood, embossed steel, embossed aluminum, or fiberglass with a brushed paint finish.

**Configurations:**

- See the Corner Lot and Frontage Elevation Standards on pages 18-19, for additional criteria.
- Centerlines of windows shall align vertically within any given facade. See Figure 7.
- Windows and window lites shall be no wider than square in proportion, accentuating the vertical proportion.
- Bay windows on facades facing a street shall extend to the ground or be structurally or visually supported by brackets. See Figure 8.
- Two or more windows paired in the same rough opening shall be separated by a minimum 4" nominal post. See Figure 24.
- Windows shall be no closer than 2' to building corners, except where windows are paired, one on each wall at the corner with a maximum 8" nominal post.
- Shutters shall be shaped, sized and proportioned to the windows they serve. See Figures 8 and 25.
- Shutters shall be operable or provided with adequate hardware to make them appear operable and shall be mounted as if hinged to the window frame or brick surround. See Figures 8 and 25.
- Doors shall be attached by hinges.
- A minimum of 18" shelter shall be provided at all public entry doors.

**Techniques:**

- Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
- Shutters shall be painted a dark neutral color. White shutters may be used against a dark masonry exterior wall material, with Village approval.

See General Provisions for additional criteria.

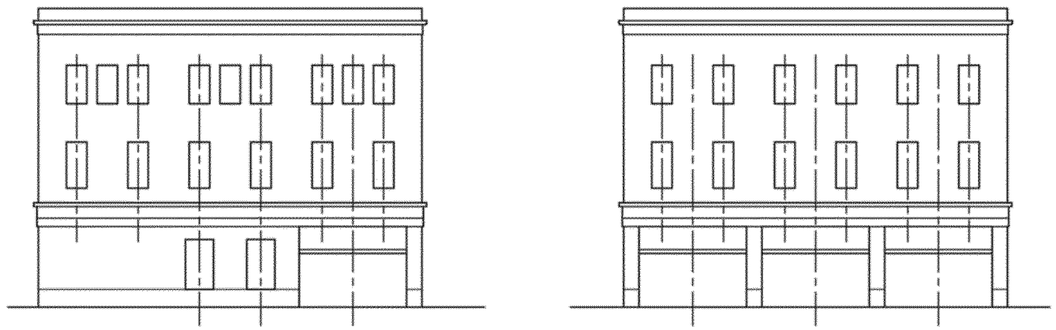


*Figure 7*

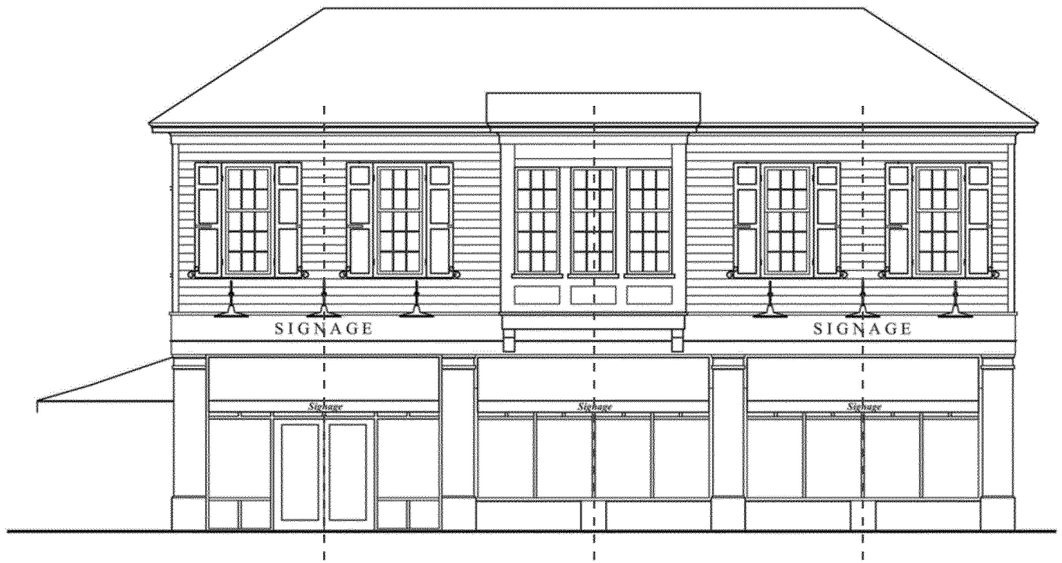



*Figure 8*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## RESIDENTIAL BUILDING TYPES

### GENERAL PROVISIONS

- Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section.
- On Corner Lots, full porches on the entry façade shall wrap the non-entry façade a minimum length and depth equivalent to the depth of the front porch unless otherwise approved by the Village. See Figures 9 and 10.
- Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, porches or stoops, or other unique features; should be placed such that garage doors are oriented away from the view corridor; and may require additional detail or features as required by the Village.
- Buildings should align at the front façade along a block. See the required setback and Build-to Line requirements in Section 2.2 Lot Standards. The frontage elevation (facade) designs as well as color selections of the exterior siding (see also Exterior Walls criteria on the following page) shall not repeat on buildings two lots down or across the street, or around the corner.
- A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the Post Office. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.
- Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
- Outdoor lighting fixtures are required on the front building elevation (façade) and on the alley (or shared-access driveway)-side of each rear-load garage or parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- Flood lights are permitted on residential lots, but only with a motion detector and timer that turns off after no more than 5 minutes. Flood lights should be discreet and avoid light trespass onto neighboring lots or the night sky. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA). See Chapter 9.8 in the *Pinehurst Development Ordinance*, (PDO) for additional requirements.
- Solar path/garden lights, antennae, statuary, garden benches, play equipment, barbecues, and similar shall be relegated to rear yards only.
- Solar panels shall be placed on screened flat roofs surfaces only, out of view from the street or open space.
- To reduce the visual impact of overhead wires, utility services shall be located underground.

See General Provisions for additional criteria.

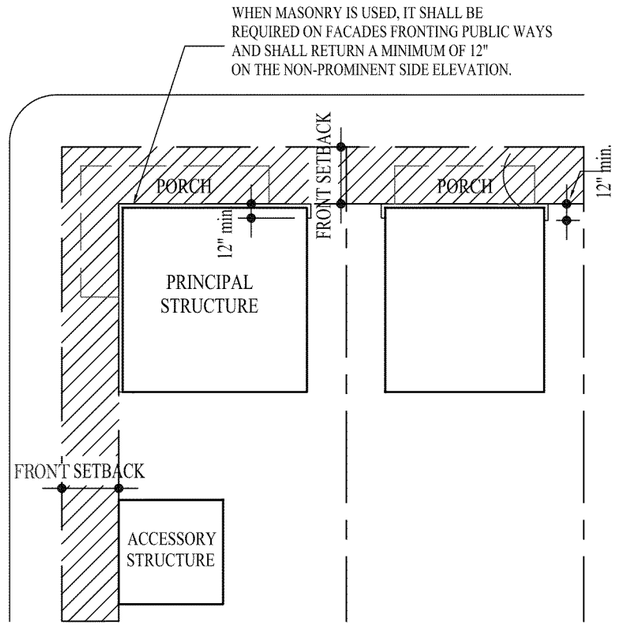



*Figure 9*

PORCHES ON THE FRONT ENTRY FACADE SHALL WRAP THE NON-ENTRY FACADE A MINIMUM LENGTH AND DEPTH EQUAL TO THE DEPTH OF THE FRONT PORCH

