VILLAGE COUNCIL
AGENDA FOR WORK SESSION OF APRIL 11, 2023
ASSEMBLY HALL
395 MAGNOLIA RD. PINEHURST, NC 28374
PINEHURST, NORTH CAROLINA

1. Call to Order.

2. Discuss Village Place and Pinehurst South Form Based Code

3. Discuss FY24 SOP Capital Project Prioritization

4. Discuss Development Related Bills Being Considered by the General Assembly

5. Other Work Session Business

6. Potential Future Agenda Items

7. Adjournment.

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative,Teamwork, and Improvement.

DISCUSS VILLAGE PLACE AND PINEHURST SOUTH FORM BASED CODE

ADDITIONAL AGENDA DETAILS:

FROM:
Alex Cameron

CC:
Jeff Sanborn

DATE OF MEMO:
4/5/2023

MEMO DETAILS:
Attached are the latest draft of the Village Place and Pinehurst South Form Based Codes. Planning staff and the Planning and Zoning Board have met and closely collaborated to review and make revisions to the documents. These documents form the basis for the future amendments to the Pinehurst Development Ordinance (PDO) and Official Zoning Map to implement the recommendations and visions outlined in each of the Small Area Plans. Additionally, the intent is that these documents will also serve as a guide for future conditional rezoning requests for development within the two planning areas.

The Planning and Zoning Board held a public hearing on March 30, 2023 and unanimously recommended Village Council adopt the Village Place and Pinehurst South Small Area Plans and Form Based Codes as official "plans". North Carolina General Statute Chapter 160D-501 "plans" include compehensive plans and any other plans deemed apropriate including small area plans. Adoption of such plans shall follow the process for zoning text amendments set by 160D-601.

The intent of this work session is to share with Council the drafts recommended for adoption by the Planning and Zoning Board and receive input prior to a public hearing and consideration of adoption by Village Council.

ATTACHMENTS:

	Description
🗋	Village Place Form Based Code
🗋	Pinehurst South Form Based Code



VILLAGE OF PINEHURST FORM-BASED CODE

VILLAGE PLACE

Planning and Zoning Board Approval March 2023

Village Council Approval TBD

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

1895 VILLAGE OF PINEHURST

ACKNOWLEDGMENTS

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Mayor

PATRICK PIZZELLA
Mayor Pro Tempore

LYDIA BOESCH
Treasurer

JEFF MORGAN
Council Member

JANE HOGEMAN
Council Member

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Former Council Member

JUDY DAVIS
Former Council Member

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WHAT IS A FORM-BASED CODE?

"A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements."

Source: Form-Based Codes Institute (FBCI)



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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) report is a companion document to this Form-Based Code (FBC) for Village Place. 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 (see the Village Place SAP, Section 4.2 Guiding 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 *Village Place Small Area Plan* documents. While individual development will occur over time through the hands and minds of many, certain elements within the Village Place 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.

The *Village Place Form-Based Code* (FBC) is comprehensive, complete, and serves as the development criteria for Village Place. All development in Village Place shall comply with the FBC criteria as determined by the Planning Department and approved by the Village Council. The previously-prepared *2019 Comprehensive Plan* and the *Village Place Small Area Plan* report are and will remain important reference documents, but specific quantitative and/or qualitative design considerations for Village Place are governed exclusively by this FBC, 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.

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 *Village Place Form-Based Code*.

The FBC is 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 V*illage 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 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 Village Place.

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.

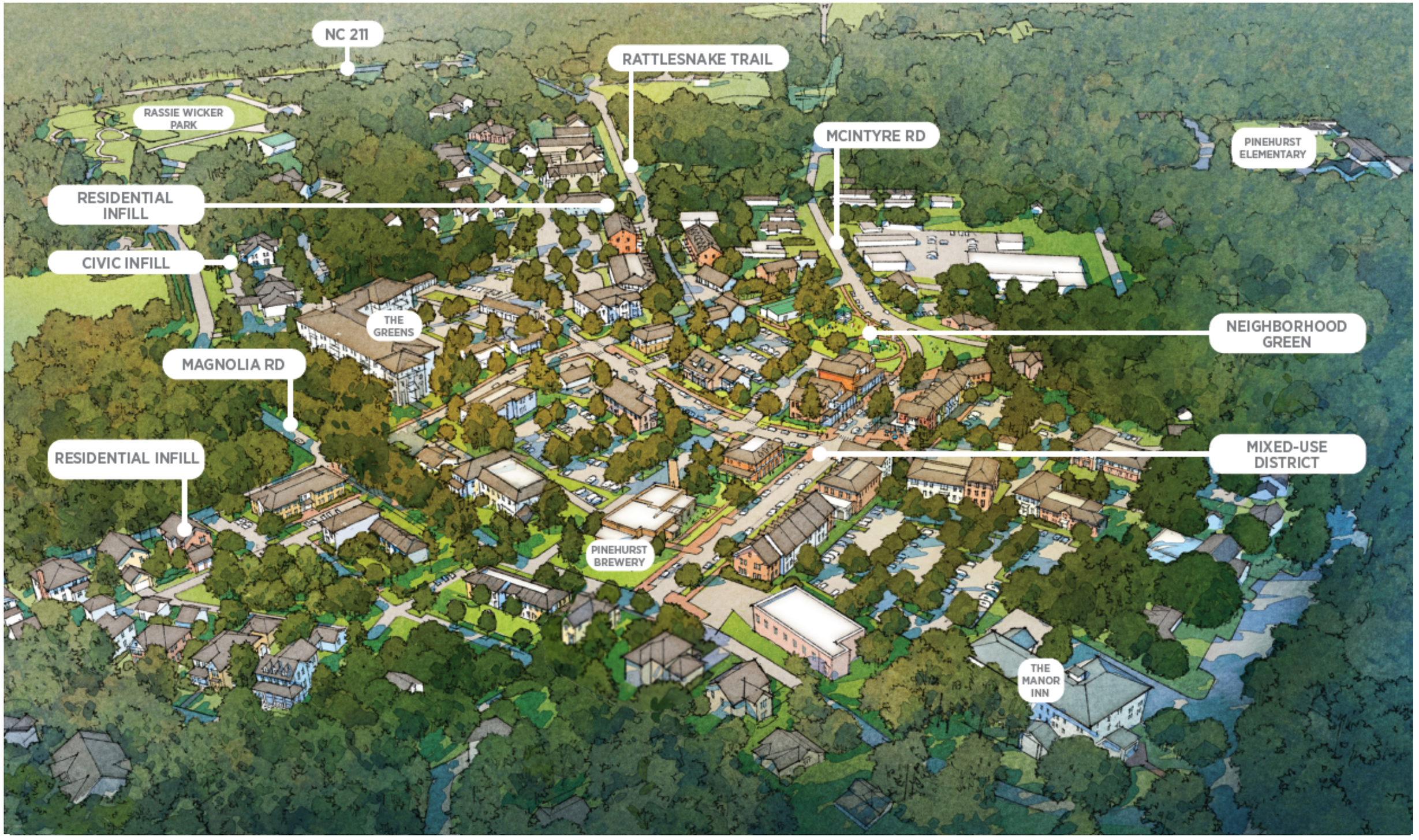
The FBC applies to all development within the boundaries of Village Place only. The FBC criteria may be modified from time to time with the Village Council's approval.

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 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
- 7.0 Definitions



VILLAGE PLACE - AERIAL RENDERING

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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.*

Village Place

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



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.

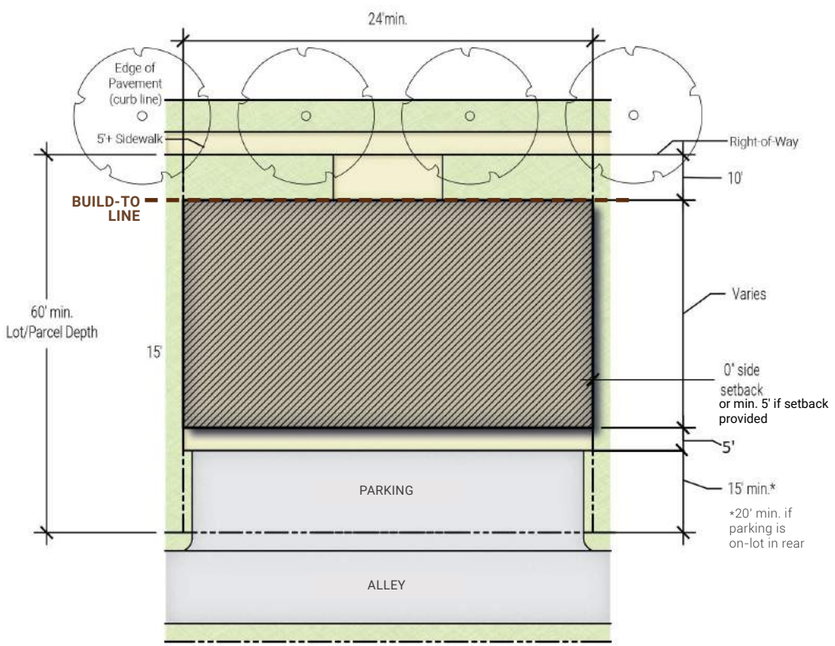
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

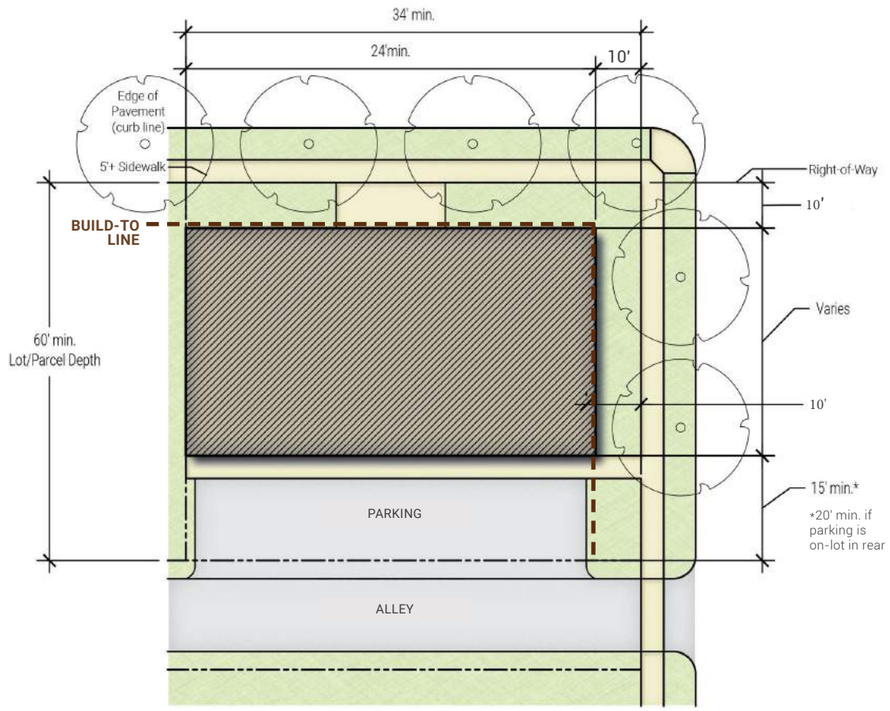
Mid-Block Lots: These lots are flanked by other lots on both sides.

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.

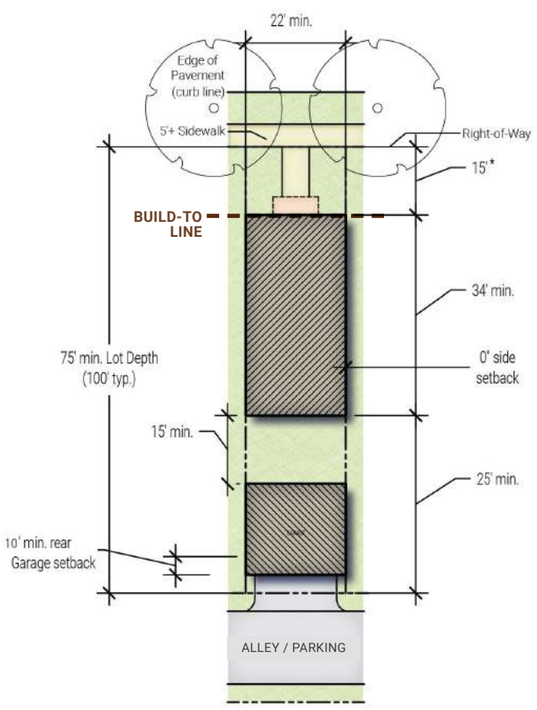
There are three types of Single-Family Attached lots: Mid-Block, Mid-Block End, and Corner lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

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

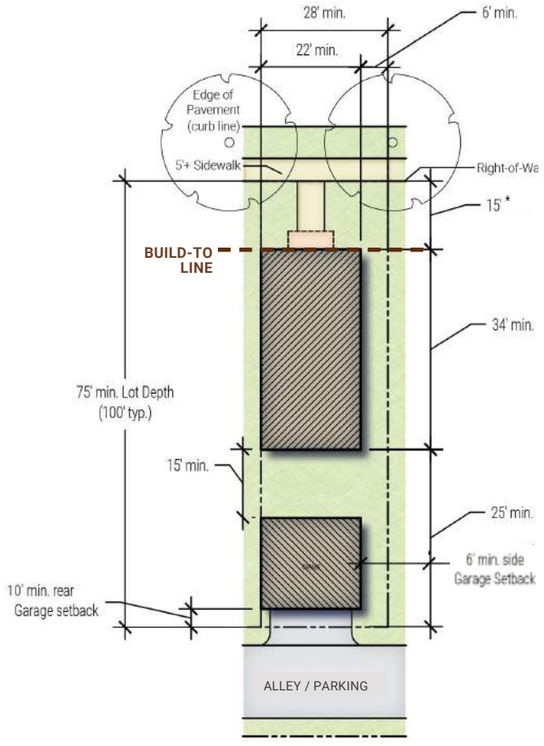
Mid-Block End Lots: These lots are flanked by other lots on both sides, but the building is attached on one side only.

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.

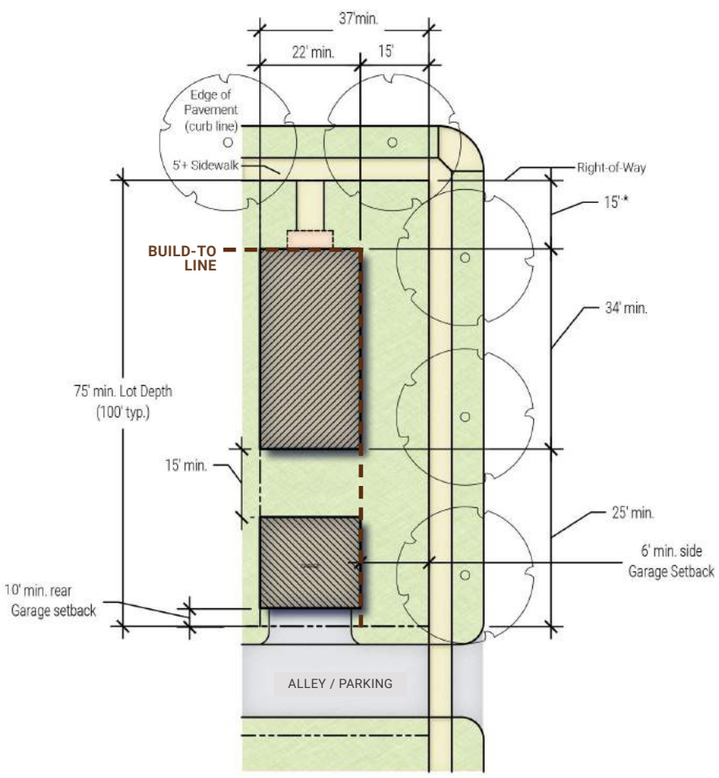
SFA Rear-Loaded Mid-Block Lot



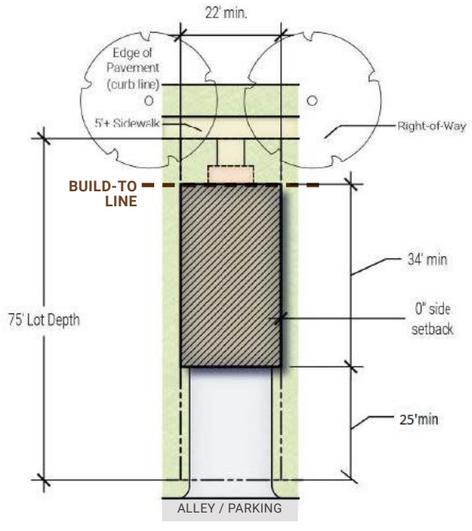
SFA Rear-Loaded Mid-Block End Lot



SFA Rear-Loaded Corner Lot



SFA Rear-Loaded - Integral Garage Mid-Block Lot



* Maximum porch encroachment 2'



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



Precedent -Single-Family Detached (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.

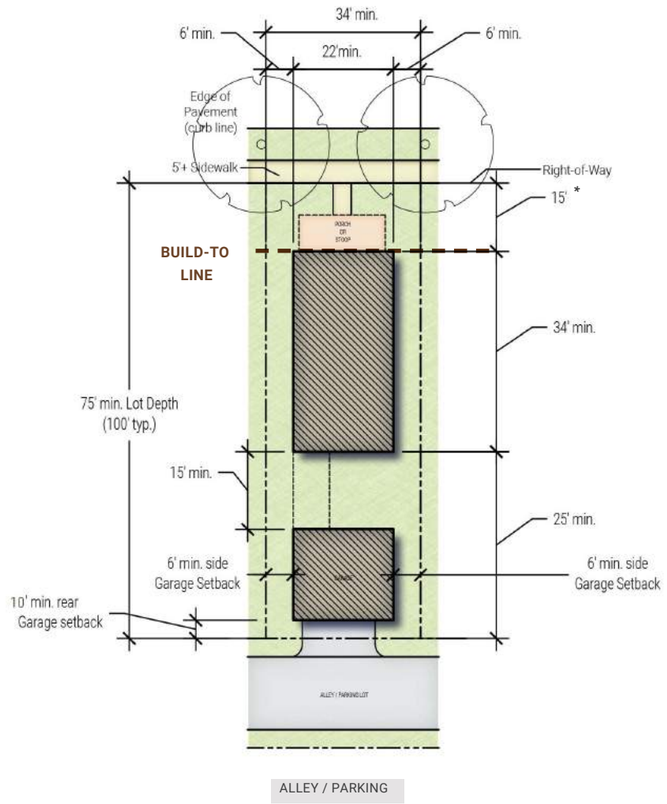
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

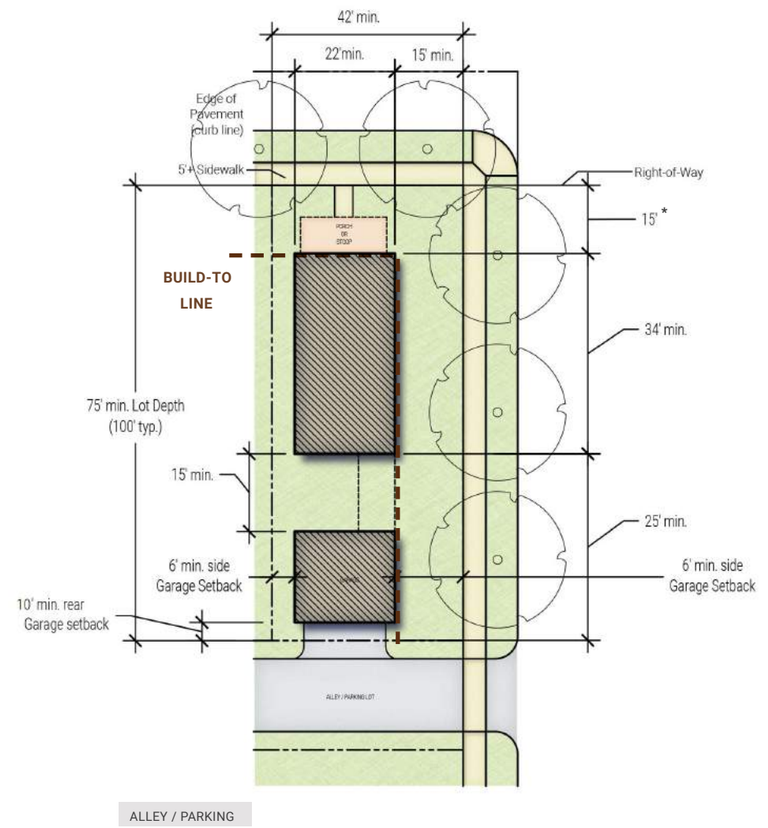
Mid-Block Lots: These lots are flanked by other lots on both sides.