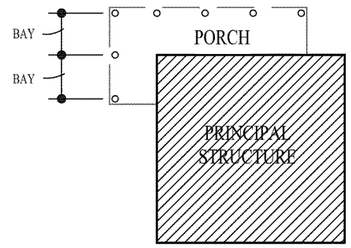



*Figure 10*

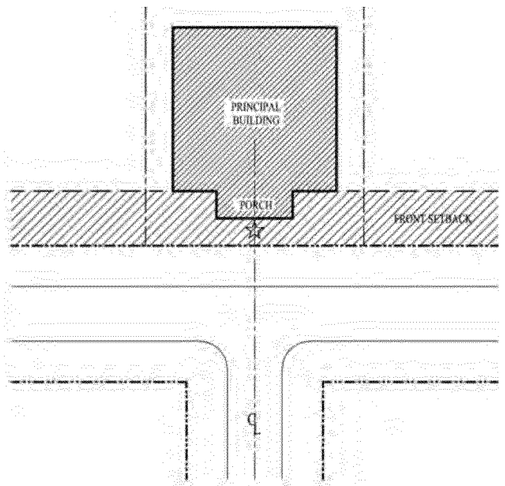



*Figure 11*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## EXTERIOR WALLS

**Construction Materials:**

» Foundation walls shall be faced in real brick or real/quarry stone with a minimum nominal thickness of 4", or poured concrete with a brick pattern and painted to match or be one shade darker than the main façade material.

» Walls shall be brick, stone, or wood clapboard siding, or cementitious siding in a smooth finish (no vinyl siding is permitted). Stucco may be approved, if appropriate to the architectural character, by the Village.

» Trim shall be a smooth finish cementitious, solid cellular PVC, or other simulated wood as approved by the Village.

**Configurations:**

» Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on both the frontage entry and frontage non-entry elevations. See Frontage Elevation criteria for additional requirements.

» The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the *Pinehurst Development Ordinance*, (PDO) for additional information on and requirements related to the Village of Pinehurst Color Palette.

» Additionally, on masonry elevations, an expression of the base or watertable through a change in plane, brick shape, color, and/or pattern is required on frontage elevations. See Figure 15.

» Masonry shall return a minimum of 12" on non-frontage side elevations or at an inside corner of a protruding element on the main/entry facade. Masonry returns are encouraged, but not required on rear elevations. See Figure 12a.

» Building walls between the foundation and the eave shall be no more than two primary materials. Material changes shall occur along a horizontal line. Additionally, the lighter (or lighter appearing) material shall be used above the heavier (or heavier appearing) material. See Figure 15.

» Wall materials shall be oriented horizontally, unless approved as appropriate to the architectural character by the Village.

» Walls of siding shall have all openings trimmed in vertical/jamb boards with a 4" minimum nominal width unless otherwise noted below. Windows with installed shutters may omit the 4" jamb boards. Trim boards on rear windows may be a minimum of 2" wide. On frontage elevations, head trim shall be 8" minimum nominal in height and may incorporate a special head feature. On non-frontage side elevations, head trim shall be 4" minimum nominal in height.

» Sill trim shall project and be differentiated from apron trim.

» A minimum 10" nominal skirt/band trim board is required where siding meets a foundation wall or a watertable.

» Corners of siding elevations shall be trimmed in boards of 6" minimum nominal width. Non-frontage side and rear corners may be trimmed in boards of 4" minimum nominal width, subject to Village approval.

» Doors in siding elevations shall be trimmed in boards of 4" minimum nominal width; wider trim is encouraged.

» Keystones are not permitted in non-masonry head features.

» Walls of masonry shall have all openings trimmed in simulated wood brick mould. Lintels and sills shall be made of brick, stone, or precast.

» Cornices are required with a minimum 10" nominal base trim. Decorative trim may be applied within the frieze of the cornice as approved by the Village. See Figure 13.

» Cornice returns at gable ends shall be a minimum of 2'. See Figure 12b.

**Techniques:**

» Cementitious siding shall be pre-finished or painted.

» Butt joints may be caulked or covered and shall be painted to match the siding color.

» Brick shall be in a horizontal running or Flemish bond pattern with weathered, concave, V-shaped or grapevine mortar joints not greater than 5/8" in height.

» Mortar shall be glazed, beige, warm grey, or similar.

» Stucco shall be sand finished or steel trowelled.

» Stone shall be set in a regularly coursed or roughly coursed pattern. See Figure 14.

» Trim is required where there is a change in material or a change in plane.

See General Provisions for additional criteria.

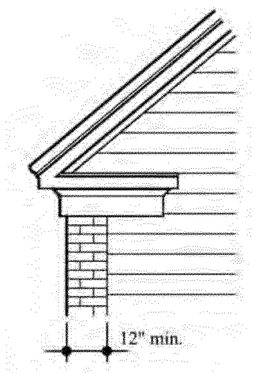



*Figure 12a*

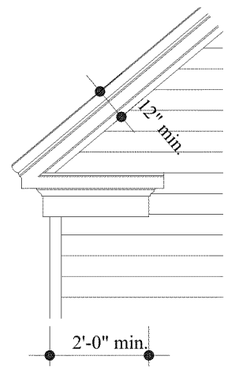



*Figure 12b*

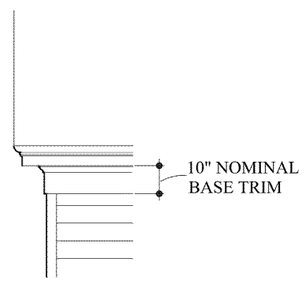



*Figure 13*

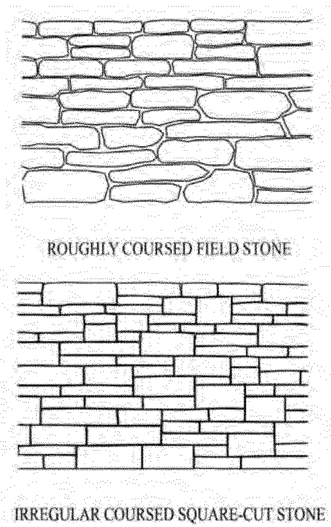



*Figure 14*

*Figure 15*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## BUILDING ELEMENTS

**Construction Materials:**

- Porches shall have simulated wood (i.e., Trex, Azek, or similar), brick, or flagstone on walking surfaces. Concrete, bordered by brick on all outside edges may be approved by the Village if it is not directly visible from the street and has been detailed appropriately. Concrete must not be exposed on vertical surfaces.
- Stoops shall be brick or flagstone on walking surfaces, risers, and sides. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
- Rear yard decks shall have simulated wood products such as Trex, Azek, or similar decking on walking surfaces. Deck walking surfaces may also be pressure-treated wood. For patios, see Frontage and Yard on page 70.
- Lattice shall be wood, solid cellular PVC or vinyl.
- Posts and columns may be made of simulated wood, PVC, or composite material (such as Permacast columns).
- Railings on porches and stoops shall be made of powder-coated steel, wrought iron, or electro-static painted (ESP) aluminum. PVC railing systems may be approved by the Village where appropriate to architectural character.
- Masonry piers and arches shall faced in real brick or real/quarry stone . Rusticated architectural block may be approved by the Village where consistent with the architectural character.
- In masonry elevations, sills shall be brick, molded brick, cut stone, or precast with proper drip edge projection. In siding elevations, sills and aprons shall be solid cellular PVC or simulated wood. See Doors and Windows on page 68 for additional requirements.
- No "doghouses" for direct vent fireplaces are permitted on frontage elevations. If fireplaces are installed and require venting on the frontage elevations, brick or stone masonry chimneys are required and vents shall run vertically, up the chimney (i.e., no direct venting on frontage elevations). Additional chimney detail may be required by the Village on frontage elevations. Direct vents and "dog houses" are permitted only on non-frontage, side and rear elevations.
- Flues shall be tile, terracotta, or metal.

Garages, outbuildings, sunrooms, and similar shall match or coordinate with the architecture (in materials and details) of the main/principal building.

**Configurations:**

- Decks are only permitted in rear yards and may not extend beyond the side foundation walls of the principal structure.
- Deck posts that are more than 36" out of grade shall be wrapped in solid cellular PVC, fiberglass composite, or polymer composite trim with appropriate base and cap trim.
- Patios are allowed in the rear yard only and may not extend beyond the side foundation walls of the principal structure.
- The undercroft of porches shall be skirted with lattice having openings of 1-1/2" square maximum. Alternatively, louvers of solid cellular PVC may be used. Lattice or louvers shall be placed a minimum of 3/4" behind the surface of the pier and shall be framed with trim. See Figure 10.
- Porches and stoops shall have a maximum height of 7 risers and a minimum height of 2 risers.
- Porches on frontage elevations shall be a minimum of 6' in depth. Stoops shall be a minimum of 4' in depth.
- Porch openings between columns and piers shall be vertical in proportion, unless approved otherwise by the Village.
- Posts shall be no less than 6" nominal in width or depth. See Figure 17.
- Openings in masonry elevations shall have brick arches, jack arches, or stone/precast lintels.
- Open arches made of masonry shall not be less than 8" in thickness.
- Keystones and voussoirs (masonry units that compose an arch) shall have sides radial to the arch.
- Piers made of masonry shall be no less than 12" in width and 8" in depth and integral when used with a column or post.
- Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola, unless approved otherwise by the Village. On porches or stoops, full or half-round columns or pilasters are required against the building wall corresponding to the outside, freestanding column or pier. See Figure 17.
- Lintels made of stone or pre-case concrete shall extend horizontally beyond the opening a dimension equal to the height of the lintel, not to exceed 8". Precast lintels shall be flush with the wall surface.
- Brick soldier lintels (i.e., jack arches) shall extend a minimum of one brick beyond the opening and may project between 1/2" and 3/4" beyond the wall surface. See Figure 16.

**Techniques:**

- Railings of steel, wrought iron, or aluminum shall be black in color.

See General Provisions for additional criteria.

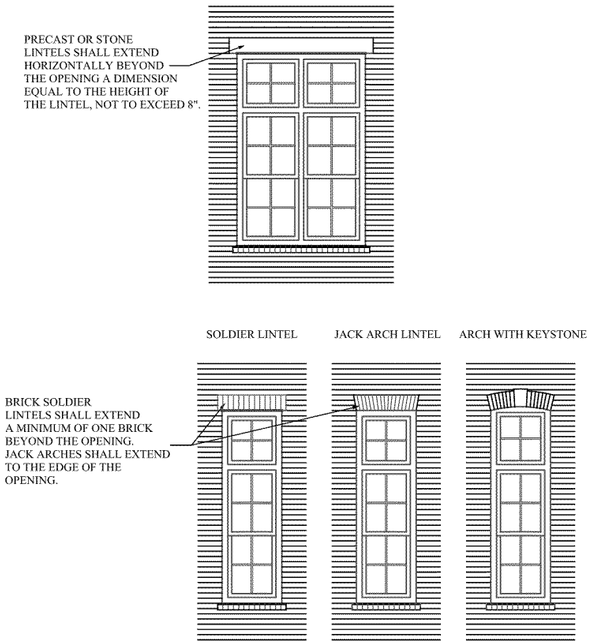



*Figure 16*

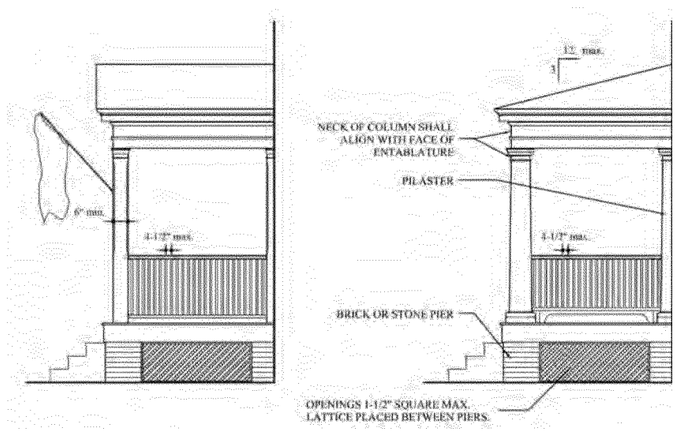



*Figure 17*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## ROOFS

**Construction Materials:**

» Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.

» Gutters and downspouts shall be aluminum, pre-finished metal or copper. (Copper anodized aluminum is not permitted).

» Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl. Gravel may be approved by the Village.

» Glazing in windows, skylights, and stained-glass shall be glass.

**Configurations:**

» Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Portions of flat roof may be used to incorporate roof decks or to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage) but should not otherwise be used.

» On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, subject to Village approval, as well as garage and link roofs may have shallower pitches but shall relate to the main house roof (hips with hips and gables with gables). See Figure 18.

» Eaves shall have no more than six outside corners. See Figure 19.

» Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.

» Flat roofs and balustrades are permitted only when the flat roof is occupiable and accessible. See Figure 18.

» Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of building wall.

» Rake returns are required at gable ends and shall have 2' minimum return of cornice trim (see also Exterior Walls). See Figure 12b.

» Gable ends shall have profile trim.

» Skylights shall be flat in profile and not directly visible from a street or open space.

» Solar Panels: See General Provisions on page 64.

» Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.

» Vents, flues, turbines, and other roof penetrations shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.

» Gutters shall be half-round or ogee ("K") profile.

» Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall.

**Techniques:**

» Roofs built of standing seam metal shall be pre-finished.

» Shingle color may be dark gray, charcoal, black, or a black blend.

» Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.

» Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

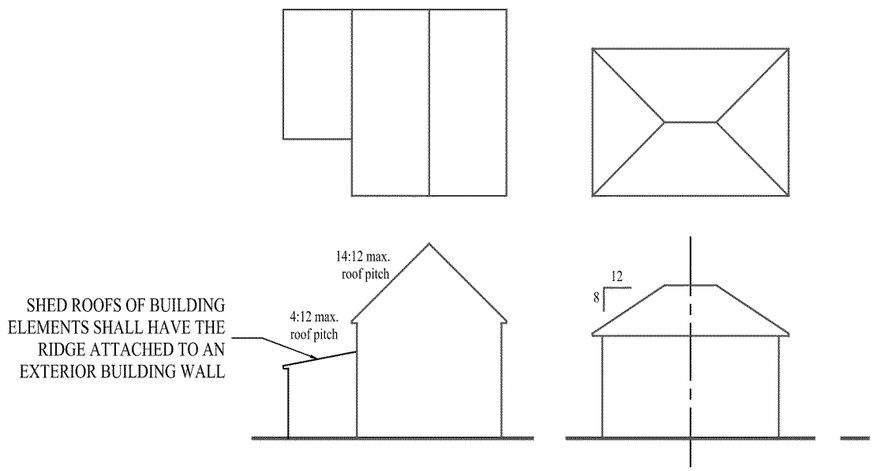



*Figure 18*

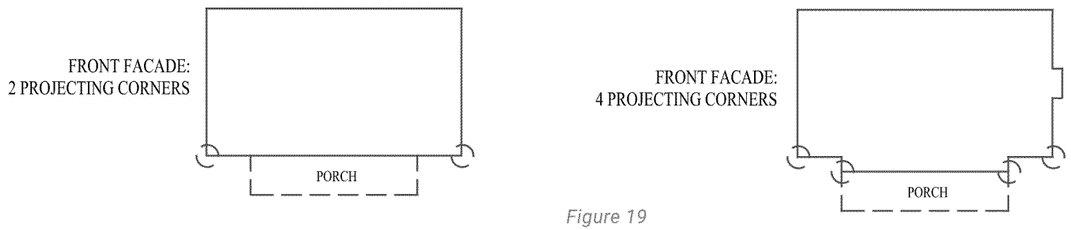



*Figure 19*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## DOORS AND WINDOWS

Construction Materials:

- Windows shall be aluminum clad, fiberglass, or vinyl.
- Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
- Shutters shall be wood, solid cellular PVC, or vinyl with approval from the Village.
- Doors shall be built of embossed steel or fiberglass.
- Garage doors shall be built of embossed steel or fiberglass. Glass transoms appropriate to the garage door style may be included (i.e., square-top transoms with square-top doors; arch-top transoms with arch-top doors). Garage doors on frontage elevations (fronting a street) shall be architectural grade, carriage style doors with transom windows. See Figure 28.