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

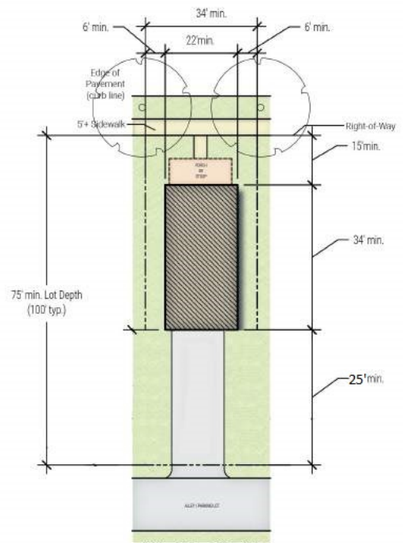
SFD Cottage Rear-Loaded Mid-Block Lot



SFD Cottage Rear-Loaded Corner Lot



Integral Garage



* 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.

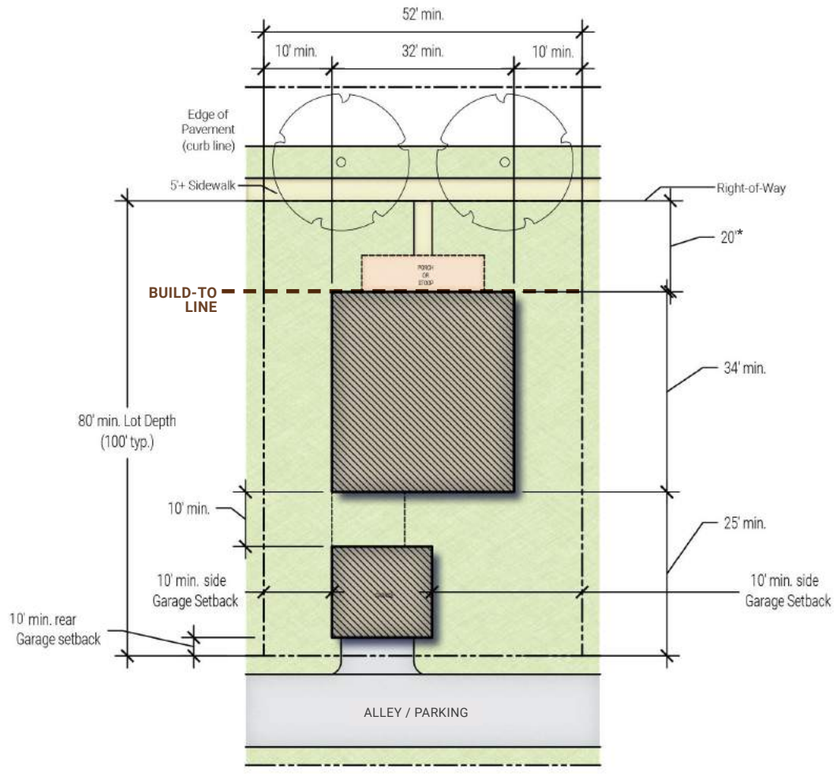
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

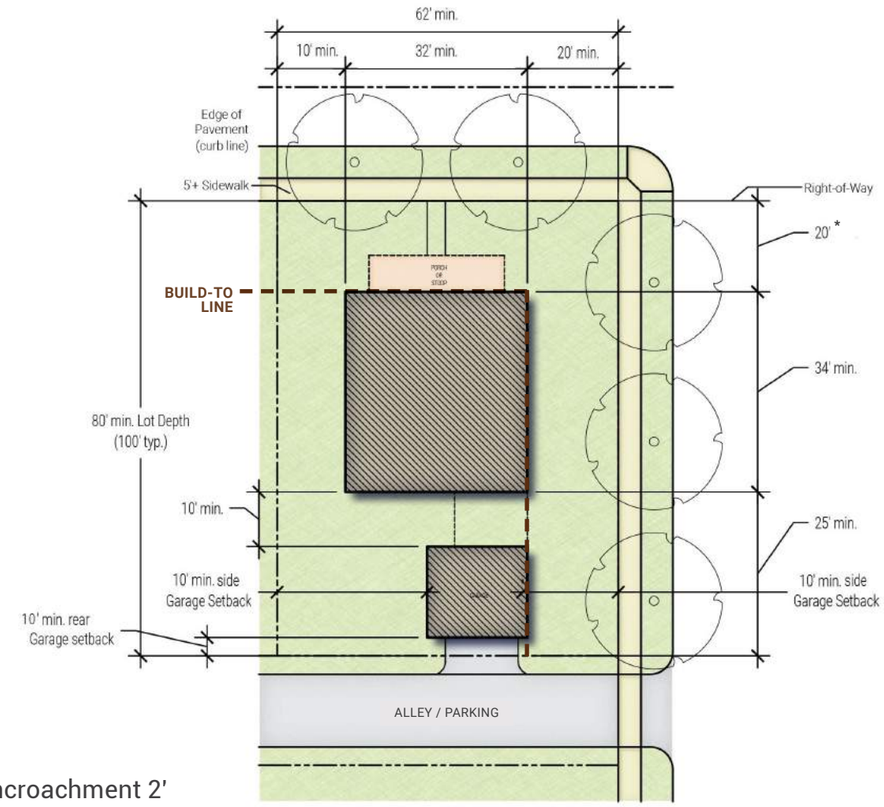
Mid-Block Lots: These lots are flanked by other lots on both sides.

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.

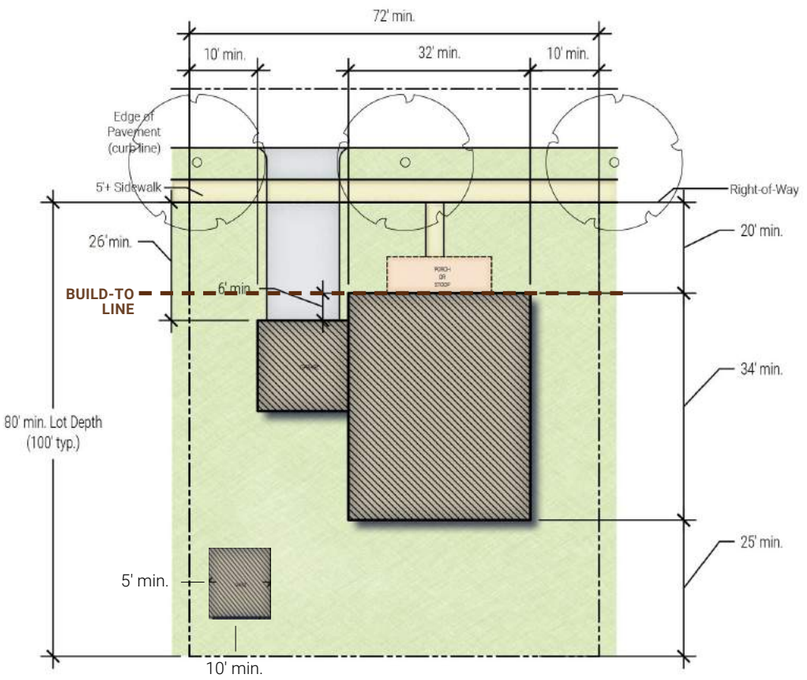
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

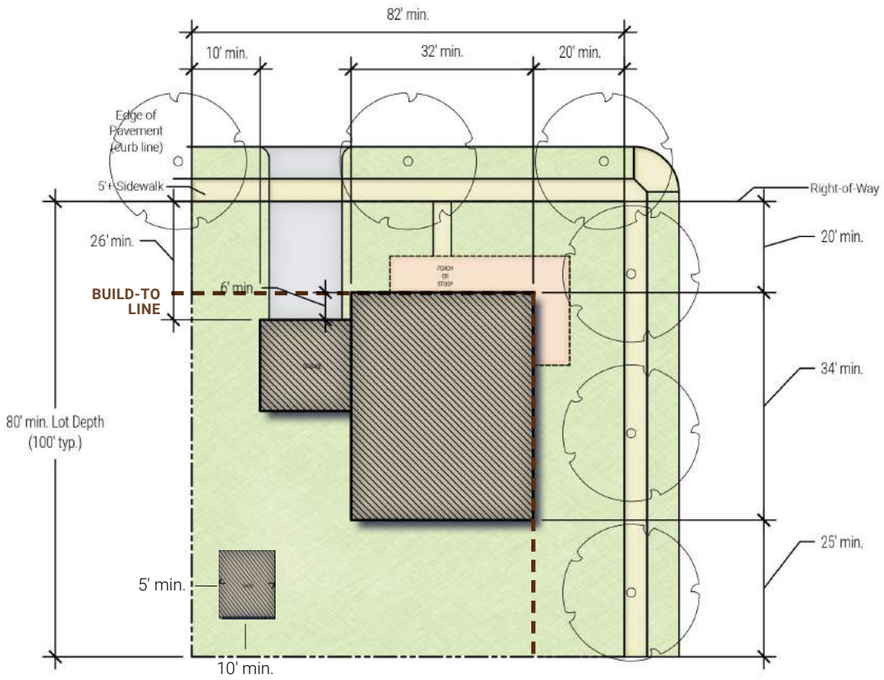
Mid-Block Lots: These lots are flanked by other lots on both sides.

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

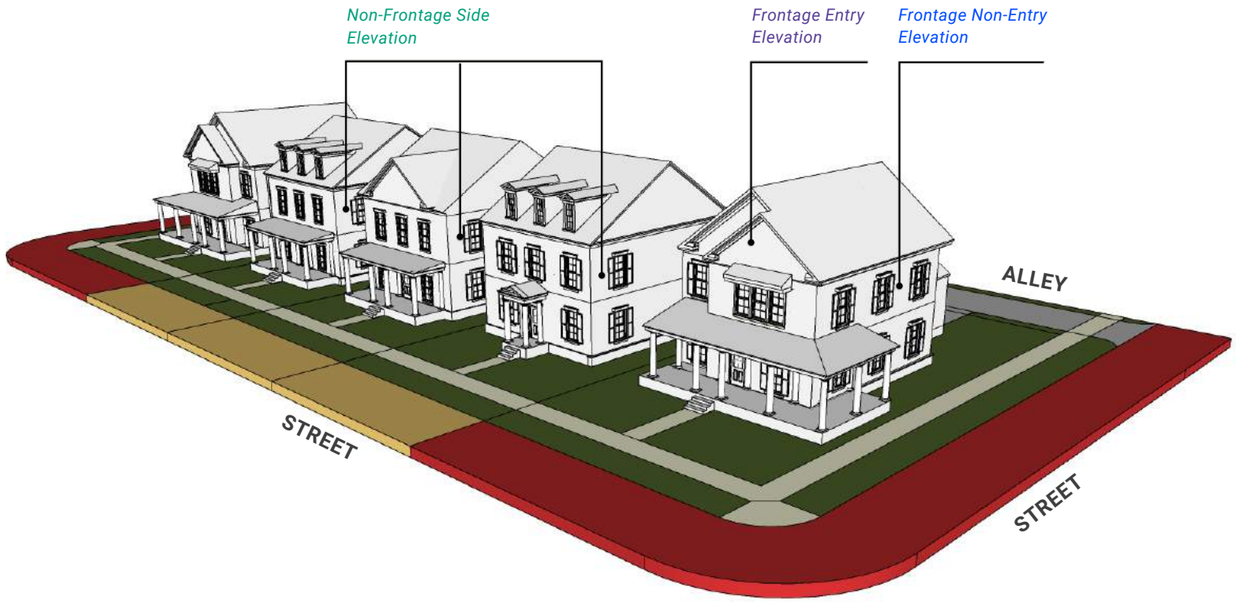
- *Corner Lot*
- *Mid-Block Lot*

ELEVATION TYPES

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

LOT HIERARCHY AND ELEVATION TYPES DIAGRAMS





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

3.1 Overview

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.

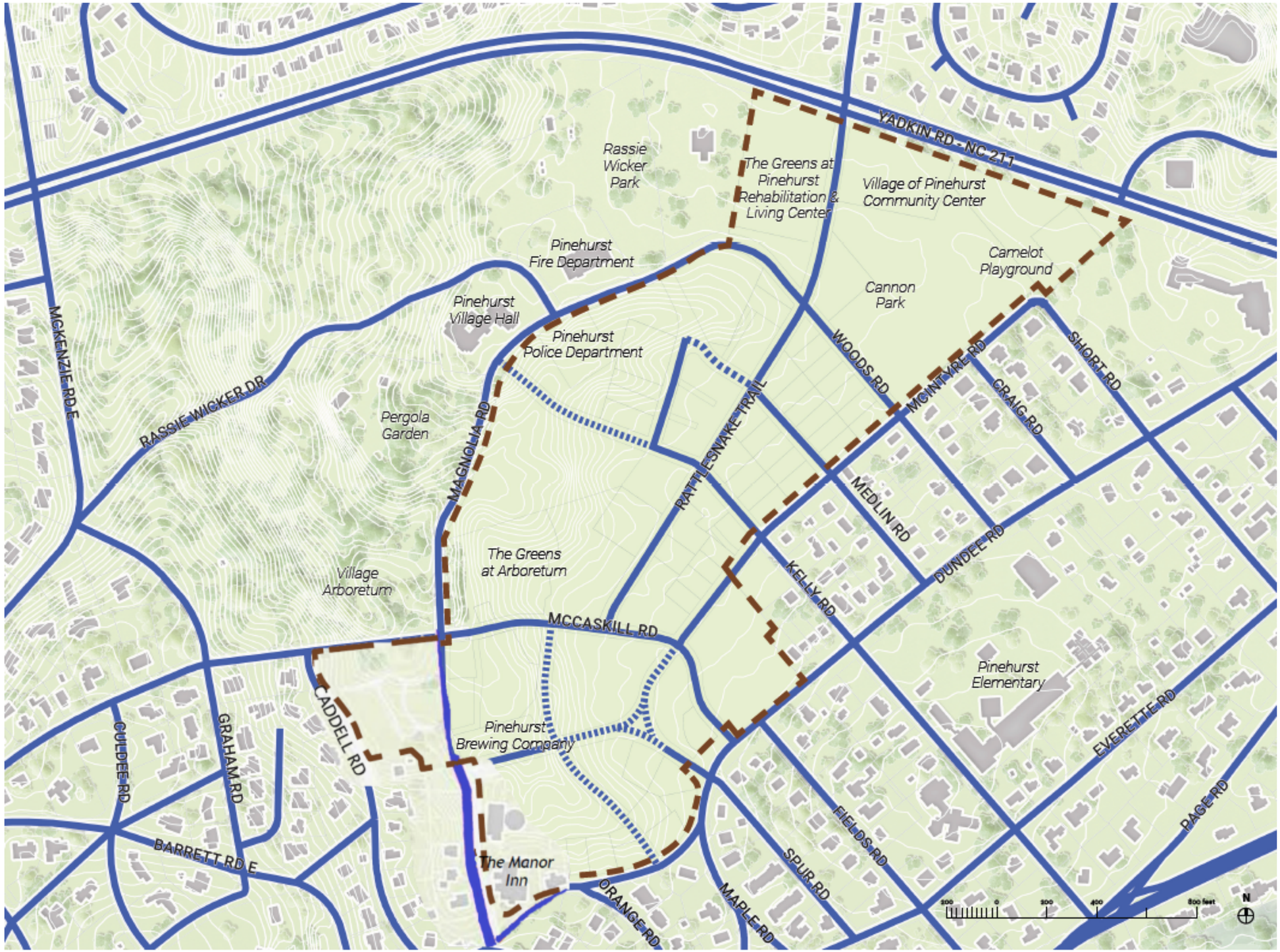
PROPOSED CIRCULATION PLAN

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.

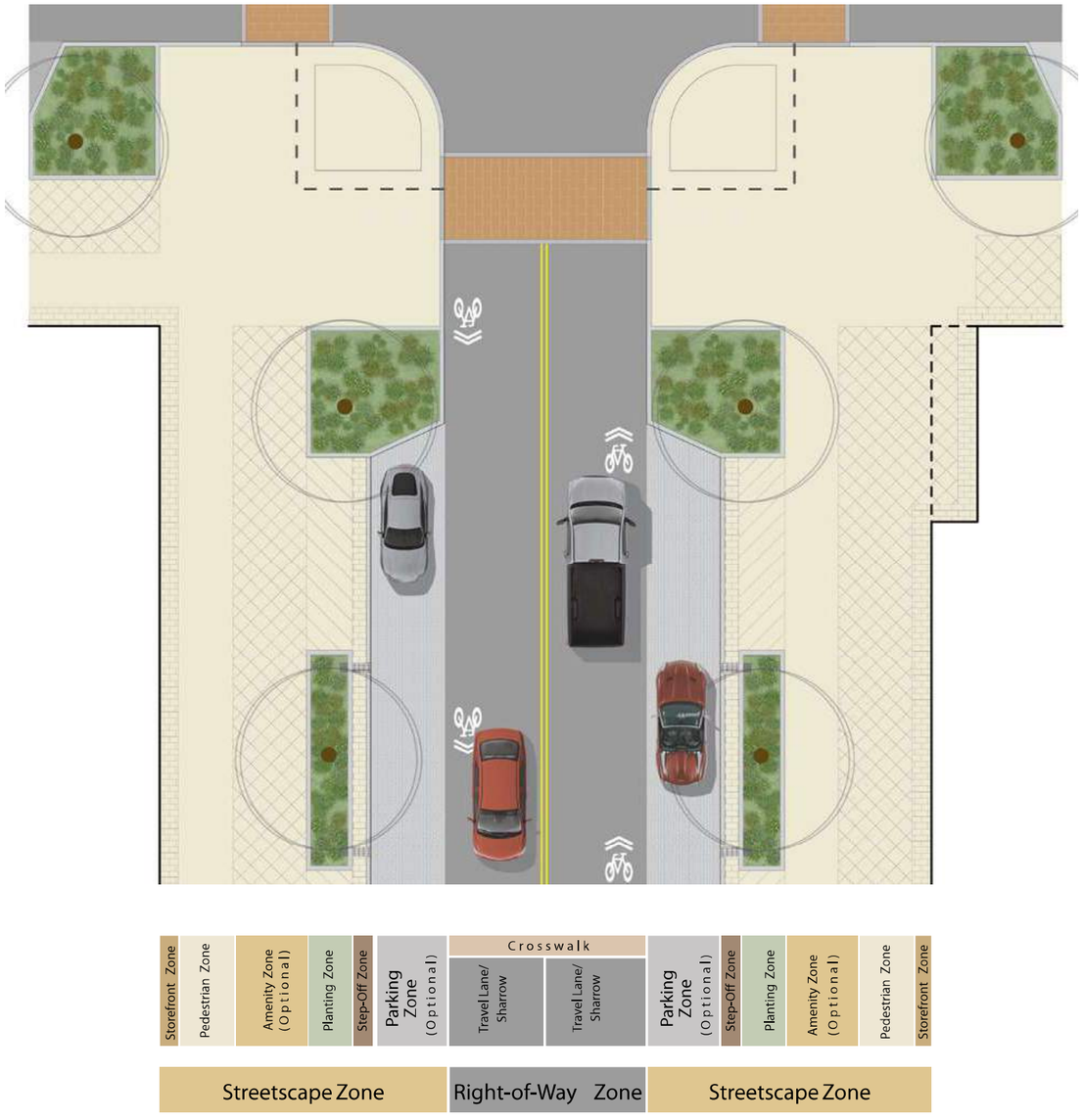
Effective Complete Streets are designed to be compatible with their context. For example, sidewalks should be wider where heavy foot traffic is anticipated, such as adjacent to retail storefronts or a large community gathering space or amenity, compared to a standard 5-foot wide sidewalk in a low-density 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