Configurations:

- Windows shall align vertically within any given façade, unless approved otherwise on non-frontage side and rear elevations by the Village. See Figure 20.
- One window on each frontage elevation may be circular, semi-circular, hexagonal, or octagonal in shape. Windows may be quarter-circular in shape when paired in a gable end. See Figure 20.
- All houses require a minimum of 2 windows on non-frontage side elevations, located within the front third of the elevation (closest to the street); 2 full-sized, vertically-aligned windows are preferred.
- Windows and window lites shall be square or vertical in proportion. Windows shall be configured with 9/9, 9/6, 6/6, 6/1, 4/4, 4/1, 2/1, or 1/1 lites. Muntins shall be true divided light or simulated divided light. See Figure 21.
- Bay windows on frontage elevations shall extend to the ground or visually appear to be structurally supported by brackets. See Figure 23.
- Single glass panes shall be a no larger than 24 square feet.
- For residential buildings, total fenestration (rough window openings) on frontage elevations (not including a tower element above the eave) shall not exceed 50% of the total surface area. See Figure 22.
- Two windows paired in the same rough opening should be separated by a minimum 4” nominal post (mullion). See Figure 24.
- Windows should be no closer than 2’ to building corners, except where windows are paired, one on each wall at a corner or within rear yard sunrooms or solariums.
- Storm windows shall be the same material and color matching the windows they serve.
- Screens shall be a dark neutral color.
- Shutters shall be applied to all or none of the windows on any given elevation and on both frontage elevations on a Corner Lot. Shutters shall be shaped, sized, and proportioned to the windows they serve, both in height and width. See Figure 18. The Village may approve the elimination of shutters on paired or unique windows.
- A minimum of 18” shelter shall be provided at main entry doors.
- Storm doors and screen doors shall be full view, free of decorative trim, and match the color of the exterior trim of the house. See Figure 26.
- Doors shall be attached by hinges. Double doors on single-family residential units are not permitted on frontage façades without Village approval.
- Exterior doors shall be a minimum of 3’-0” x 6’-8” with raised or recessed panels. Doors may be set within door surrounds with sidelight panels. See Figure 27.

Techniques:

- Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
- Shutters shall be painted a dark neutral color.
- Doors, including garage doors, shall have glass, raised or recessed panels, or both.

See General Provisions for additional criteria.

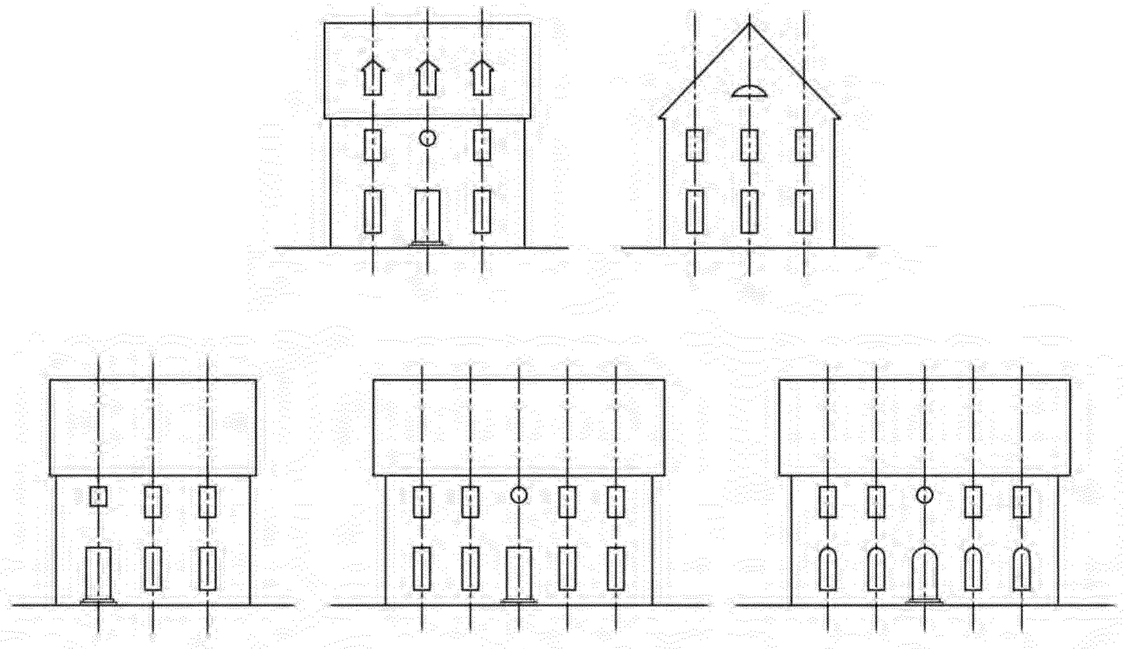


*Figure 20*

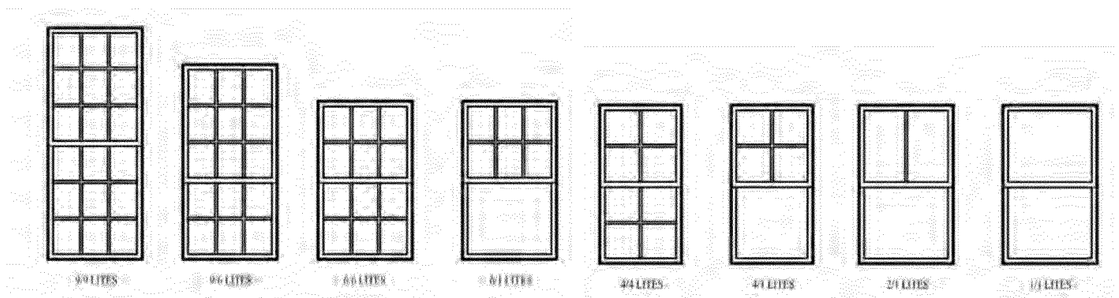



*Figure 21*

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*Source: Design Collective*

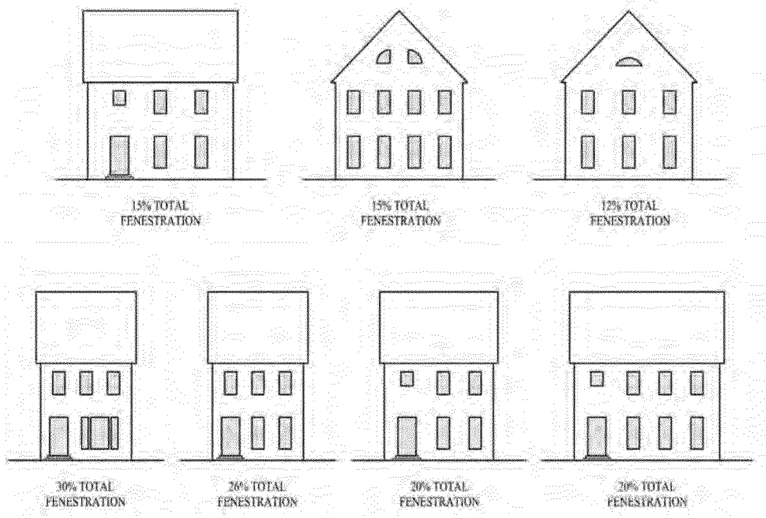
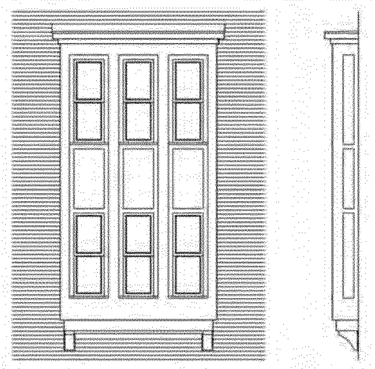