3.3 Street Types

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

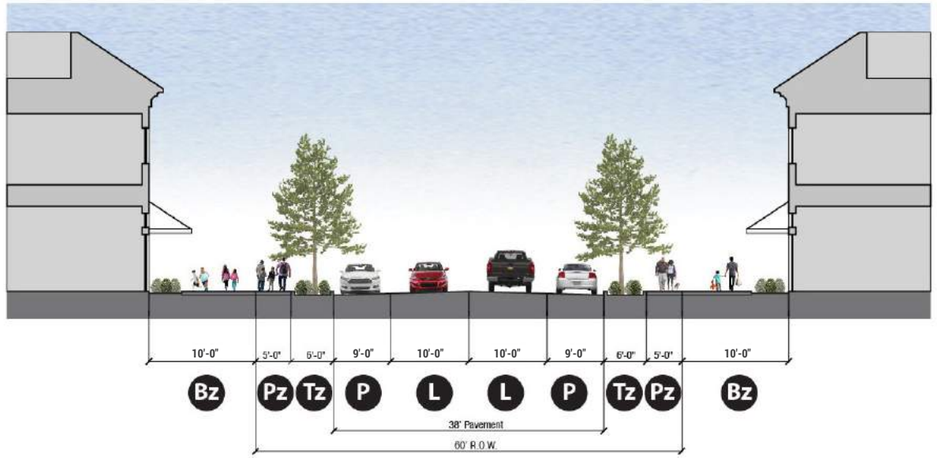
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

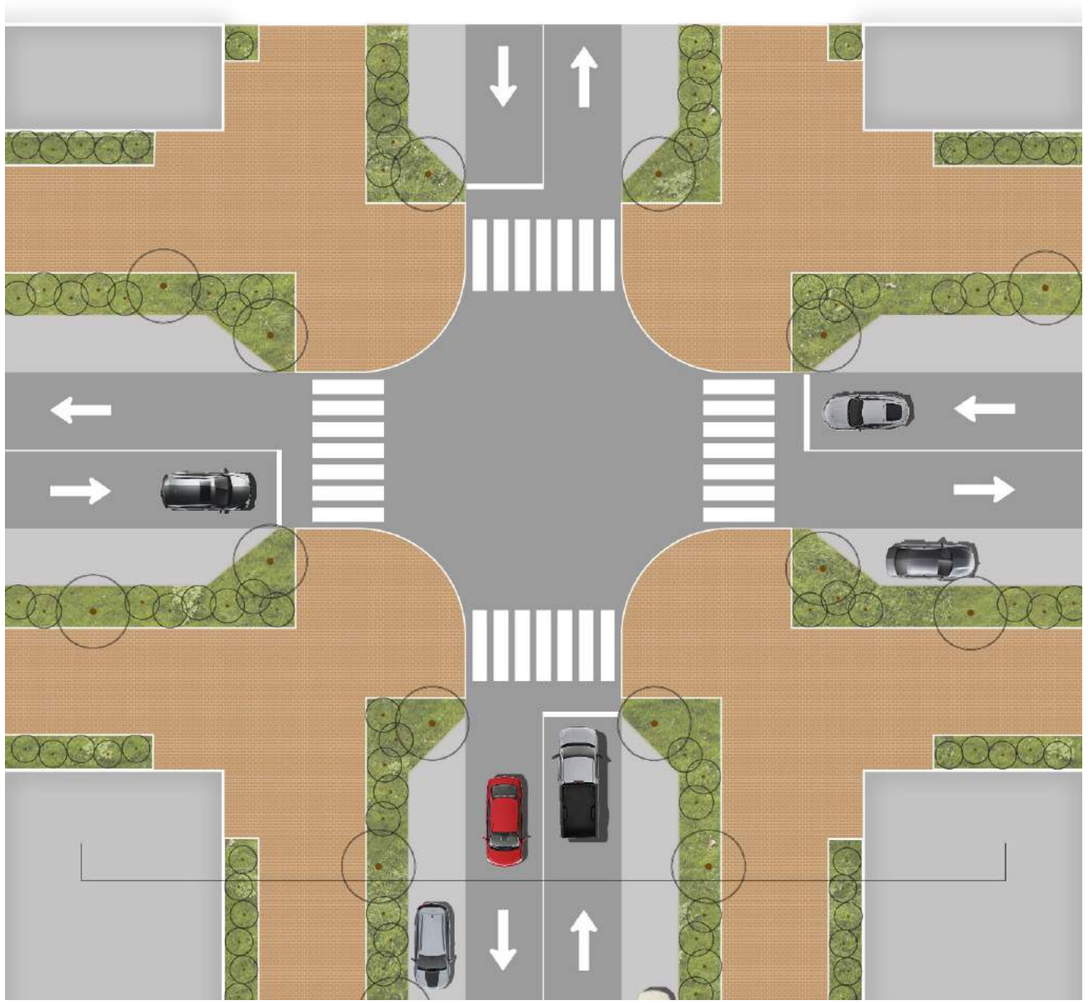


Precedent Streetscape - Market Square, Pinehurst
Credit: VOP Rentals



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

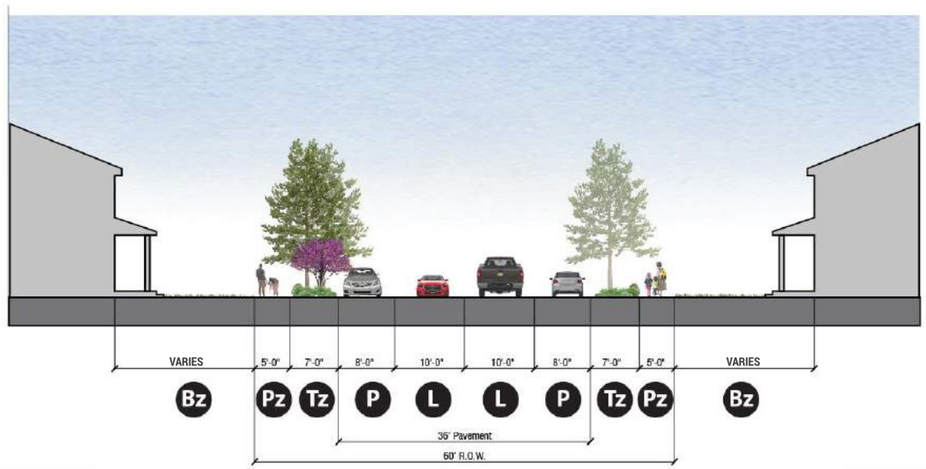
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

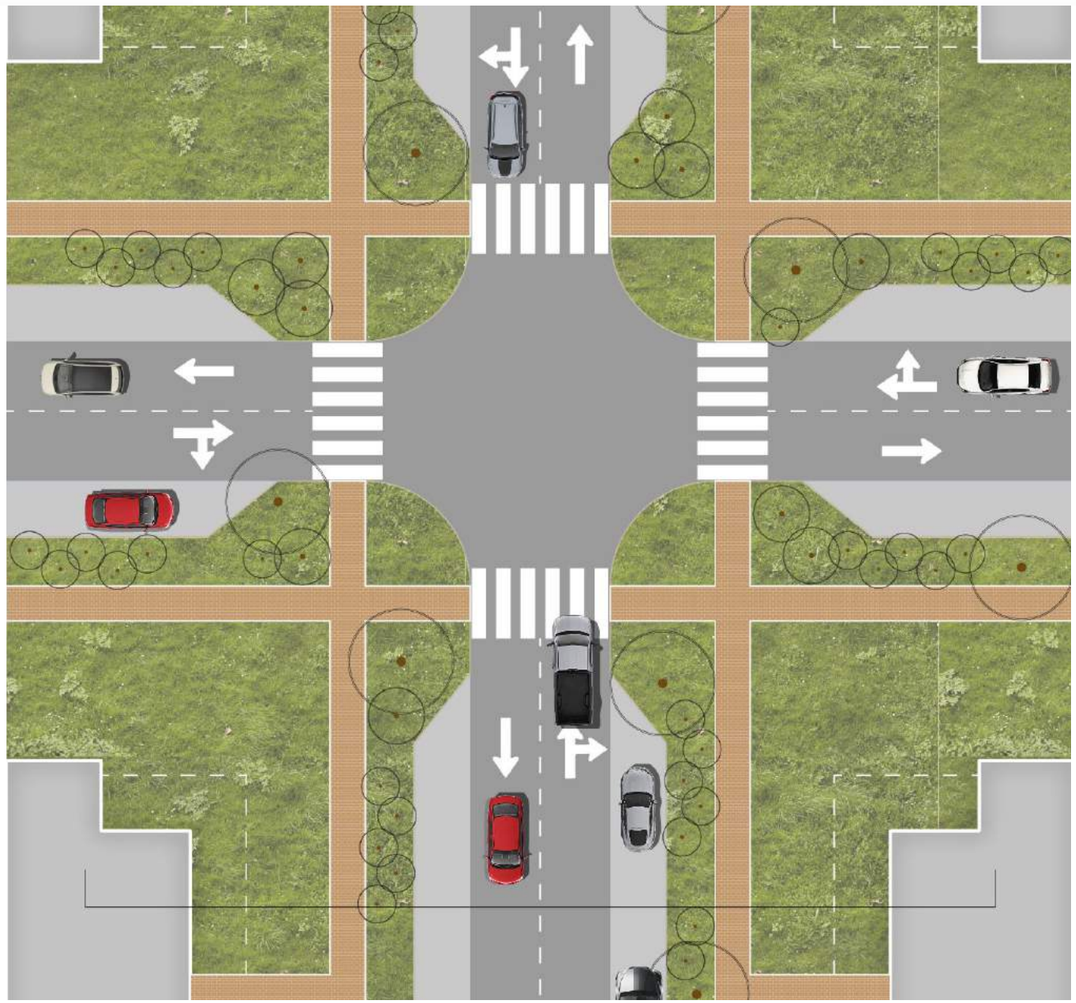


Precedent Residential Streetscape
Source: shortforkfarms.com



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.

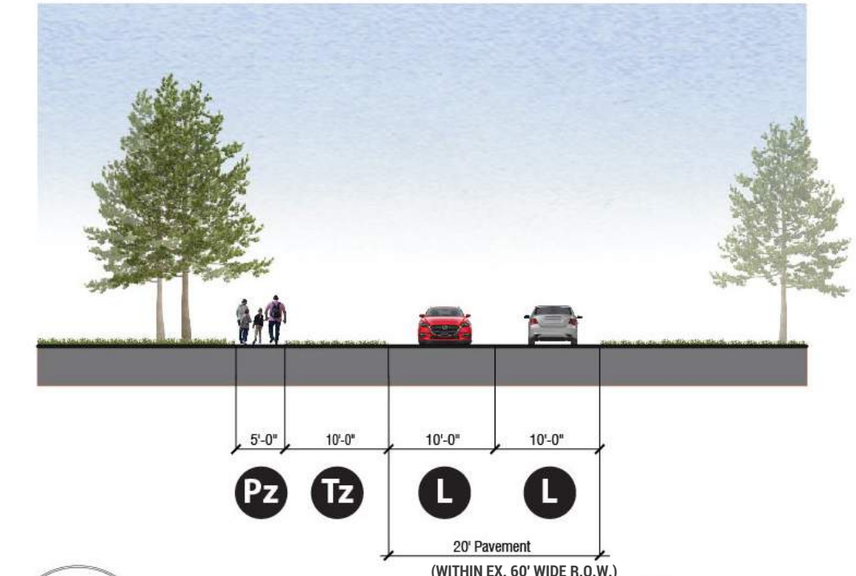
* For additional criteria and more information on frontage and setback requirements.

See General Provisions for additional criteria.

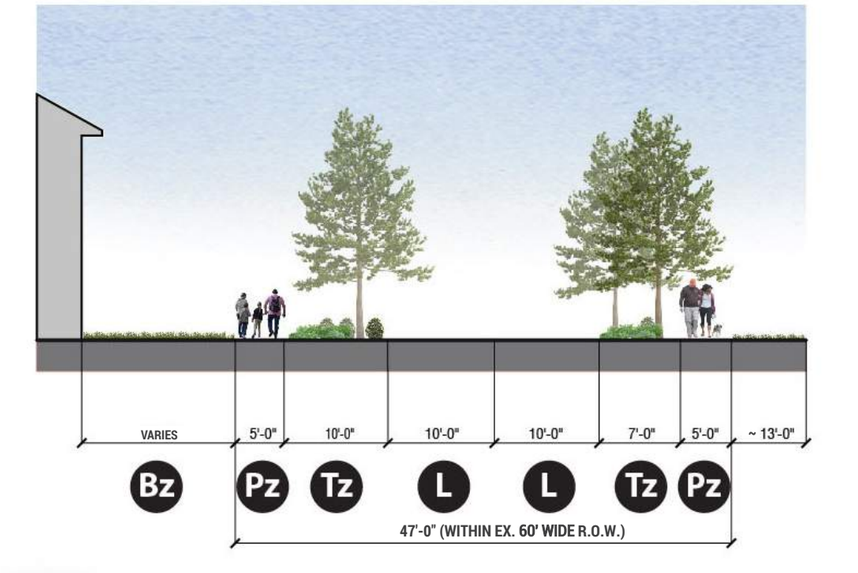
STREET SECTION KEY

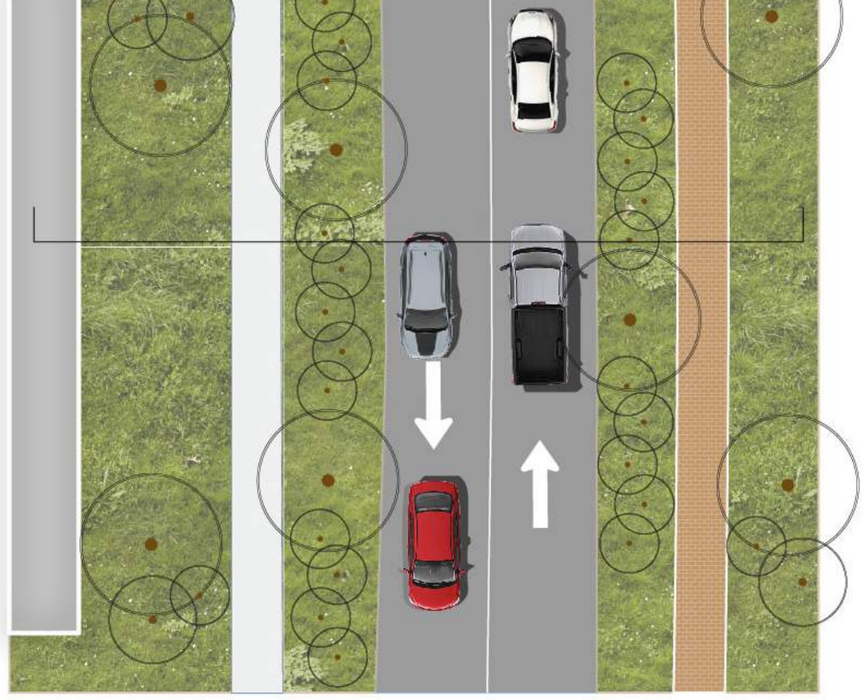
- **BZ** BUILDING ZONE
- **PZ** PEDESTRIAN ZONE (SIDEWALK)
- **TZ** TREE ZONE (PLANTING STRIP)
- **P** PARKING (PARALLEL)
- **L** TRAVEL LANES (VEHICULAR)

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 18' 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.

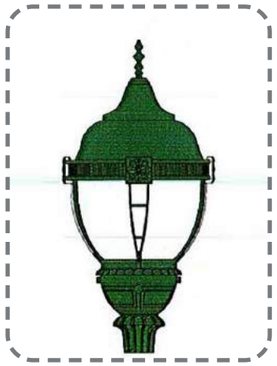
Materials:
For new pedestrian-scaled street lights within Village Place, the fixtures shall match those installed near Village Hall and the Community Center (as shown in the lower left photo) and noted below and/or as approved by the Village, excepting those replacement street lights in/or close to the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

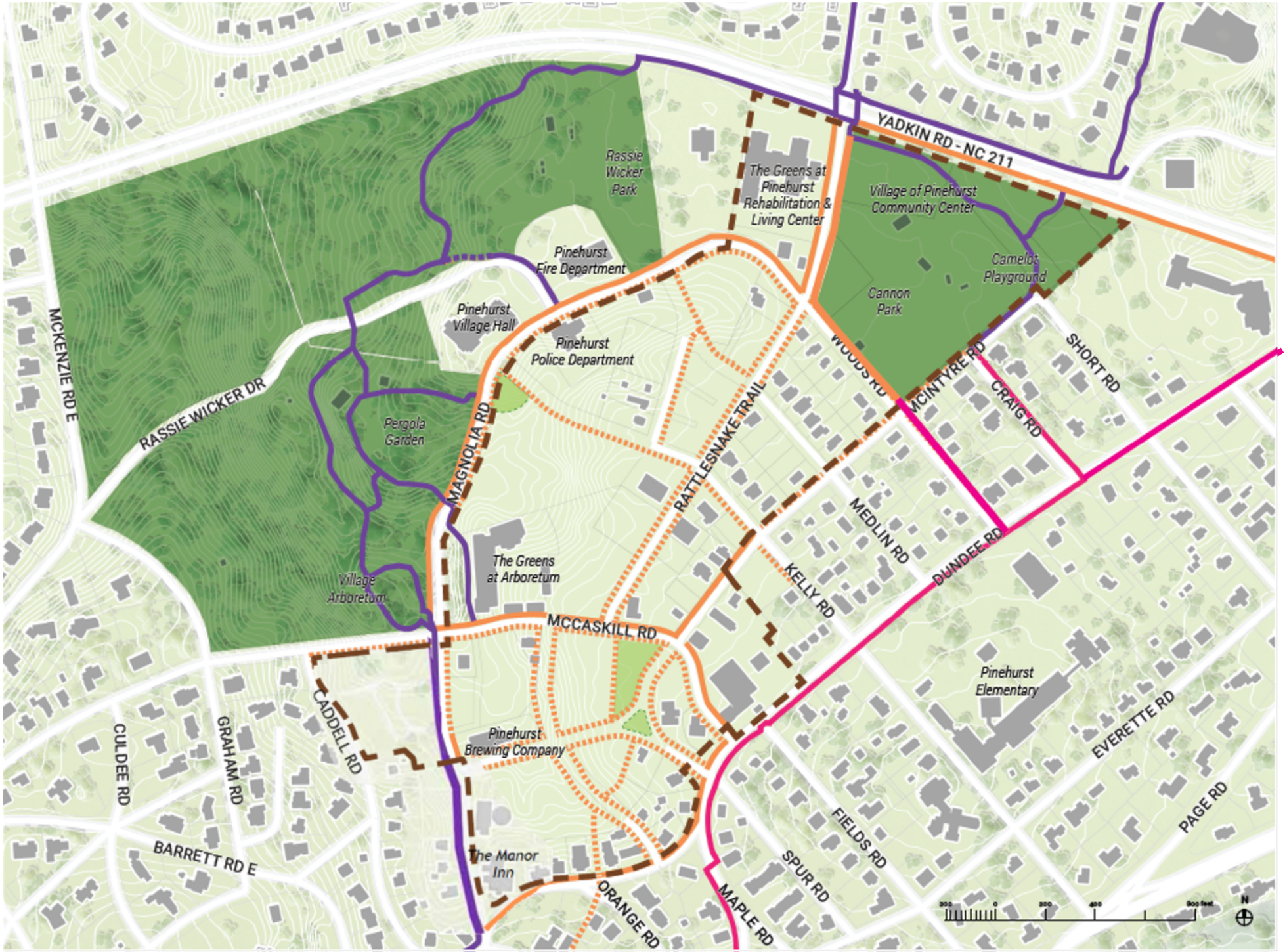
While the existing area of Village Place is well served by Open Space, new development should add to the network, creating new publicly-accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.

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

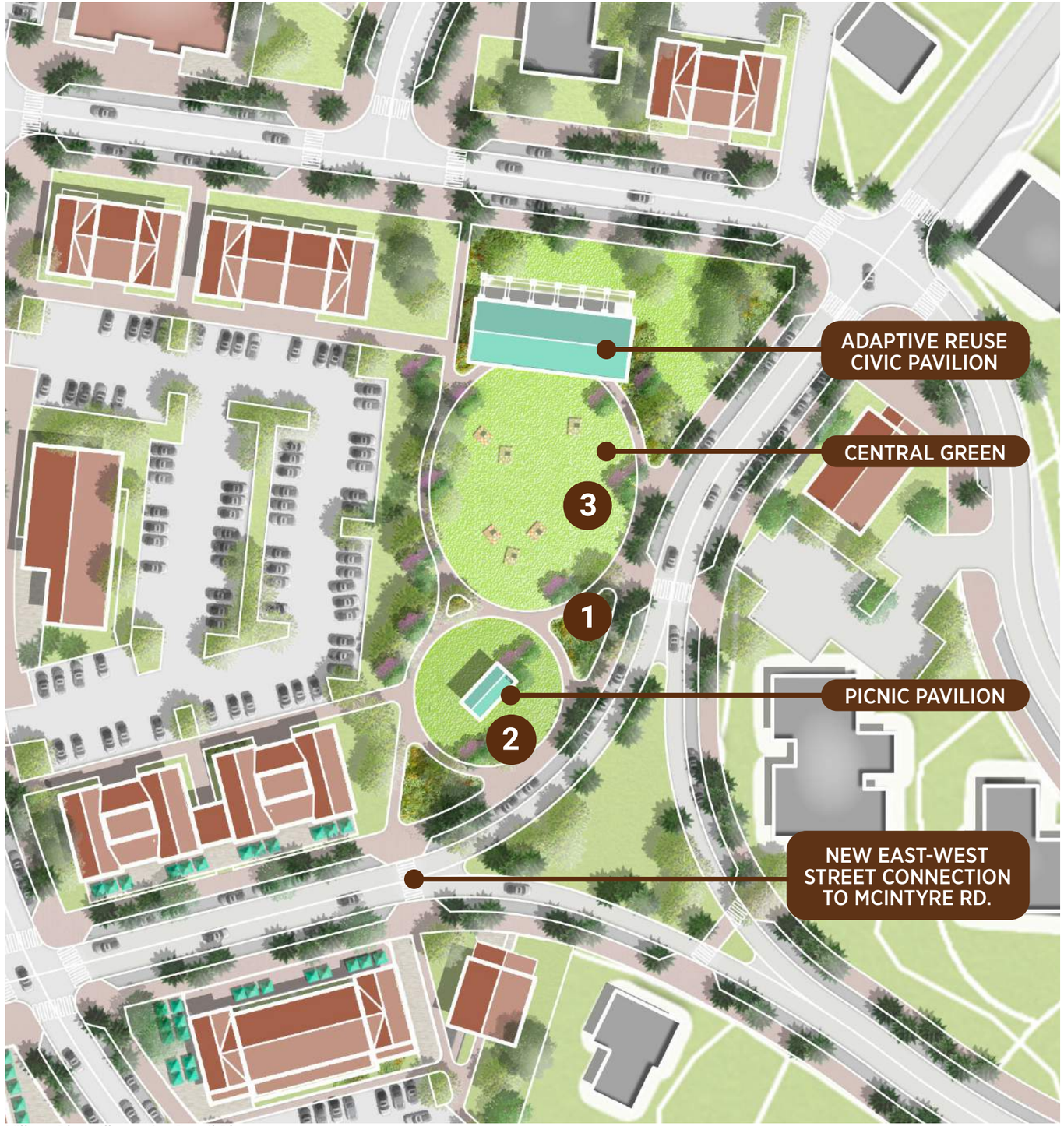
CENTRAL GREEN

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



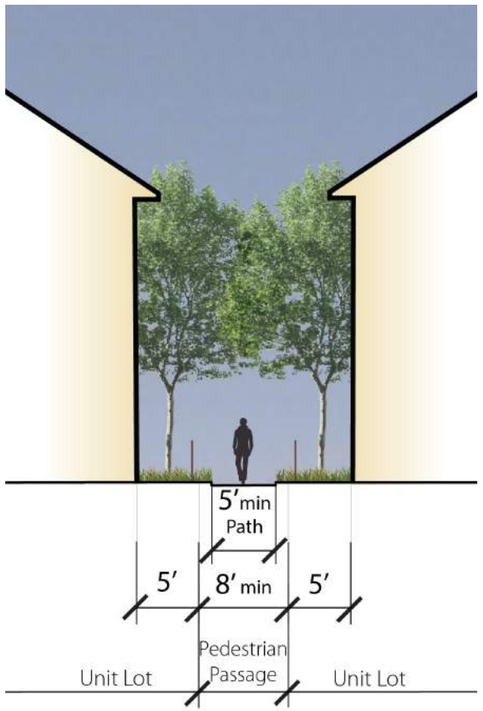
Precedent: Micro-bioretention - Baltimore, MD
Source: Design Collective

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.

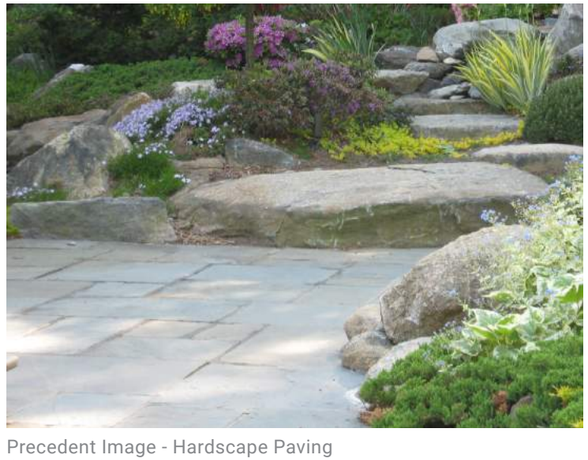
Details:
Hardscape paving materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the open space areas.



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.

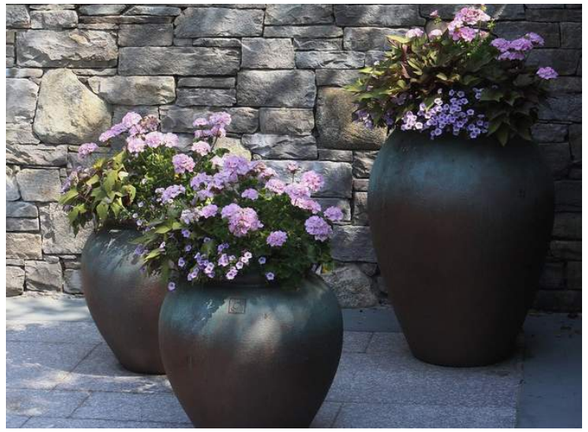
Details: Pots and planters shall be of a durable, low maintenance material. Materials with a high percentage (75% or more) of recycled content are encouraged. Pots and planters shall not impede pedestrian circulation or block visibility.

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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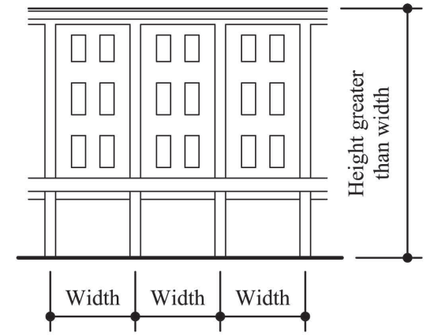
COMMERCIAL / MIXED-USE BUILDING TYPES

GENERAL PROVISIONS

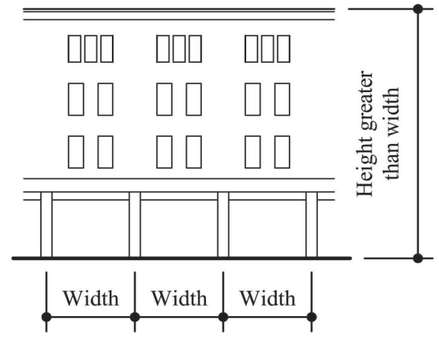
The Following General Provisions apply to all Commercial/ Mixed-Use Building Types:

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.

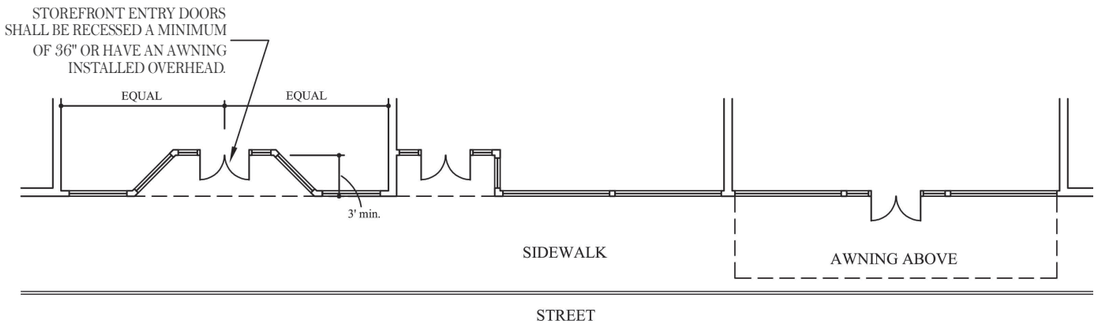


Figure 2

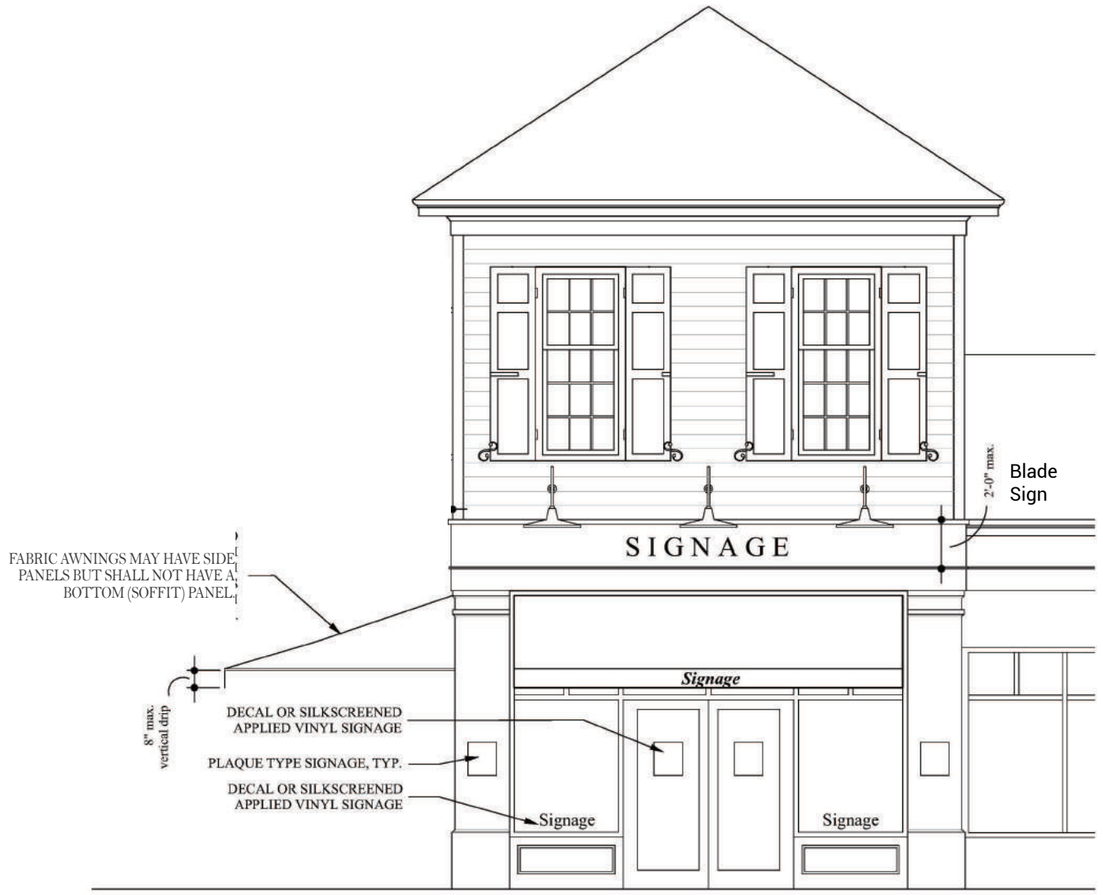


Figure 3

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

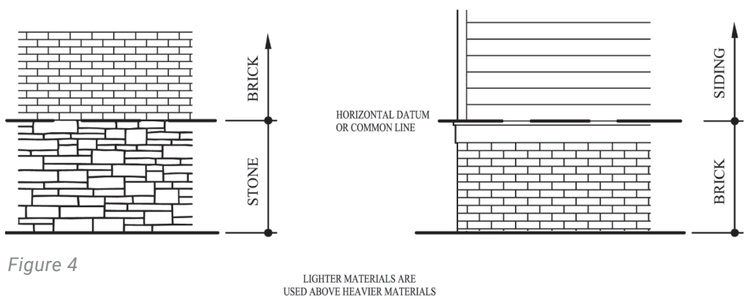


Figure 4



Figure 5

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

COMMERCIAL / MIXED-USE BUILDING TYPES

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

COMMERCIAL / MIXED-USE BUILDING TYPES

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.

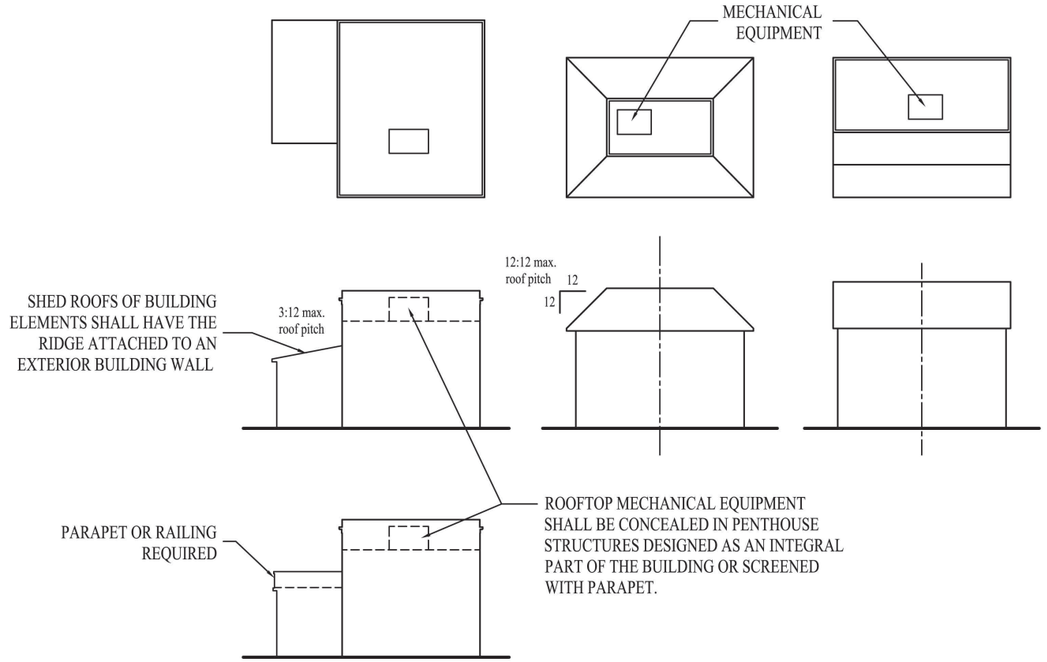


Figure 6

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

COMMERCIAL / MIXED-USE BUILDING TYPES

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.

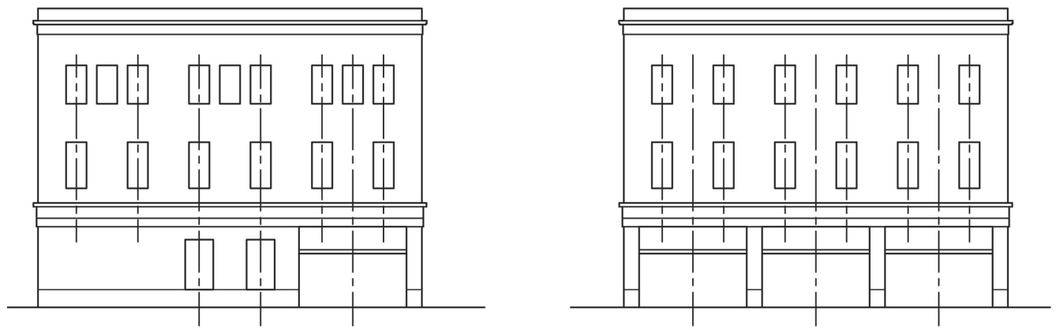


Figure 7



Figure 8

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

RESIDENTIAL BUILDING TYPES

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.

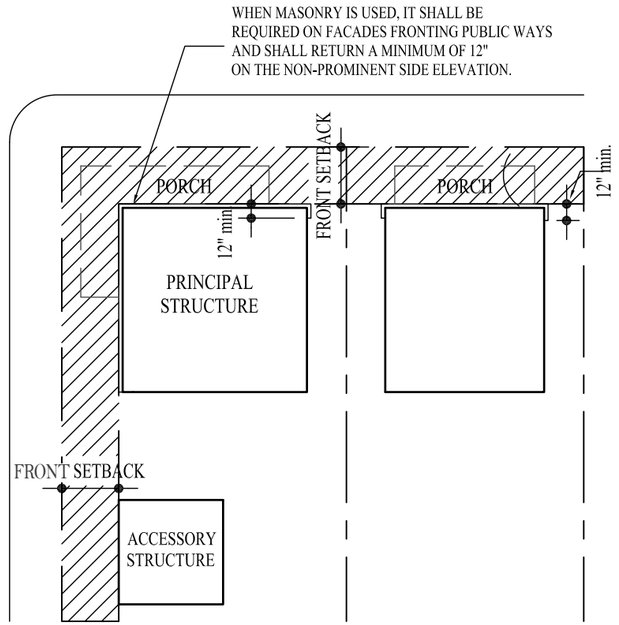


Figure 9

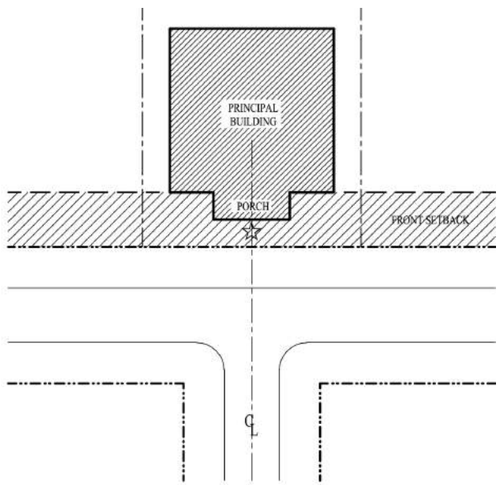


Figure 11

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

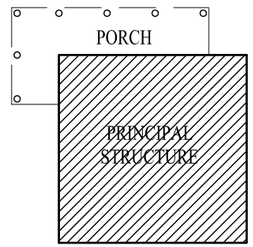


Figure 10

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.