*Figure 22*



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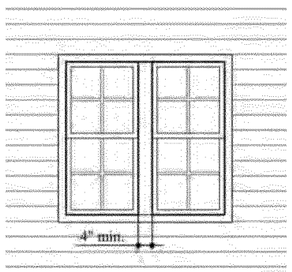


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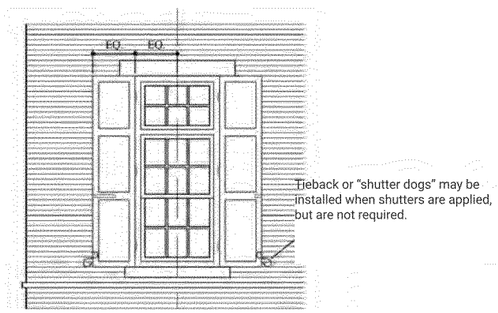


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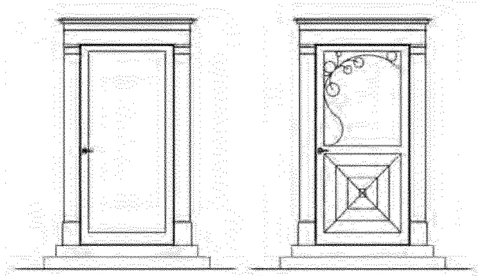


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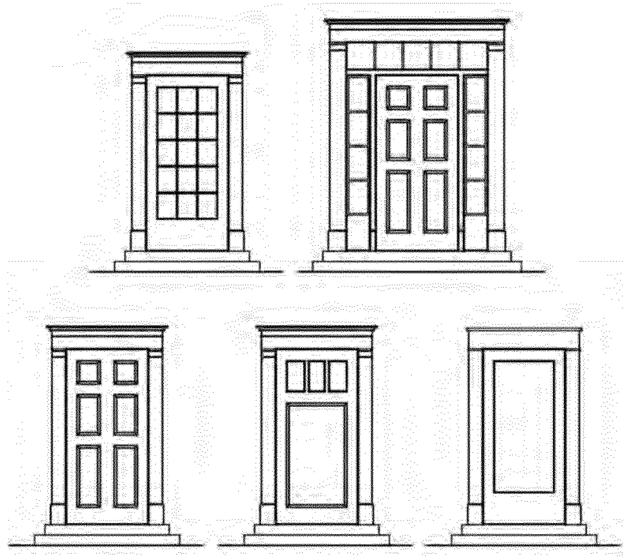


*Figure 27*

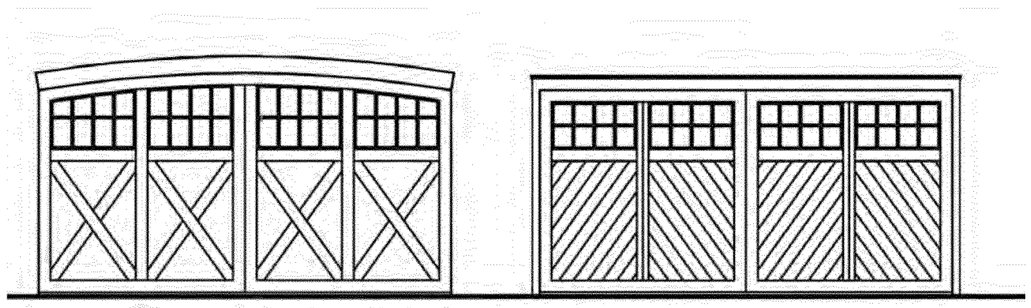


*Figure 28*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

## FRONTAGE AND YARD

**Construction Materials:**

- Front yard fences shall be wood, solid cellular PVC, wrought iron, steel, or ESP aluminum.
- Rear yard privacy fences shall be wood, solid cellular PVC, vinyl, wrought iron, steel, or ESP aluminum.
- Frontage dooryard walls and garden walls shall be brick or stone.
- Retaining walls shall be brick, stone, or architectural grade, straight-face block.
- Hedges, when installed along a frontage, shall be planted and maintained to be a continuous mass. See additional Landscape Design criteria.
- Leadwalks on lots may be brick, stone (flagstone or slate), concrete pavers, or concrete.
- Steps attached to stoops or porches shall be brick or flagstone on walking surfaces, risers, and sides. Additionally, steps on non-masonry porches may be simulated wood products such as Trex, Azek, or similar. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
- Front-load driveways may be asphalt, brick pavers, or concrete pavers. Aprons may be concrete. See Figure 31.
- Rear yard patios shall be brick, flagstone, and/or concrete pavers. Additionally, concrete may be used for rear patios that are not directly visible from a street or open space.

**Configurations:**

- Terminal posts in rear-yard privacy fences (at corners, openings, ends, and similar) shall be wider and taller in proportion than other posts (maximum heights per type follow below). Fence posts shall be spaced evenly along a run with 8’ maximum spacing.
- Rear-yard privacy fences shall be a maximum of 6’ in height, including any top lattice or spaced picket portion. See Figure 33.
- Residential side yard fences taller than four(4) feet in height must be set back at least ten (10) feet from the front corner of the facade.
- Brick or stone piers may mark the pedestrian entrance to a private yard. See Figure 30.
- Frontage dooryard, garden, or retaining walls shall be between 18” and 42” in height, with piers up to 48” in height.
- Lot leadwalks shall connect with street sidewalks and/or driveways. See Figure 30.
- Brick or stone piers and/or garden walls shall be set 12” minimum and 24” maximum off street sidewalks. See Figure 30.

**Techniques:**

- Steel or aluminium fences shall be pre-finished in black.
- Wood fences shall be painted white, off-white, or dark green or stained white with an opaque stain.
- Vinyl fences shall be white vinyl with white house trim, almond/beige vinyl with all other/non-white house trim colors.
- Brick walls shall be capped with coping stone or shaped brick. The cap shall overhang the wall between 1/2” and 1-1/2” to provide an appropriate drip edge. See Figure 32.
- Dooryard, garden, or retaining walls of brick or stone shall be no less than 8” wide and capped in a rowlock course of brick, cut brick, or dressed coping stone 1-1/2” to 3” thick. See Figure 32. Dooryard or garden walls are encouraged where sidewalk grade is 4’ or more lower than the stoop or porch walking surface.
- Poured concrete shall have a smooth finish.
- Vinyl fences shall have a smooth finish (i.e., no wood grain).
- Mulch shall be natural or dyed a dark brown color.

See General Provisions for additional criteria.

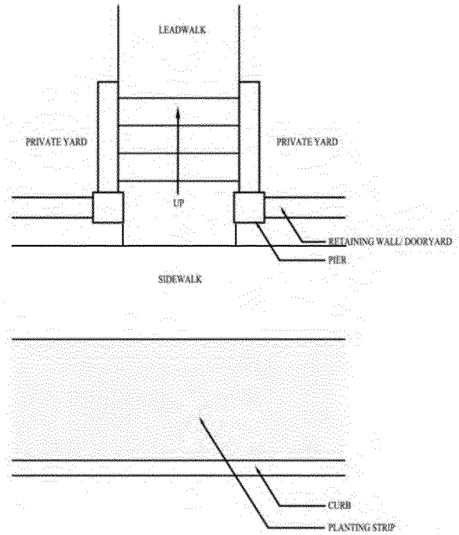



*Figure 30*

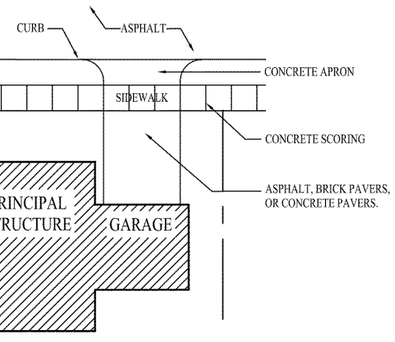



*Figure 31*

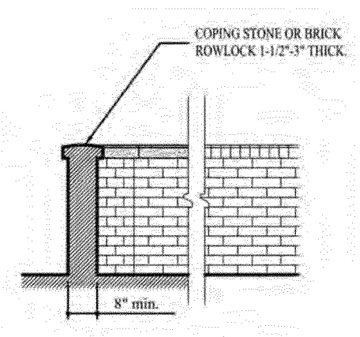



*Figure 32*

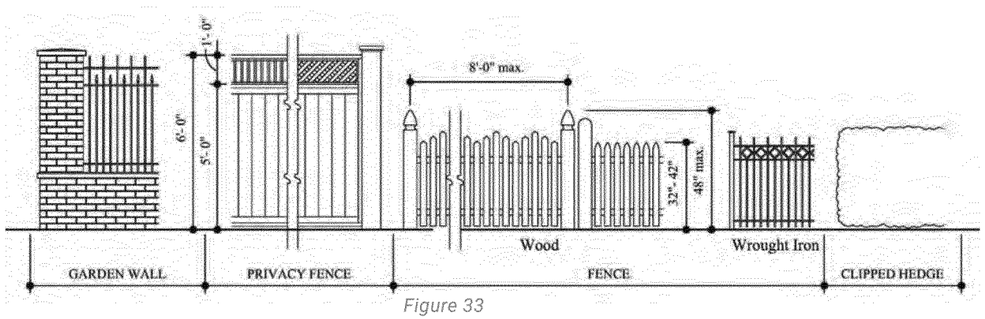



*Figure 33*

*Figures are supplemental to the criteria, for illustrative purposes only.*
*Source: Design Collective*

# 6.0 SIGNAGE DESIGN

6.1 OVERVIEW
6.2 SIGN TYPES & STANDARDS

## 6.1 Overview

### Purpose

This section comprises standards to help ensure that signs are an integral part of Pinehurst South, welcoming visitors to the community and promoting clear wayfinding. The criteria in the Form-Based Code are aimed at achieving well-designed, coordinated signage. These criteria apply to all signage located within Pinehurst South, whether on private lots or within public realm of streets and open spaces.

Signage should inform, direct, and orient the public in a thoughtful and meaningful way. It should also improve and complement the aesthetic qualities of a building, a streetscape, or landscape while having a positive visual impact on the entire community.

These criteria are intended to convey required standards and to provide visual and textual examples of a variety of signs that represent the community's expectation for quality signage.

Signage dimensional criteria such as maximum square feet are governed by the Pinehurst Development Ordinance (PDO).

### Components

The Signage Criteria include General Provisions that provide criteria for all sign types within Pinehurst South. The Sign Types and Standards include specific criteria for each sign type as well as illustrative examples.

### General Provisions

The following items listed below are general criteria that apply to all sign types within Pinehurst South. Further criteria specific to each sign type follow the General Provisions.

- Pinehurst South should contain an eclectic mix of signage that provides a layer of authenticity to the community (uniformity in signage is not desired, nor reflective of the existing signage found in Village Center).
- Signs should be designed with the purpose of promoting Pinehurst South to all users while enhancing the pedestrian and cyclist experience.
- Building signs on community or amenity structures should relate to their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building but also to the streetscape. Building signs should be located in logical "signable areas" which relate to the architecture (e.g., column or architectural bay spacing) of the façade. Signage areas are often, but not always, continuous wall surfaces uninterrupted by doors, windows, or architectural detail. Building signs should enhance and relate to, not obscure, the architectural features of buildings.
- Building signs on single-family residential buildings are not permitted, excepting address numbers.
- Signs are to be kept in good repair such that they are always in clean, working condition and the copy text and graphics are not obscured or damaged.

For building-mounted signage on Commercial/ Mixed-Use Buildings, see the Storefront and Signage section for additional criteria.

#### Content & Illumination

- Signs, copy, and graphic elements should fit comfortably into sign area, leaving sufficient margins and negative space. Thickness, height, and color of sign lettering should be visually balanced and in proportion to other signs located on the same building façade.
- Lighted signs shall be illuminated carefully and appropriately to ensure safety.
- Internally illuminated, acrylic or flexible-vinyl faced box signs are not permitted, unless incorporated as a secondary or supportive feature.
- Backlit, halo-lit illumination, or reverse channel letters with halo illumination are encouraged for commercial signage. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.
- Projecting light fixtures (e.g., gooseneck lights) used for externally-illuminated signs should be simple and unobtrusive in appearance. They should not obscure the graphics of the sign and should be designed as part of the architecture of the sign.
- Sign lighting should be designed and installed to achieve appropriate illumination of the particular sign type and condition. Effort should be made to only illuminate the graphic surfaces, background, and letterforms of the sign, while limiting light spill over to other adjacent uses, buildings, pedestrians, and vehicles and to keep night sky light pollution to a minimum.
- All electrical connections, including junction boxes, transformers, conduit, raceways, and tubing required for any sign items, should not be exposed; they should be concealed and out of public view.
- Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light operated to create an appearance or illusion of writing or printing.
- Sign illumination should promote energy conservation by utilizing energy efficient illumination methods such as LED lighting components.

#### Sign Design & Materials

- Quality materials and creative design should be used as a means to add visual interest and direct attention rather than bright colors or over-scaled letters.
- Dimensional signs, letterforms, and decorative brackets are encouraged.
- Where sign letters are pin-mounted, they should have dimensional returns to give the appearance of solid dimensional material.
- Internally illuminated plastic letters or plastic box signs are not permitted.
- Signage for Pinehurst South is anticipated to employ a variety of materials and illumination techniques including:
  - Painted aluminum/metals
  - Natural finish metals, including bronze, aluminum, steel, and stainless steel
  - Etched and polished metals
  - Cast metals/plaques
  - Natural, opaque, hard surface materials, such as brick and stone
  - Glass, including frosted, colored, patterned, and clear
  - Exterior grade vinyl materials
  - Acrylic, poly-resin materials
  - High Density Urethane
  - LED illumination

## 6.2 Sign Types and Standards

While the General Provisions apply to all signs within Pinehurst South, the following sign types require particular attention as the identification and directional signage for the community. In this important role of building the community character, further provisions specific to each of the following sign types apply.

- Permanent Identification Signs
- Directional Signs - Vehicular & Pedestrian
- Street Signs
- Banners

For building-mounted signage on Commercial/Mixed-Use Buildings, see the Storefront and Signage section on page 59 for requirements.