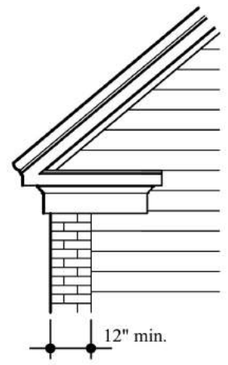


Figure 12a

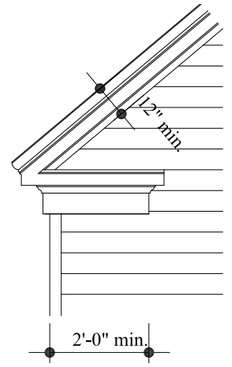


Figure 12b

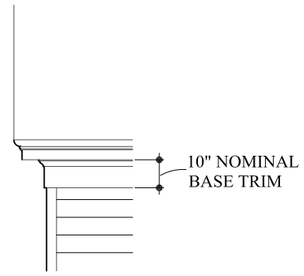
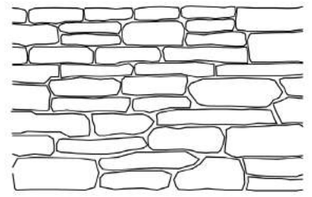
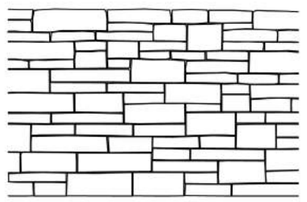


Figure 13



ROUGHLY COURSED FIELD STONE



IRREGULAR COURSED SQUARE-CUT STONE

Figure 14

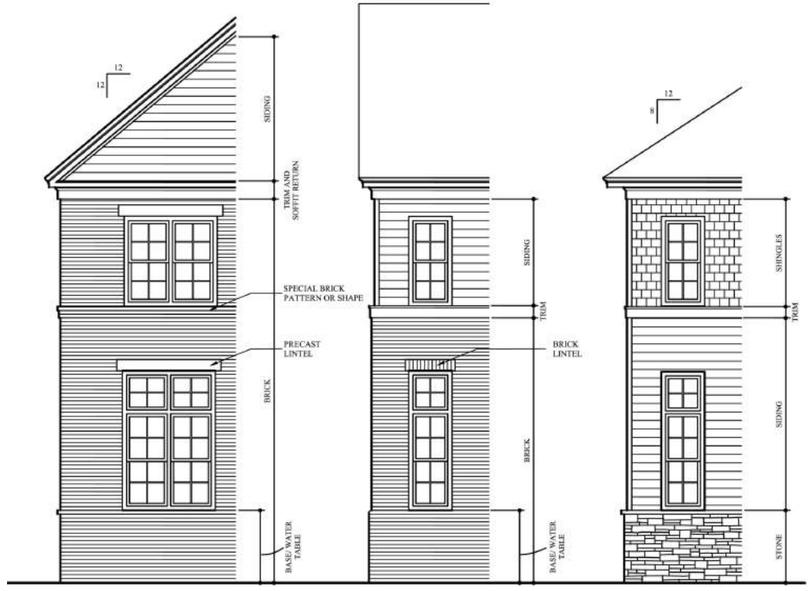


Figure 15

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.

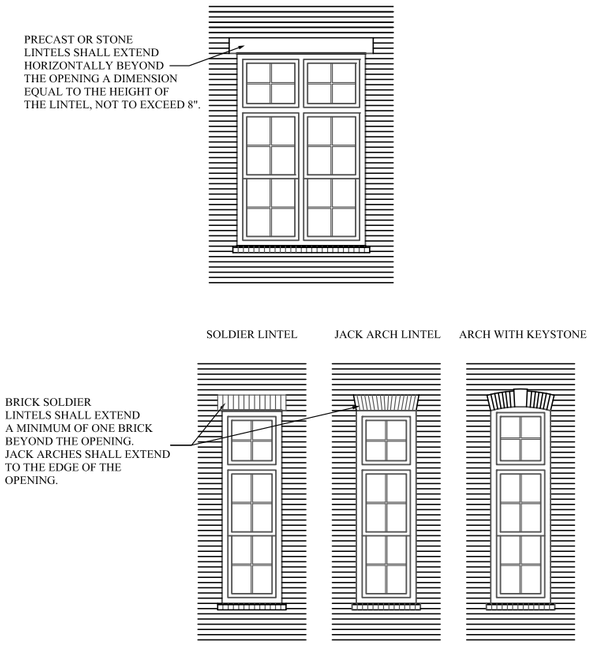


Figure 16

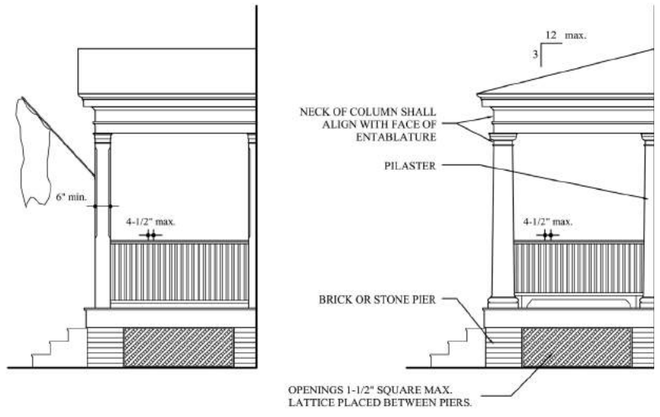


Figure 17

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

RESIDENTIAL BUILDING TYPES

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.

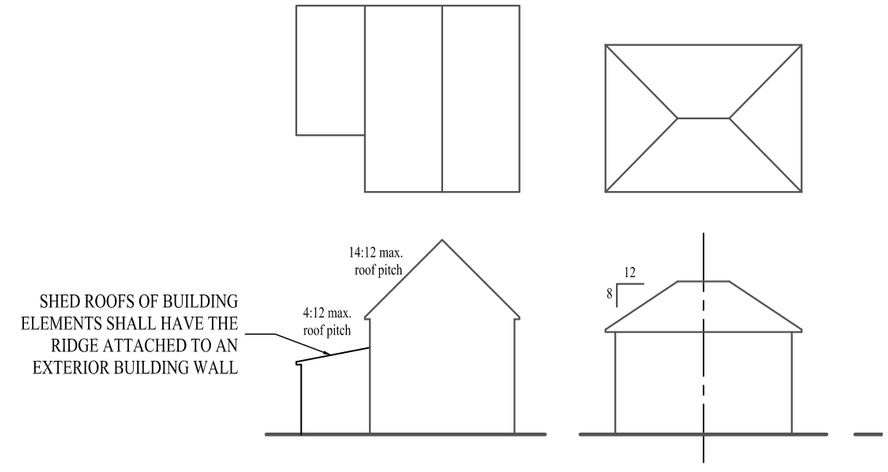


Figure 19

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.

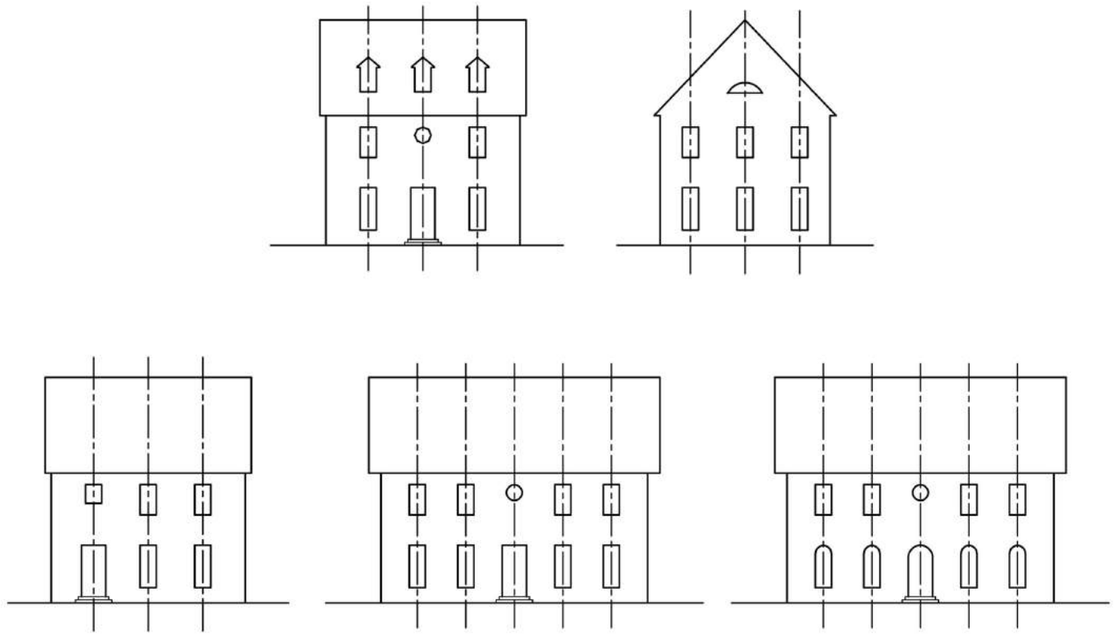


Figure 20

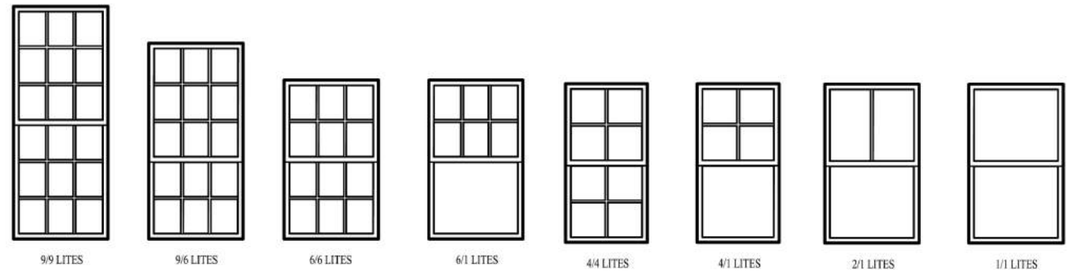


Figure 21

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Figure 22

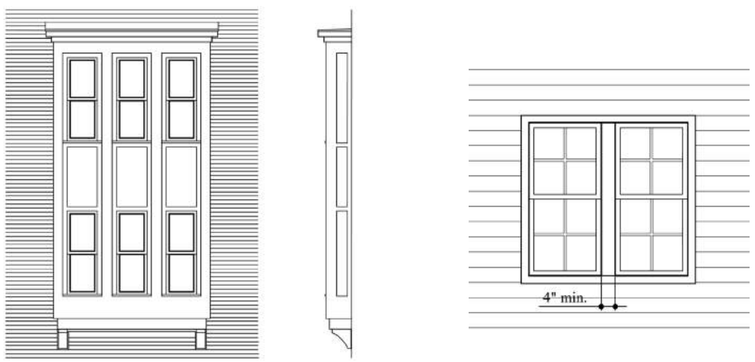


Figure 23

Figure 24

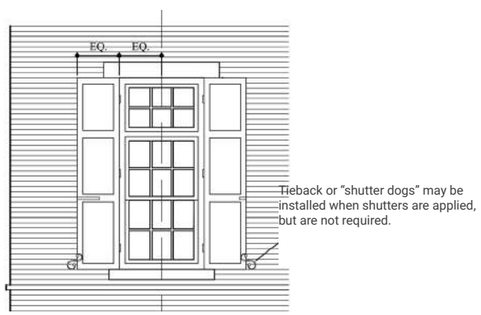


Figure 25

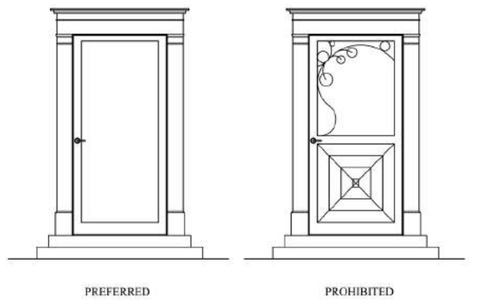


Figure 26

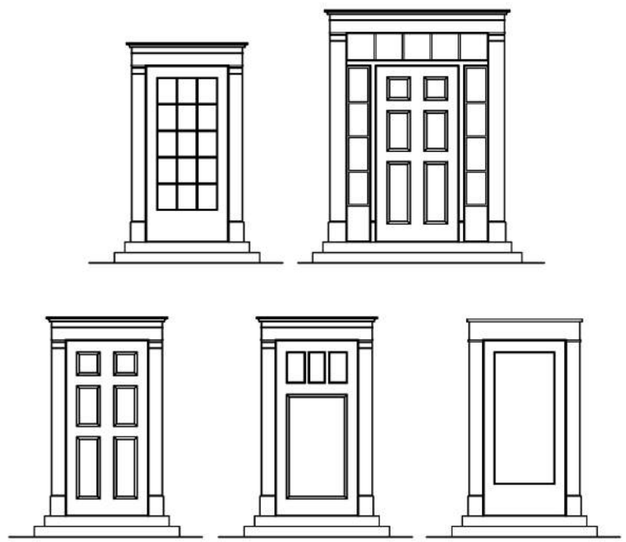


Figure 27

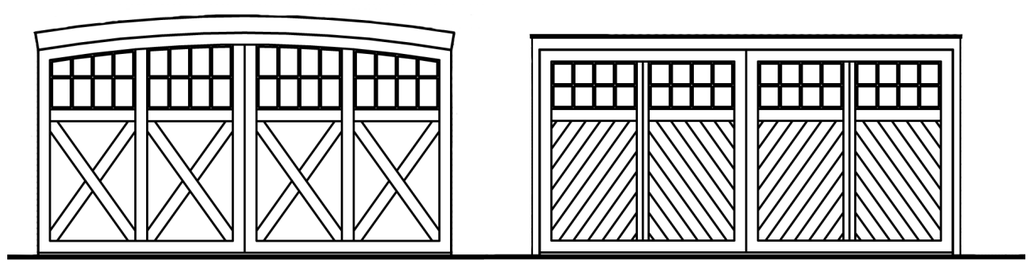


Figure 28

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

RESIDENTIAL BUILDING TYPES

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.

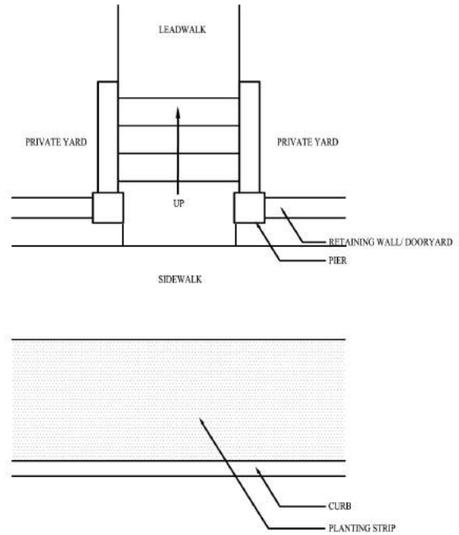


Figure 30

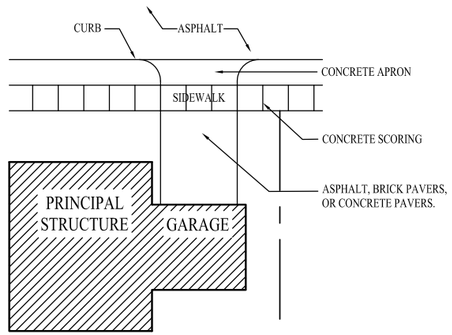


Figure 31

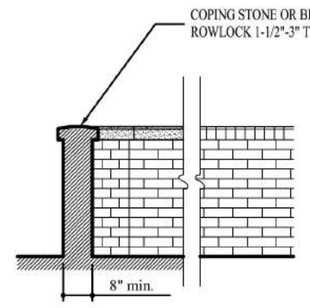


Figure 32

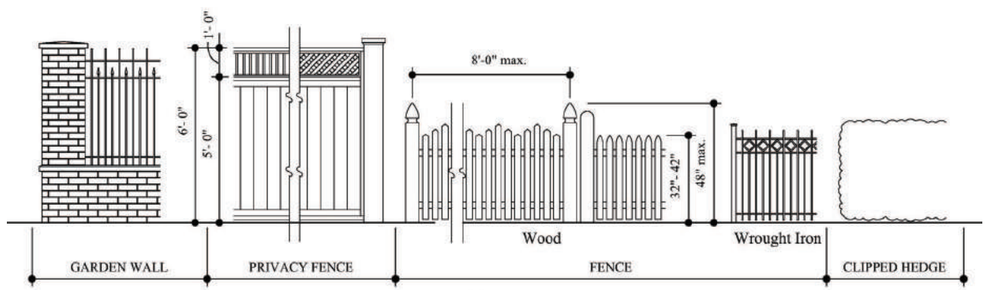


Figure 33

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

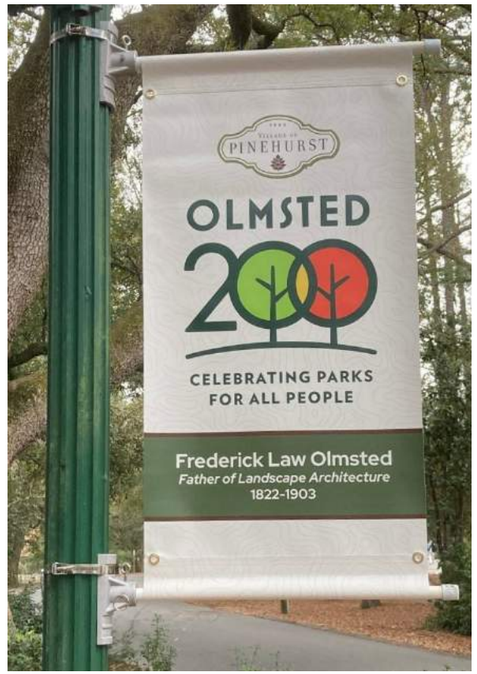
» Size: Banners shall be appropriately scaled to the street light (or other) pole to which they will attach, taking wind load into consideration. Banners shall not exceed sixteen square feet per side.

» 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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VILLAGE OF PINEHURST FORM-BASED CODE

PINEHURST SOUTH

Planning and Zoning Board Approval March 2023

Village Council approval TBD

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

1895 VILLAGE OF PINEHURST

ACKNOWLEDGMENTS

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Mayor

PATRICK PIZZELLA
Mayor Pro Tempore

LYDIA BOESCH
Treasurer

JANE HOGEMAN
Council Member

JEFF MORGAN
Council Member

JUDY DAVIS
Former Council Member

KEVIN DRUM
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WHAT IS A FORM-BASED CODE?

"A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements."

Source: Form-Based Codes Institute (FBCI)

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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.

The Pinehurst South SAP and FBC were approved by the Village of Pinehurst Council and recommended for adoption as an element of the _____ through General Resolution #-_____ on _____, 2022.

The FBC was adopted as an amendment to the Village of Pinehurst Development Ordinance by the Pinehurst South Council through Amendment #-_____ on _____, 2022.

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.

The *Pinehurst South Form-Based Code* (FBC) is comprehensive and complete and serves as the development criteria for Pinehurst South. All development in Pinehurst South shall comply with the FBC criteria as determined by the Planning Department and approved by the Village Council. The previously-prepared *2019 Comprehensive Plan* and the *Pinehurst South Small Area Plan* report are and will remain important reference documents, but specific quantitative and/or qualitative design considerations for Pinehurst South are governed exclusively by this FBC, 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.

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.