Precedent: Historic Distric Sign - Belle Grove, Fort Smith, AR
*Credit: unknown*

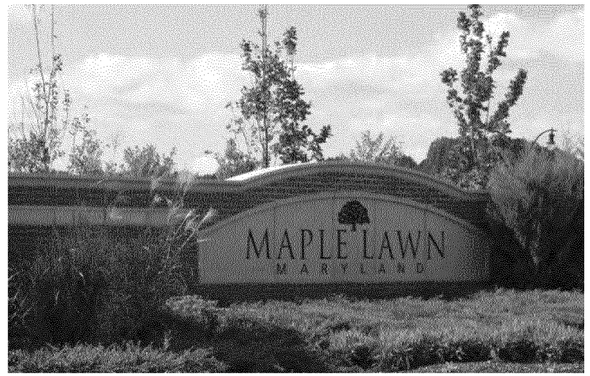
Precedent: Flag Signage - Minneapolis, MN
*Credit: unknown*

### Permanent Identification Signs

Located at key perimeter locations, these signs announce the primary entry points (or gateways) to Pinehurst South. This sign type should be part of a coordinated family of signs and should be integrated within an overall wayfinding plan. These signs play an important role in establishing an identity for Pinehurst South that welcomes visitors to the community.

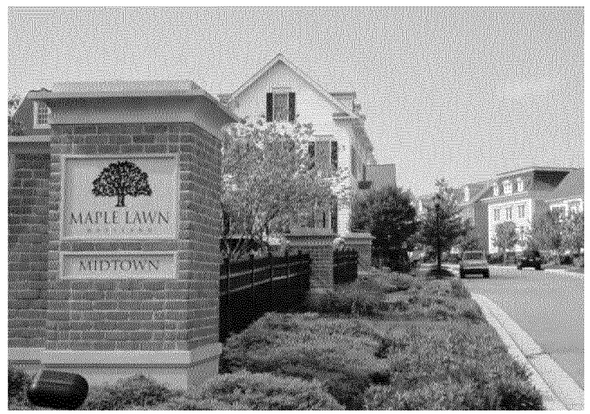
**Materials and Standards:**

- Shall be designed as an integral part of the community's hardscaping and landscaping.
- Shall be compatible with the architecture of Pinehurst South and Village Center.
- Sign materials may include fabricated aluminum, natural metals, natural stone, masonry, and/or glass.
- Messages on Pinehurst South Identification Signs shall be limited to the name, "Village of Pinehurst" and/or Pinehurst South", but may also include "Welcome to" or similar supporting text.
- Signs may contain internal and/or remote illumination.




Precedent: Entry Monument Sign - Maple Lawn, MD
*Credit: Design Collective*

Precedent: Entry Monument Sign - White Marsh, MD
*Credit: Design Collective*




Precedent: Entry Pier - Maple Lawn, MD
*Credit: Design Collective*

## Vehicular Directional Signs

Along with Pedestrian Directional Signs, Vehicular Directional Signs, signs promote convenient wayfinding within the Pinehurst South

.

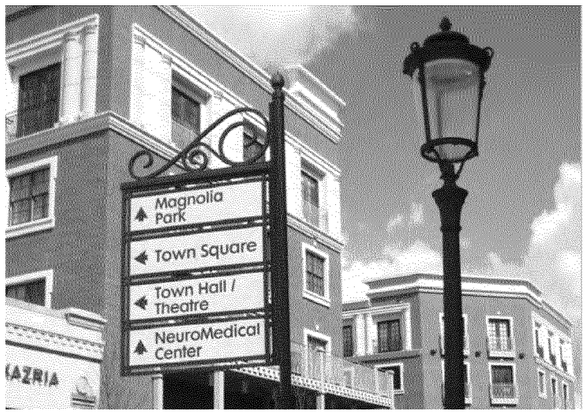
Directional Signs for vehicles will play an active role in providing the primary form of communication for visitors driving within Pinehurst South. These signs will identify paths of travel and directions to primary destinations and amenities for residents and visitors.

Materials and Standards:

- Shall be designed with an emphasis on clarity and legibility for vehicular occupants, taking into account vehicular speeds and sight lines (see below).
- Vehicular directional signage shall be designed to be consistent and uniform within Pinehurst South and signs shall contain a coordinated logotype.
- Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar and wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.
- Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.
- Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.
- Signs should not contain internal illumination, rather they should be illuminated by ambient or remote sources.
- Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.
- All text shall take vehicular speed and sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 3 inches is recommended. This has a readable distance for maximum impact of 30 feet and a maximum readable distance of 100 feet.

Precedent: Vehicular Directional Sign - Charlotte, NC

*Credit: Two Twelve*




Precedent: Vehicular Directional Sign

*Credit: unknown*

## Pedestrian Directional Signs

These signs provide directional wayfinding for pedestrian use. Pedestrian Directional Signs may also be used for cyclists, particularly on the shared-use paths or trails within or near Pinehurst South.

Materials and Standards:

- Signs shall be designed and constructed as a family of signs that enhances the pedestrian experience.
- Shall be pedestrian in scale and height (see below).
- Shall be used to direct and inform pedestrians throughout Pinehurst South.
- Pedestrian directional signage should be designed to be consistent and uniform throughout Pinehurst South and shall contain a coordinated logotype.
- Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar and wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.
- Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.
- Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.
- Signs should not contain internal illumination, rather they should be illuminated by ambient or remote sources.
- Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.
- All text shall take sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 1inch and maximum cap text height of 3 inches is recommended.

Precedent: Pedestrian Directional Sign - The Grand Rounds, MN

*Credit: Valerie's Voice*

Precedent: Pedestrian Directional Sign

*Credit: unknown*

## Banner Signs

Banner signs are permanent or temporary signs that add visual interest and color to the streetscape. They are vertically oriented and should be compatible with the overall character and color of the community's graphic identity. Permanent and temporary banner signs along the streetscape may be mounted on street light poles or similar pole structures to provide a simple means of displaying the community's identity and/or promoting special community events, holidays, or seasons.

Materials and Standards:

» Banners shall be scaled for both pedestrians and vehicular occupants.

» Materials may include:
  - Durable, heavy weight exterior grade canvas fabric
  - Exterior grade, digitally printed vinyl and vinyl mesh materials

» Size: Banners shall be appropriately scaled to the street light (or other) pole to which they will attach, taking wind load into consideration. Banners shall not exceed sixteen square feet per side.

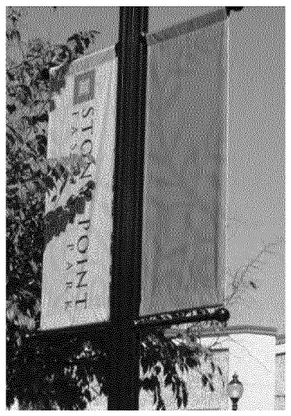
» Pole-Mounted Banners located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.

» The horizontal clearance between a banner and the curb line shall not be less than 3'.

» Banners shall be coordinated along the streetscape as to size, style, frequency, and placement.

» Pole-Mounted Banners for community events or holidays may be displayed up to 90 days.

Precedent: Banner Sign - Fayetteville, AR
*Credit: unknown*




Precedents: Banner Signs - Beaumont, TX; Richmond, VA
*Credit: greentechpanamasa.com, Unknown*

## Street Name Signs

These signs, attached to poles, offer an opportunity for customization. Including the Pinehurst South logo and/or typeface along with the street name can add to the sense of place and distinguish Pinehurst South.

Materials and Standards:

» Shall be designed with an emphasis on clarity and readability for vehicular occupants, taking into account vehicular speeds and sight lines.

» Street signs shall be designed to be consistent and uniform throughout Pinehurst South.