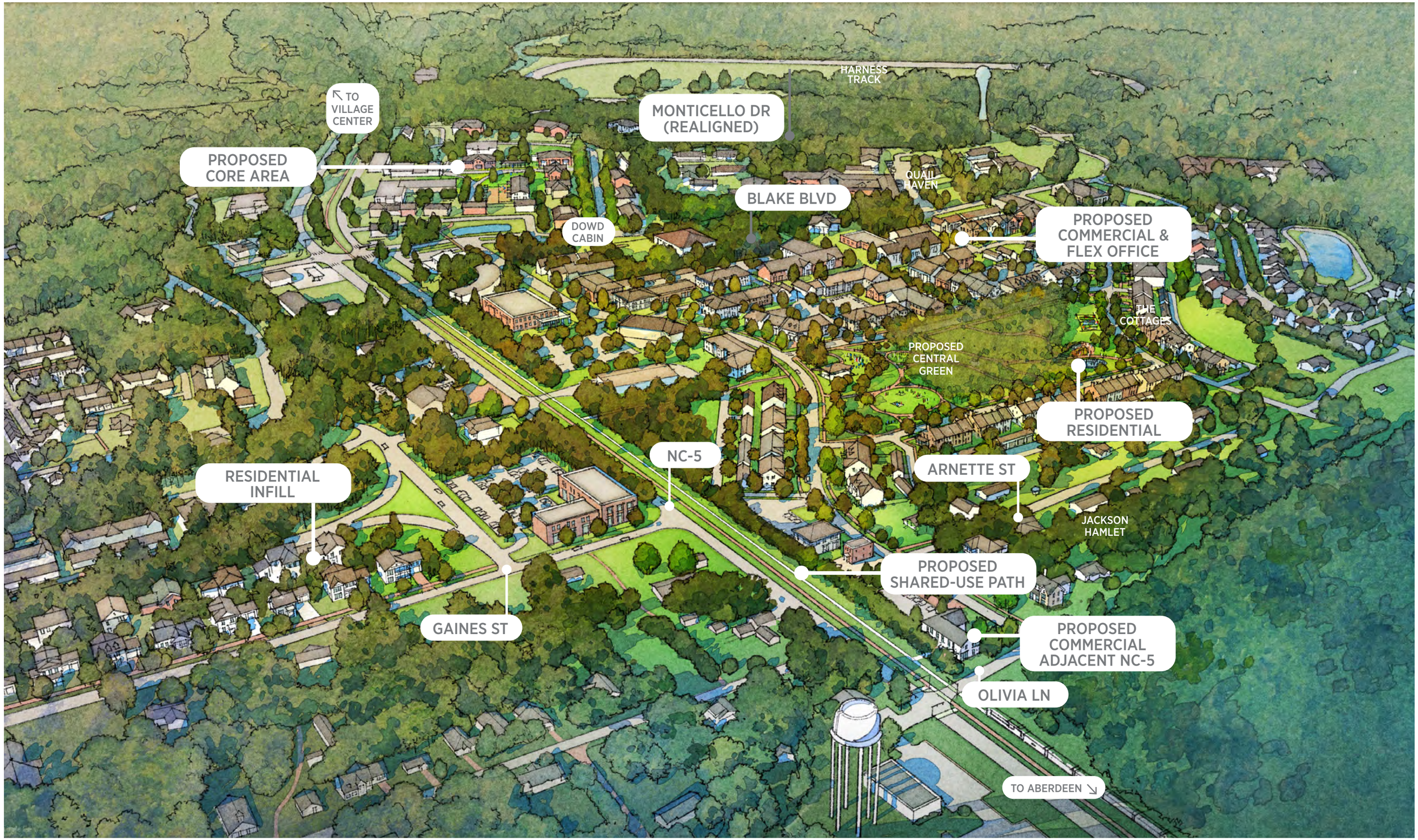
The FBC applies to all development within the boundaries of Pinehurst South only. The FBC criteria may be modified from time to time with the Village Council's approval.

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 BLOCK STANDARDS
2.4 LOT 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.*

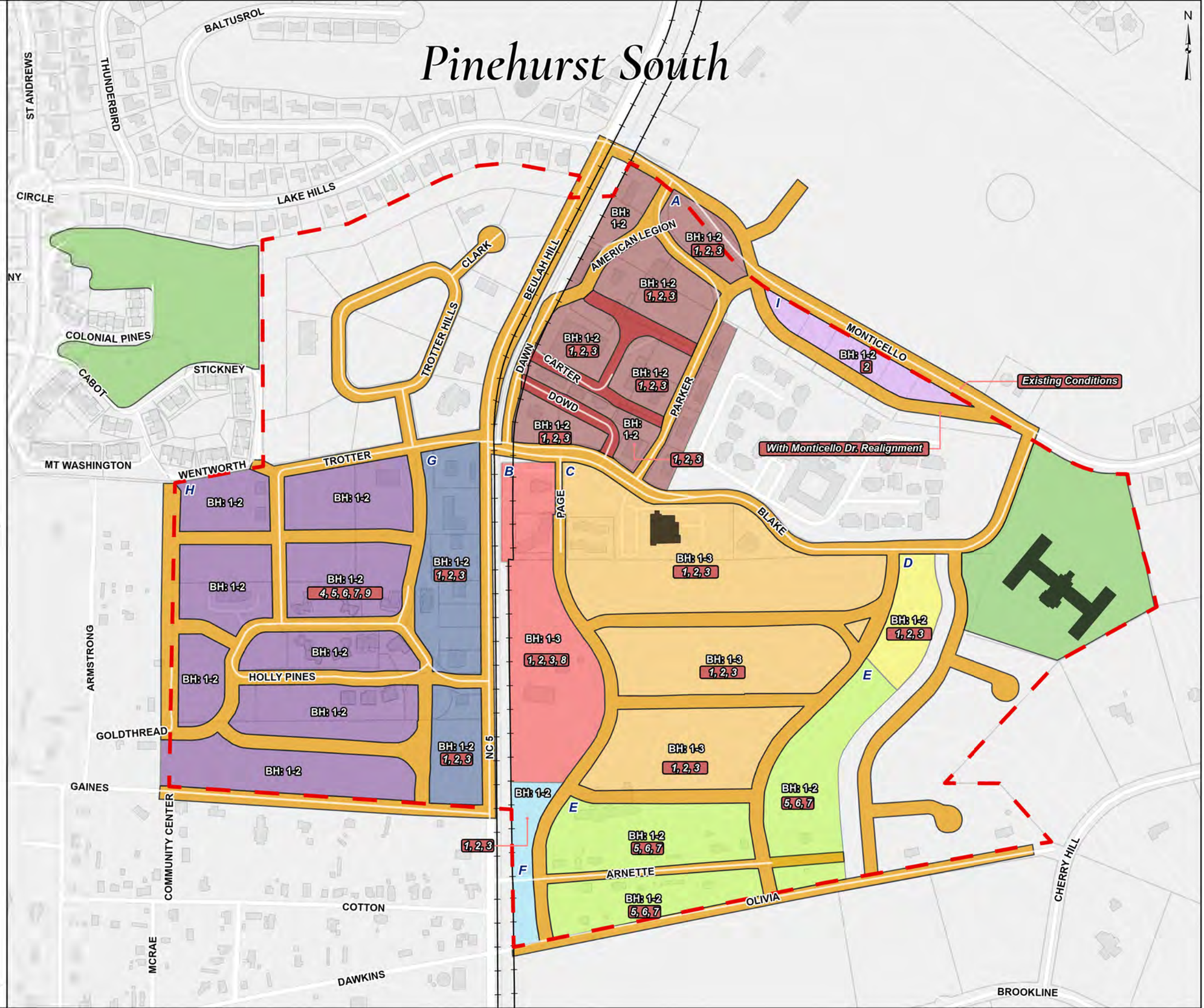
2.2 Regulating Plan

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

2.2 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.

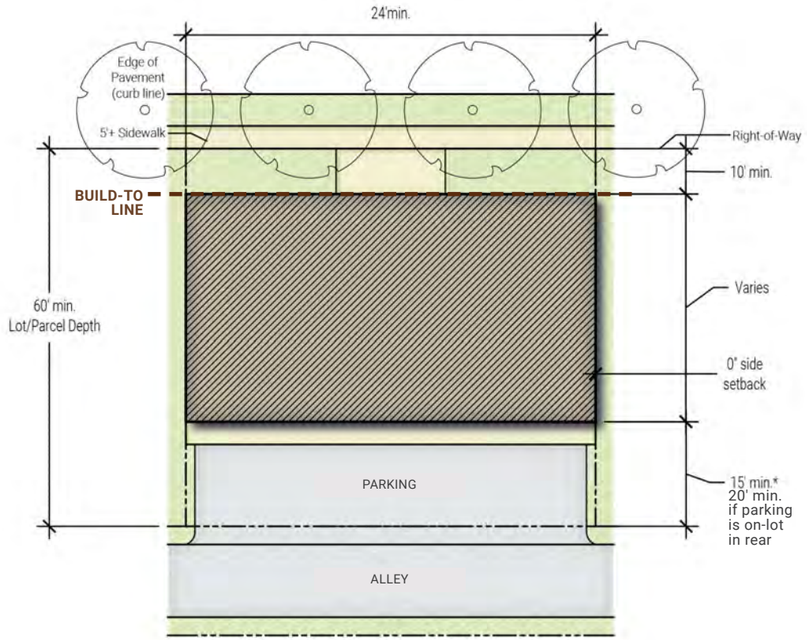
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

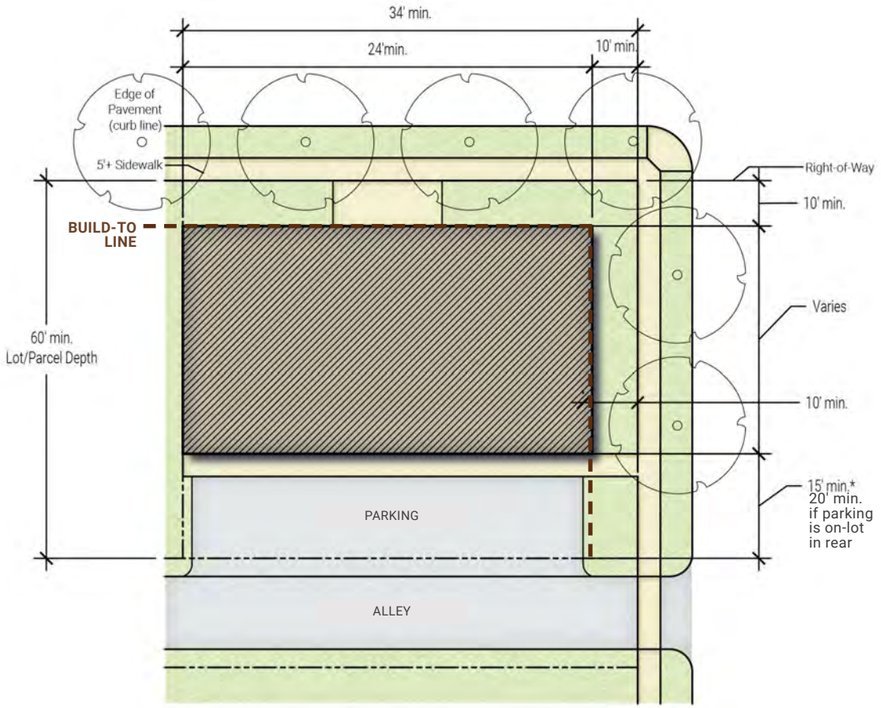
Mid-Block Lots: These lots are flanked by other lots on both sides.

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.

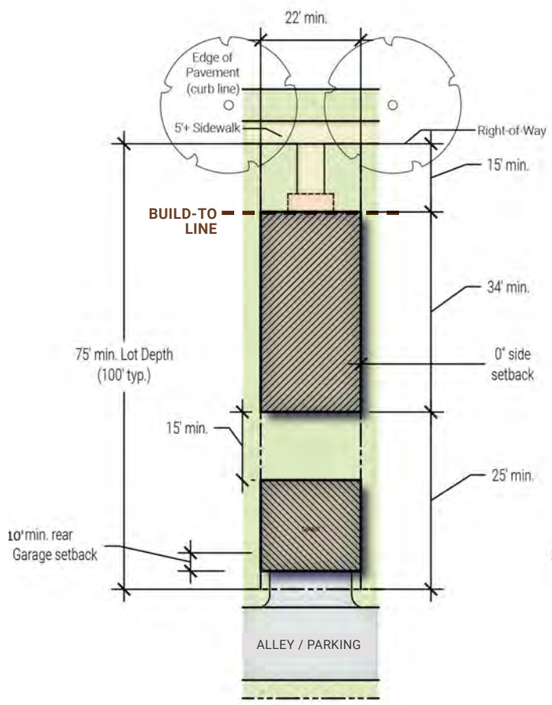
There are three types of Single-Family Attached Lots in Pinehurst South, Mid-Block, Mid-Block End, and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following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

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

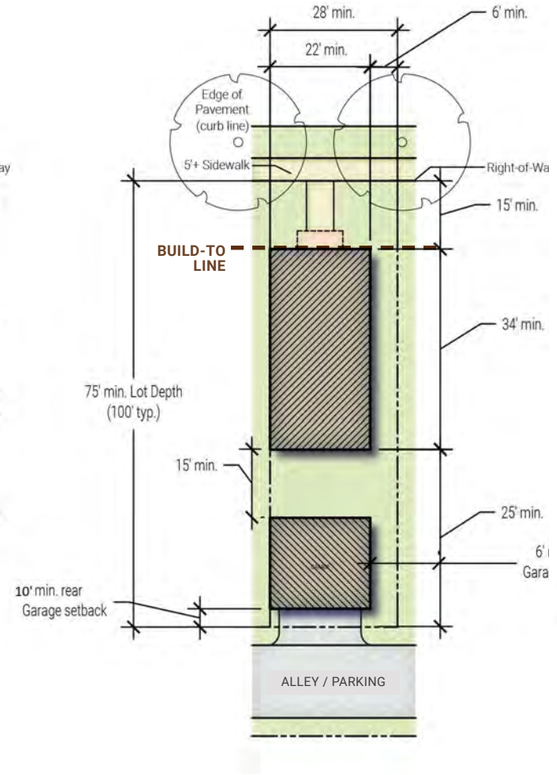
Mid-Block End Lots: These lots are flanked by other lots on both sides, but the building is attached on one side only.

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.

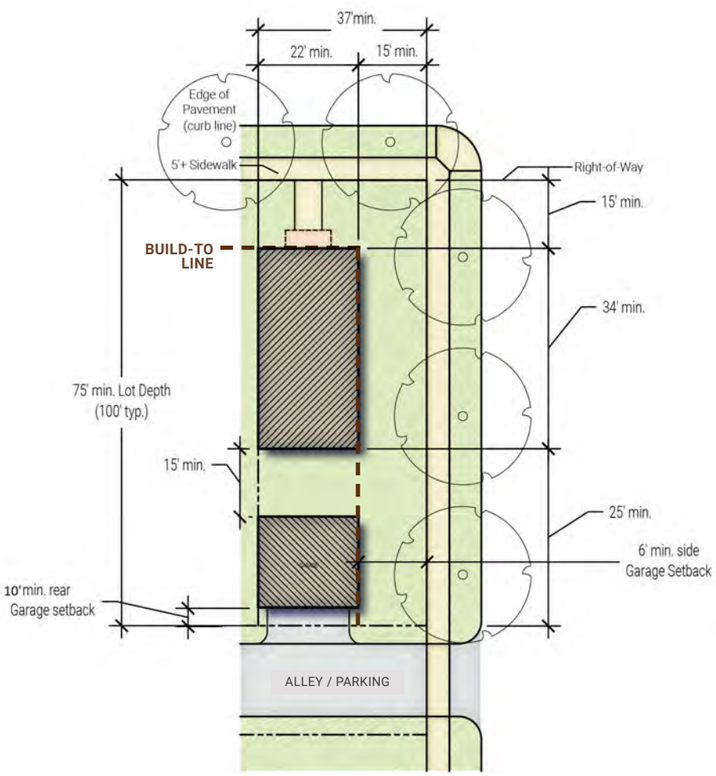
SFA Rear-Loaded Mid-Block Lot



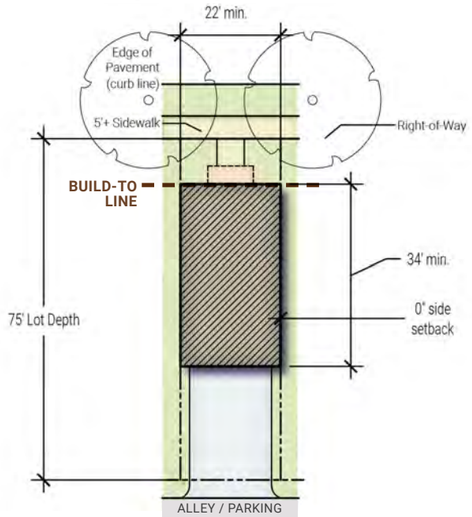
SFA Rear-Loaded Mid-Block End Lot



SFA Rear-Loaded Corner Lot



SFA Rear-Loaded - Integral Garage Mid-Block Lot





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



Precedent -Single-Family Detached (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.

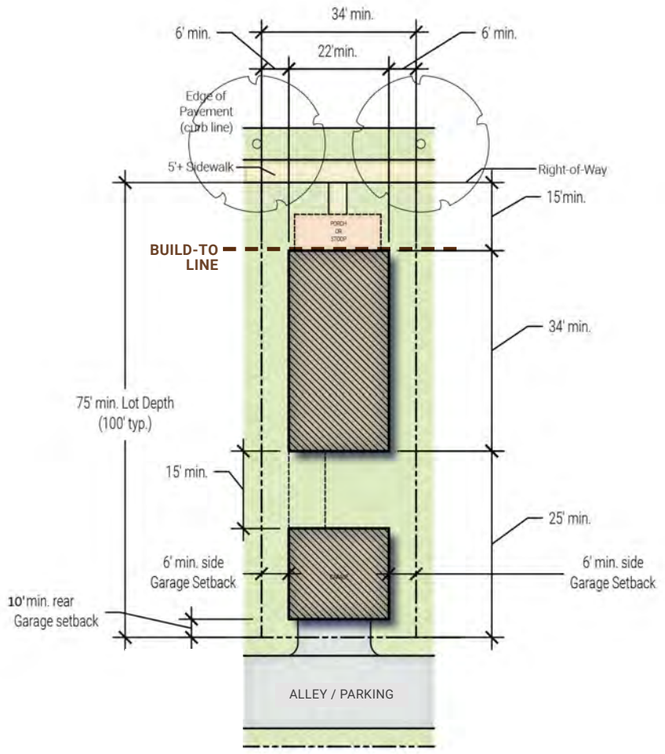
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

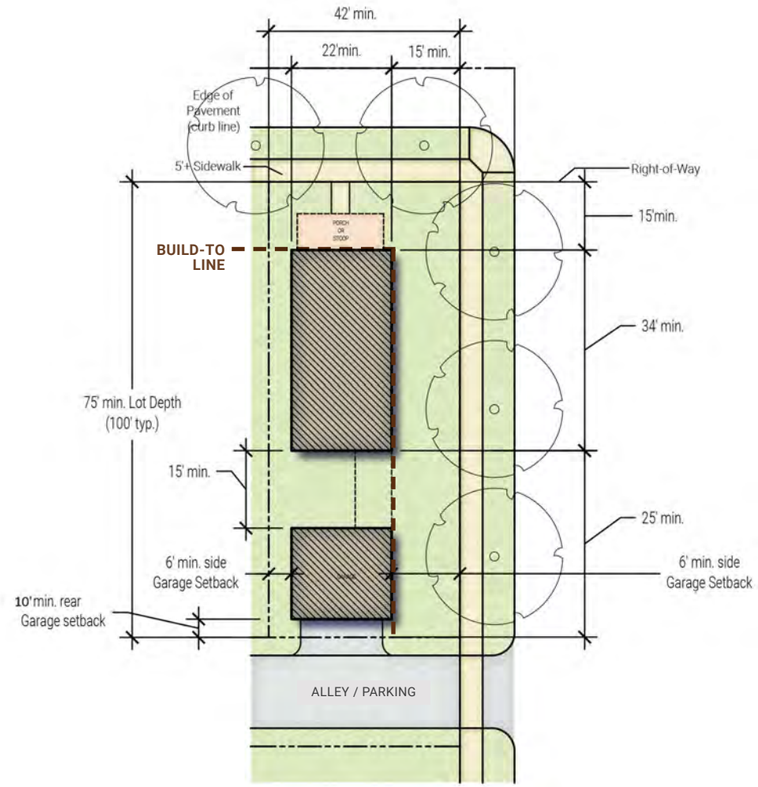
Mid-Block Lots: These lots are flanked by other lots on both sides.

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.

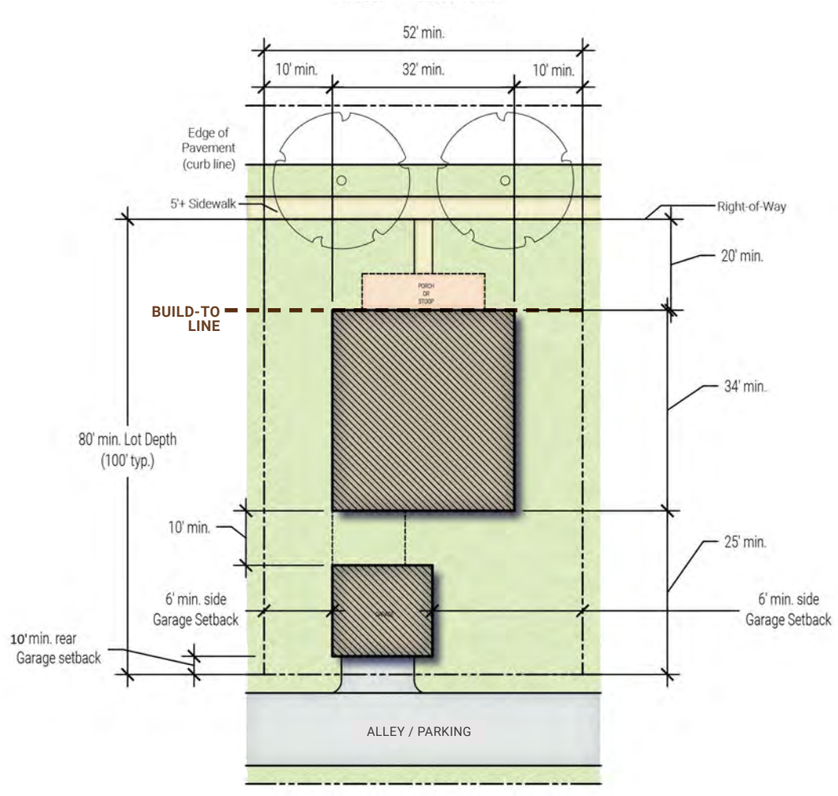
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

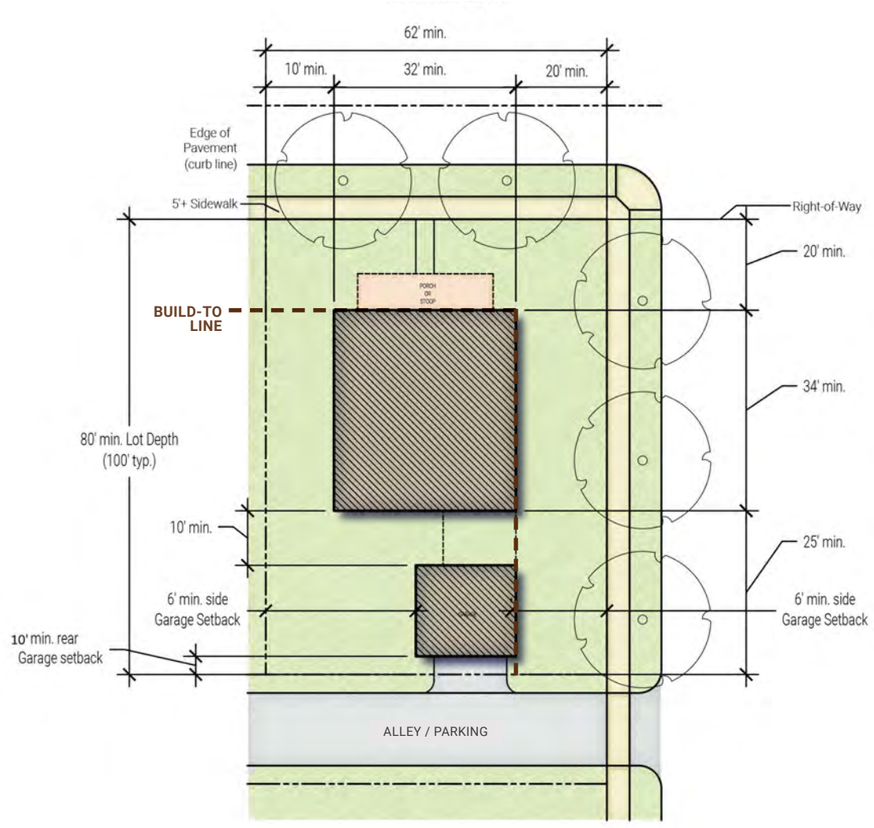
Mid-Block Lots: These lots are flanked by other lots on both sides.

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.

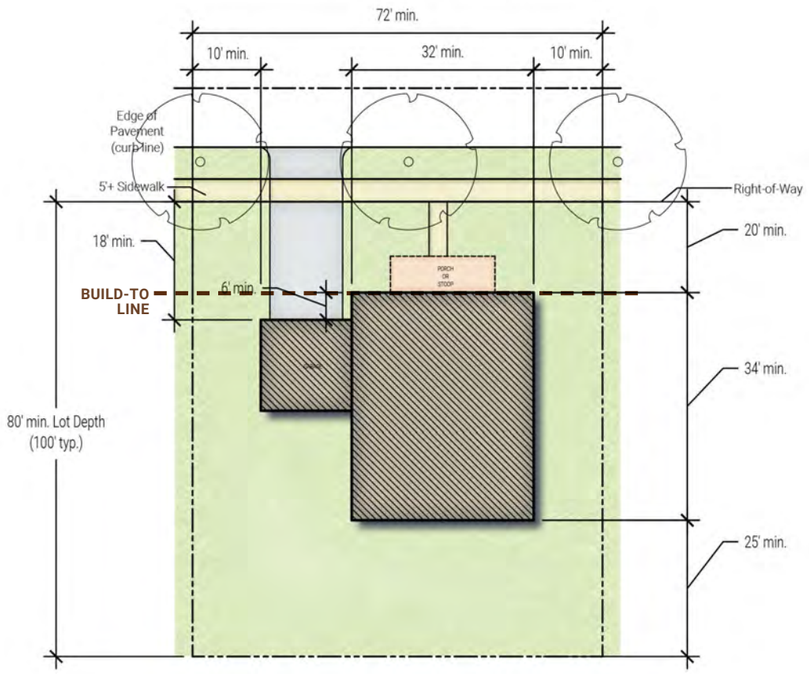
See the General Provisions, for building elements that may extend into the lot's front and side setbacks.

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).

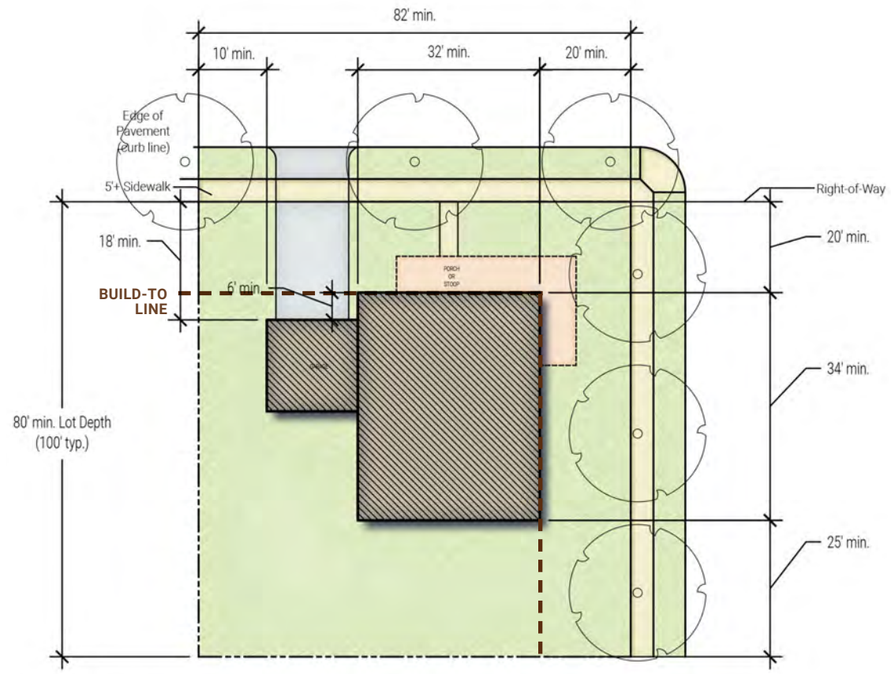
Mid-Block Lots: These lots are flanked by other lots on both sides.

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

2.3 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.

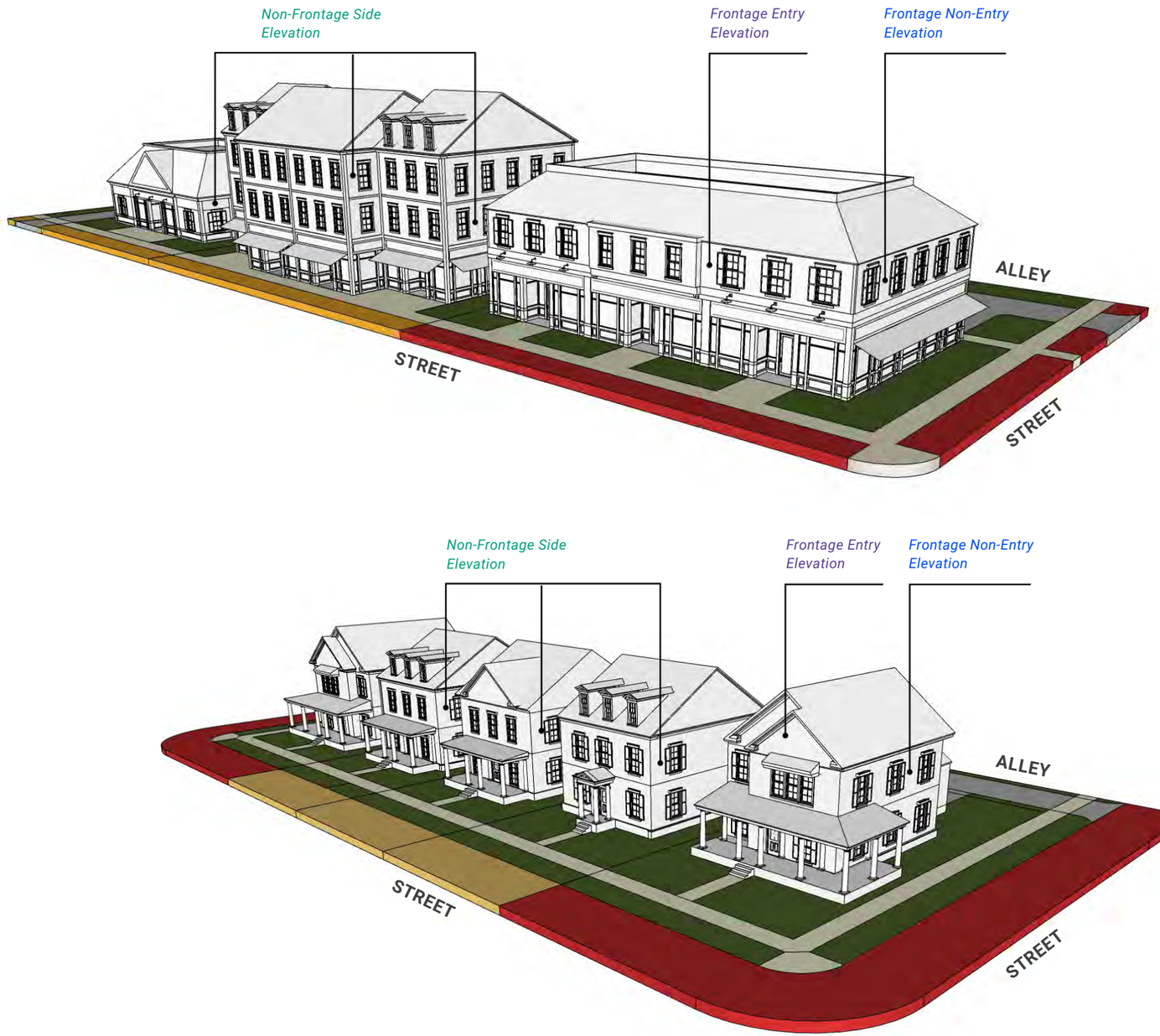
LOT HIERARCHY

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

ELEVATION TYPES

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

LOT HIERARCHY AND ELEVATION TYPES DIAGRAMS



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 AND 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.

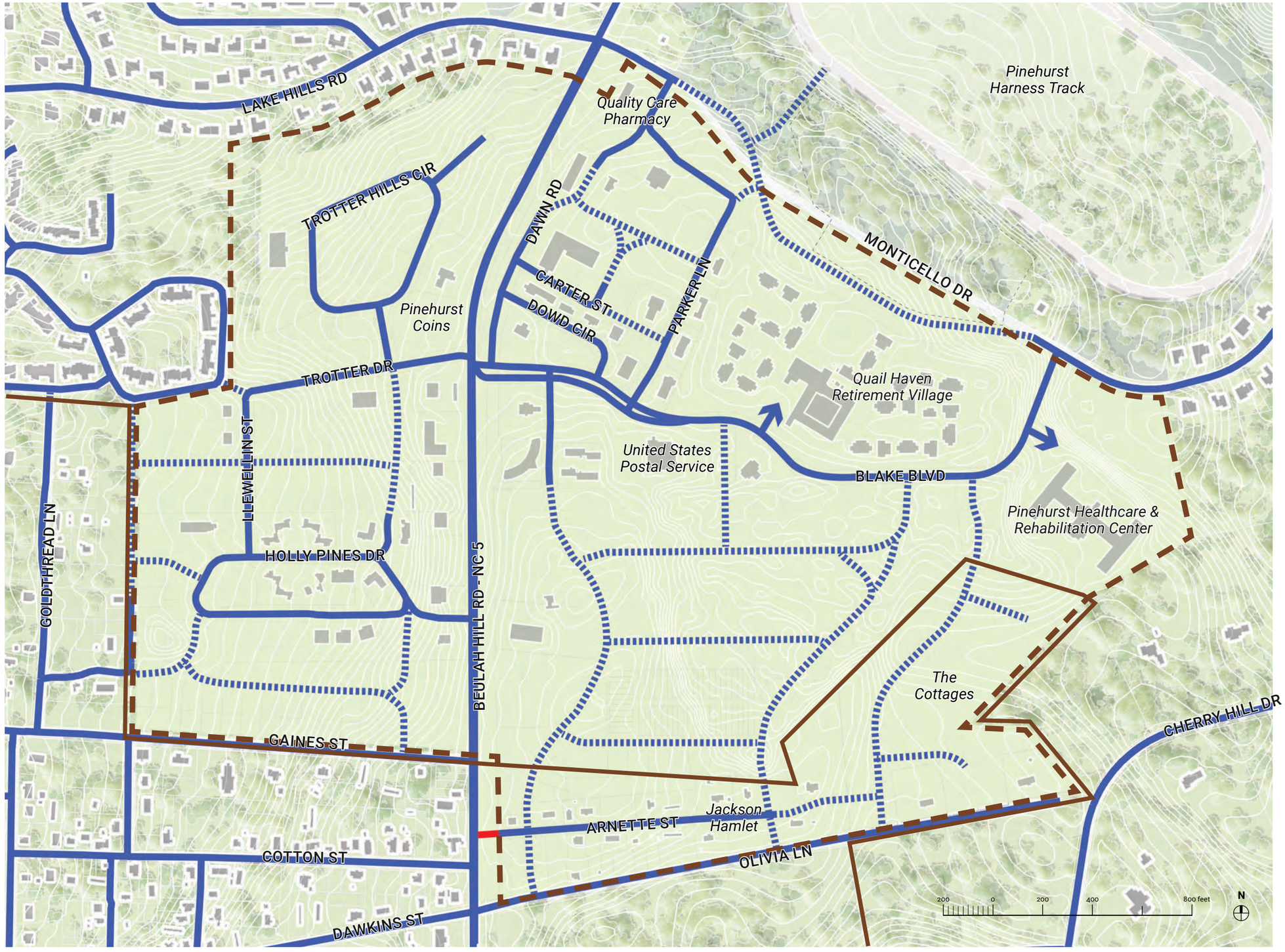
PROPOSED CIRCULATION PLAN

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.

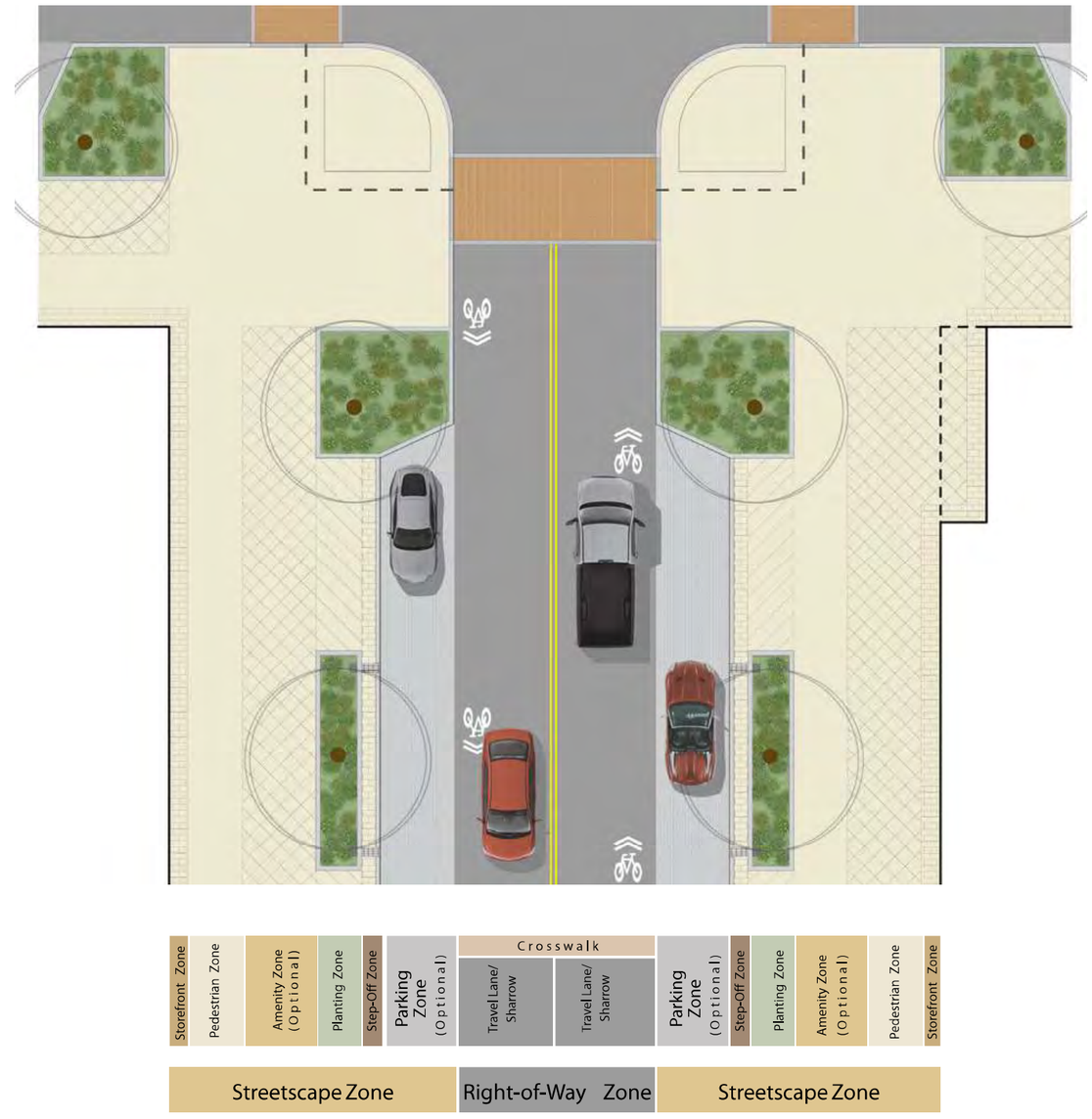
Effective Complete Streets are designed to be compatible with their context. For example, sidewalks should be wider where heavy foot traffic is anticipated, such as adjacent to retail storefronts or a large community gathering space or amenity, compared to a standard 5-foot wide sidewalk in a low-density 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

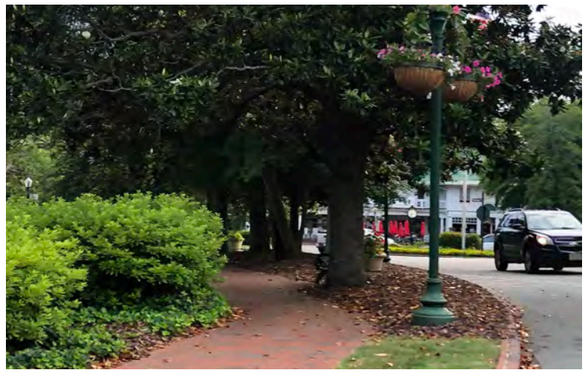
The Pedestrian Zone, within the sidewalk, is a minimum of 5 feet wide and shall remain clear of all street fixtures and furniture including street lights, signs, and similar. This zone is reserved for pedestrian circulation and should be clearly differentiated from other zones by paving materials or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