» Signage panels shall be fabricated of aluminum, post-mounted, and contain white reflective vinyl text.

» An alternative background color other than the normal guide sign color of green may be used for Street Name Signs, however, dark green is a standard color for streetscape elements in Pinehurst and is encouraged.

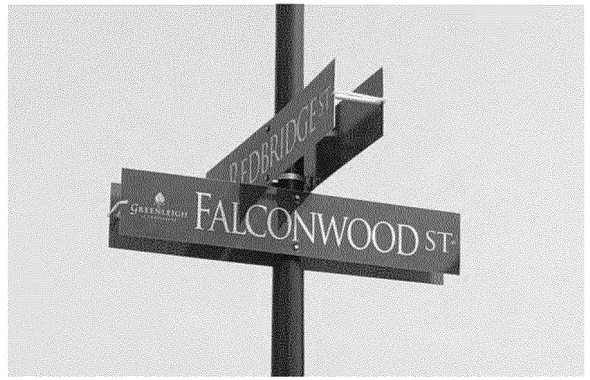
» Recommended minimum letter heights for post-mounted street signs follow:

Along Hwy 5:

» Initial Upper-Case Min. Height 6 inches
Lower-Case Min. Height 4.5 inches

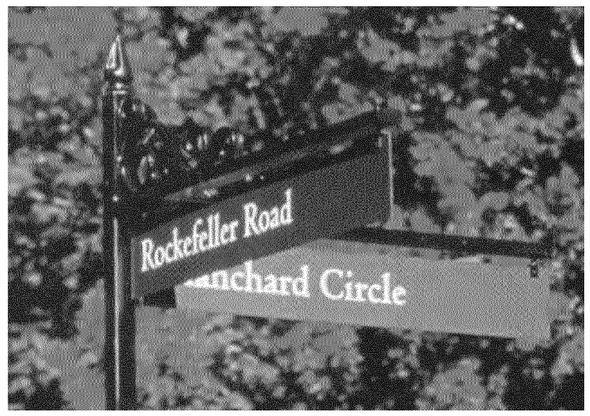
All other Commercial and Residential Streets (posted 25 mph or less):
Initial Upper-Case Min. Height 4 inches
Lower-Case Min. Height 3 inches

» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.




Precedent: Street Name Sign - Greenleigh, MD
*Credit: Design Collective*

Precedent: Street Name Sign - Baton Rouge, LA
*Credit: unknown*




Precedent: Street Name Sign
*Credit: unknown*

## 7.1 Glossary of Terms

The definitions in this section are to be applied to the terms used in this *Pinehurst South Form-Based Code* (FBC) only and explain terms used in the FBC that are either not defined in the *Pinehurst Development Ordinance* (PDO) or have a different meaning in the FBC.

**Alley:** A service roadway that typically has 1 or 2 lanes; is designed to provide access to parking garages, surface parking lots, and/or service areas; and is either publicly or privately owned.

**Avenue:** A roadway that typically has 2 to 4 lanes and is intended to provide access to and links between two or more points of interest/community destinations. An Avenue is typically a public right-of-way.

**Bioswale:** Landscape element designed to remove silt and pollutants from surface runoff water in open areas. Swales are typically lined with stone and are planted with wet/dry tolerant vegetation in order to filter and infiltrate rainwater, allowing for improvements in water quality and reduction in volume before discharge to water bodies.

**Block:** An increment of urban land, typically circumscribed by Streets and/or perimeter Open Space.

**Boulevard:** A divided roadway that typically has 4 or more lanes and a center median. A Boulevard is typically a public right-of-way.

**Building Frontage:** Each linear segment of a building perimeter which adjoins (runs along) a private street, public right-of-way, or public Open Space.

**Building Height:** In Pinehurst South, Building Height is generally governed by number of stories, not by lineal foot measurements, unless specifically noted in the criteria. When lineal foot measurements are required, Building Height shall be measured from the median grade along the primary Frontage Street (see below) to the eave (bottom edge of sloped roof) or parapet (top edge of flat roof).

**Build-to Line (BTL):** A line established on a lot to indicate the placement of building structures upon the lot, parallel to the front lot line(s) and/or right-of-way, facing a Street or Open Space. The intent of the build-to-line is to align structures framing a Street or Open Space.

**Civic Building:** A structure whose principal purpose is a public or civic use, such as a government office or service, school, post office, or community center.

**Expression Line:** An architectural treatment extending, or offset from, the surface plane of the building wall, or change of material, color or other treatment of the front elevation (facade). Expression Lines typically delineate the transition between floor levels and the base-middle-top of a building.

**Frontage Coverage:** The percentage of a Lot occupied by a building's front elevation(s) (facade(s)). The Frontage Coverage is calculated as the sum of the length of the front elevation(s) divided by the Lot length.

**Front Elevation:** T he front facade of a built structure parallel to a Street, public right-of-way, and/or public Open Space and typically coinciding with the Build-to Line (BTL).

**Frontage Street:** T he street bordering on a property toward which the front facade and main entrance are oriented.

**Green Roof:** A roof that is partially or completely covered with vegetation and a growing medium, typically placed over a drainage layer above the roof's waterproofing. Benefits include reduction in stormwater runoff, increase in roof life span, heat and noise insulation value, reduction of the urban heat island effect, and creation of wildlife habitat.

**Lot:** A parcel of land publicly or privately owned.

**Mixed-Use Building:** A structure containing two or more uses, whose ground-floor use is typically, but not limited to, retail, restaurant, office, or building lobby or amenity space, with residential or office space on upper floors.

**Open Space:** A separate lot or indoor or outdoor area/space designated for plazas, promenades, greens, gardens, parks, and other spaces; intended to support community interactions and gatherings; and accessible to the public (whether publicly or privately owned). Perimeter Open Space refers to open space located at the edge of a neighborhood and/or natural area and is often more informal/naturalistic in shape and design; whereas as Central Open Space occurs closer to the neighborhood core and is often more formal in shape and design.

**Porous Pavement:** Permeable pavement such as porous asphalt, concrete, and pavers, typically considered for pedestrian walkways, bike paths, plazas, and parking spaces (typically not suitable for heavily traveled vehicular lanes or parking lot aisles). Benefits include water quality treatment and infiltration, storm water flow control, reduction of water pooling/ponding on paved surfaces and reduction of urban heat island effect by cooling paved surfaces.

**Private Street:** A privately-owned roadway including, Alleys, Driveways, Avenues, Streets, or Boulevards that provide access to and through neighborhood Blocks.

**Rainwater Planter:** An area designed to capture stormwater runoff from sidewalks, roadways, and other paved areas, in order to reduce peak stormwater flows, volume, and pollution. Plant beds along street edges and walks might be designed as a series of small infiltration beds filled with plants and linked to drainage systems in natural areas by means of covered channels below the pavement.

**Storefront:** The facade or portion of a building's front elevation (facade), typically located on the ground-floor level with retail and/or office use(s), and typically aligned along the Build-to Line (BTL) with entrance(s) to the business at sidewalk grade.

**Street:** A roadway that 1 to 4 lanes; designed to provide local access and disperse traffic within or between neighborhoods; and is either publicly or privately owned. Within neighborhoods, Streets typically make up the majority of roadways.

**Street Type:** A classification based on the a roadway's distinctive character, defined by number of travel and parking lanes, the potential presence of a median, the width and character of the tree/planting zones, the width and character of the sidewalk zones, and any other special treatments.

**Vista:** A view framed by built structures or landscape.

**Vista Terminus [Terminated Vista]:** A building, significant feature of a building, or site element that terminates or punctuates a framed view. Civic buildings, sculptural pieces, iconic natural areas, and special building elements serve as the most appropriate view terminators.