3.3 Street Types

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

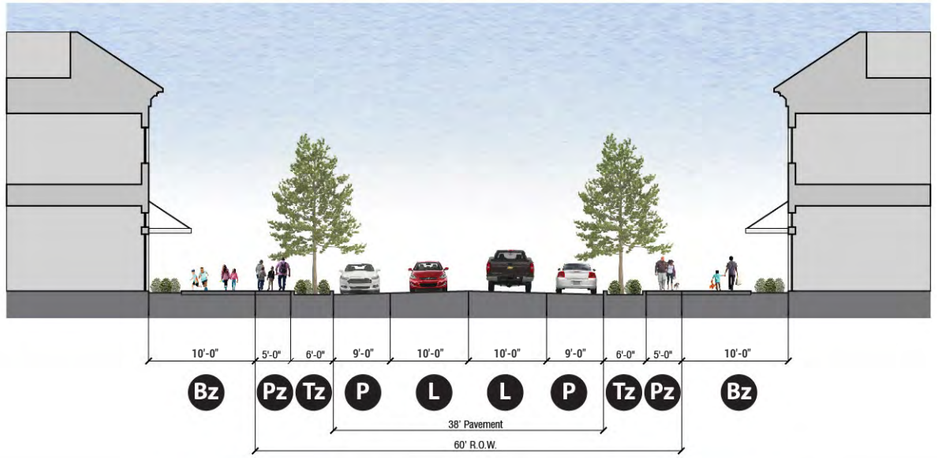
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

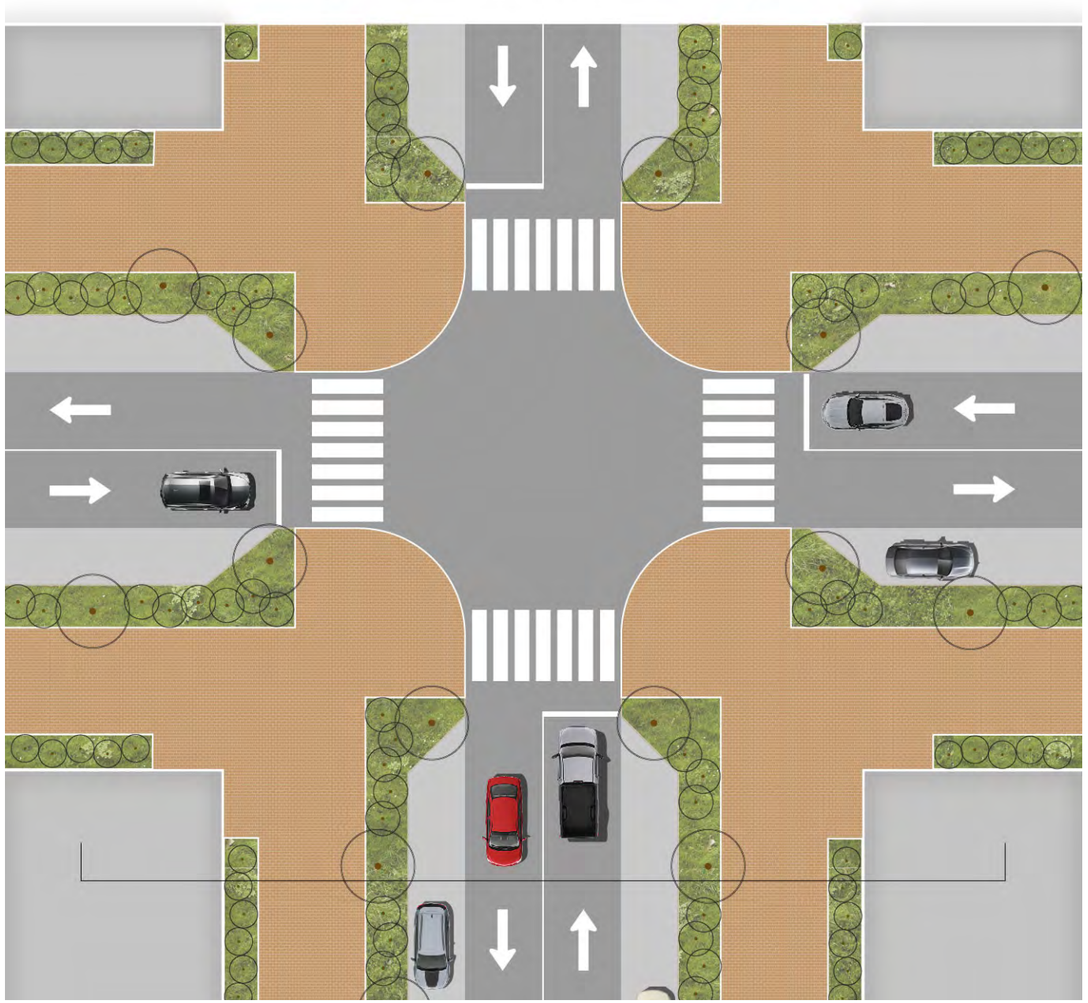


Precedent Streetscape - Market Square, Pinehurst
Credit: VOP Rentals



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

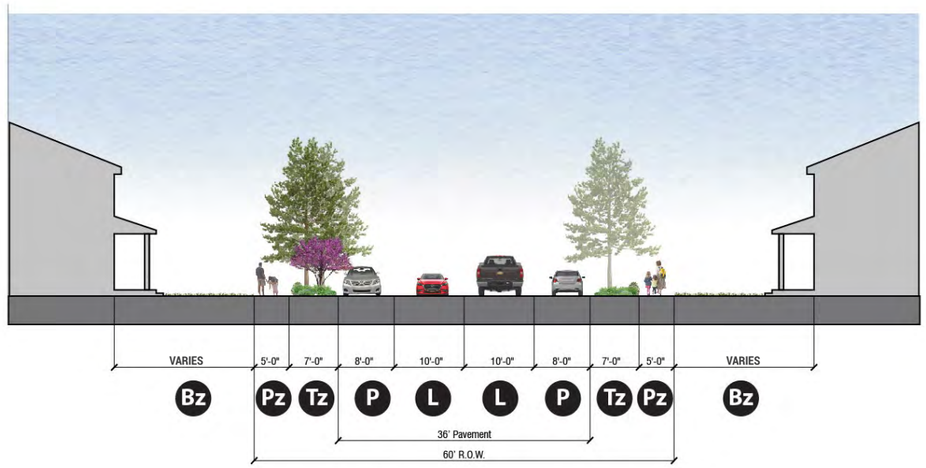
- **BZ** BUILDING ZONE
- **PZ** PEDESTRIAN ZONE (SIDEWALK)
- **TZ** TREE ZONE (PLANTING STRIP)
- **P** PARKING (PARALLEL)
- **L** TRAVEL LANES (VEHICULAR)

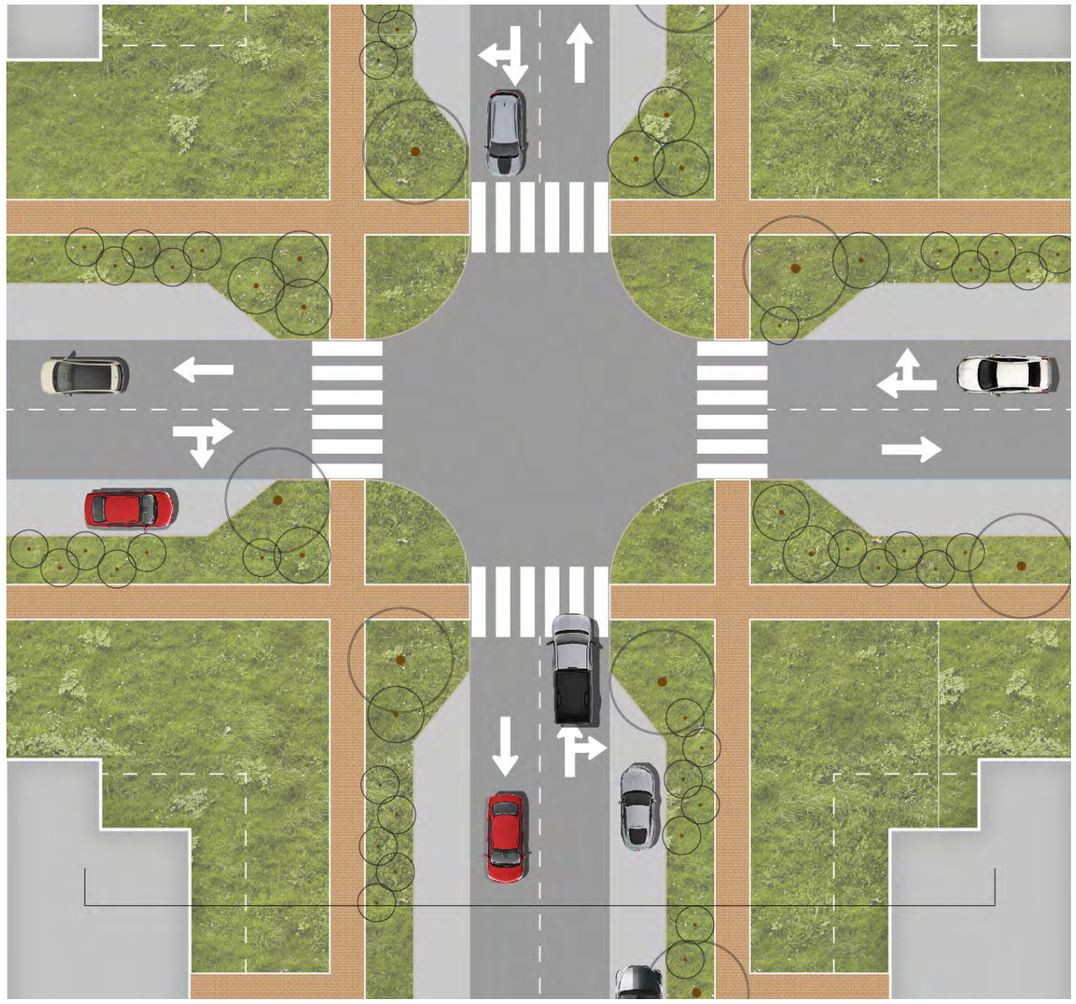


Precedent Residential Streetscape
Source: shortforkfarms.com



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





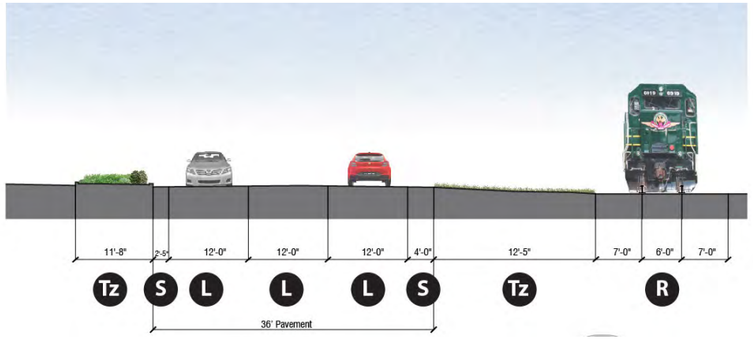
Street Section - NC-5/Blake Boulevard

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

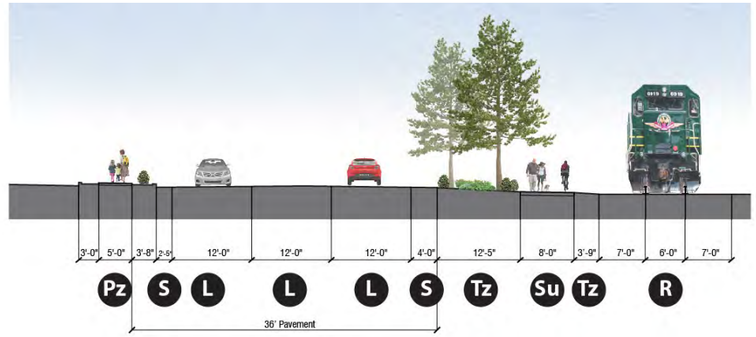
This proposed section coordinates with NCDOT planned improvements to add a sidewalk to the west side of NC-5. While a proposes Shared-Use Path (SUP) runs between the eastern edge of the roadway and ACWR rail line (suggested to be part of the Rails-to-Trail program). Where the path is close to the rail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

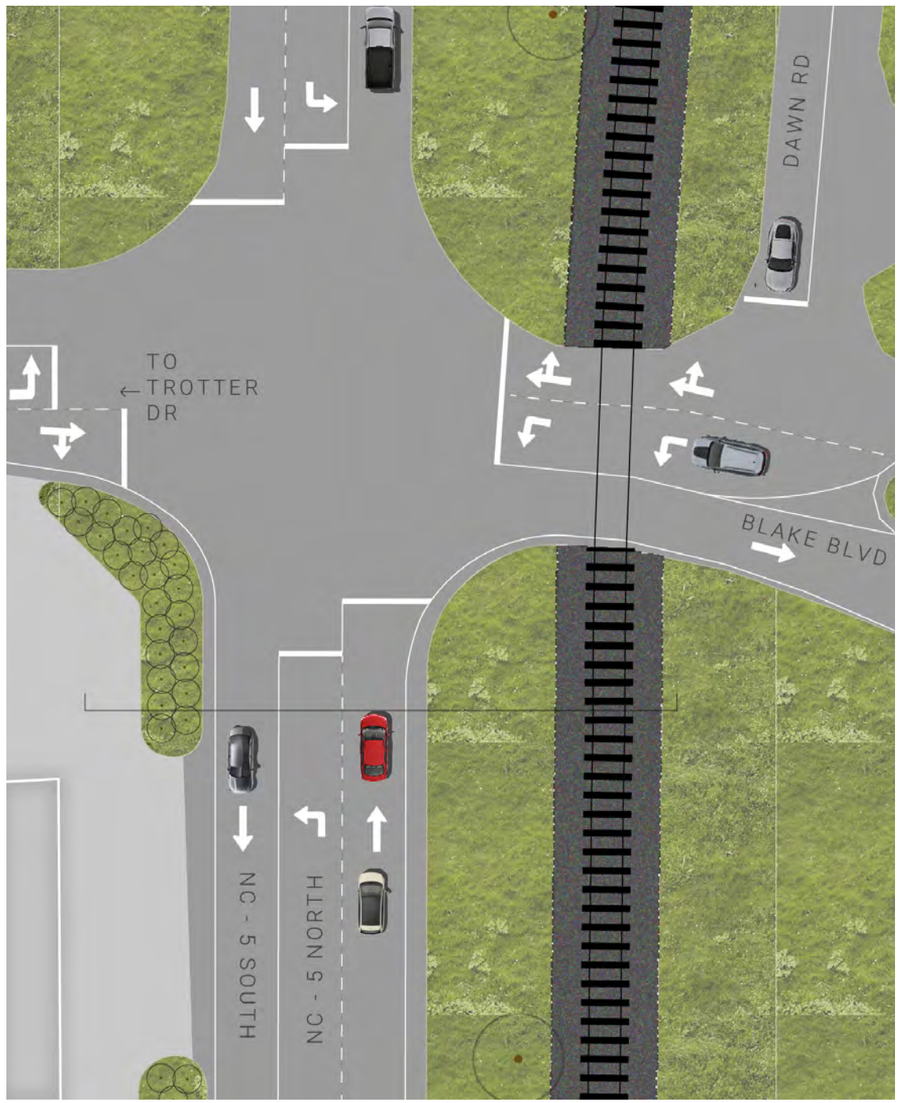
Crosswalks are added at signalized intersections to improve pedestrian, bicycle, and golf cart crossings of NC-5. Buffers shall be provided along NC-5 where constraints allow, to provide a seamless "evergreen" landscape that is typical to Village of Pinehurst streetscapes.

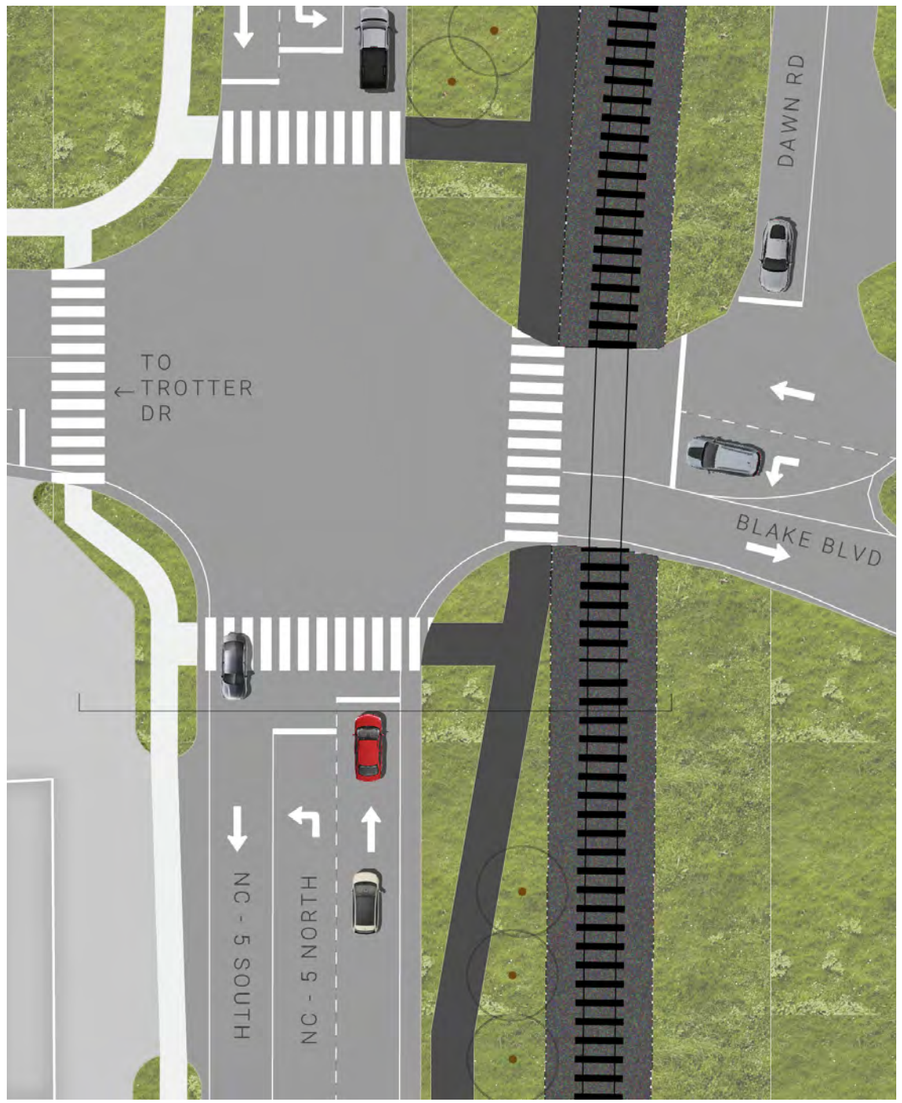
EXISTING



PROPOSED







STREET SECTION KEY

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

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 18' 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 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.

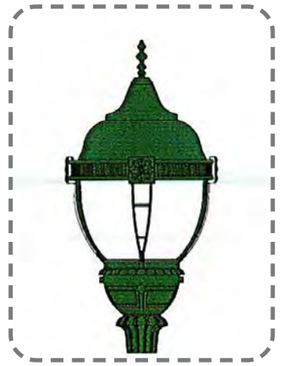
Materials:
For new pedestrian-scaled street lights within Pinehurst South, the fixtures s hall m atch t hose i nstalled near Village Hall and the Community Center (as shown in the lower left photo) and noted below and/or as approved by the Village, excepting those replacement street lights in/or close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

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



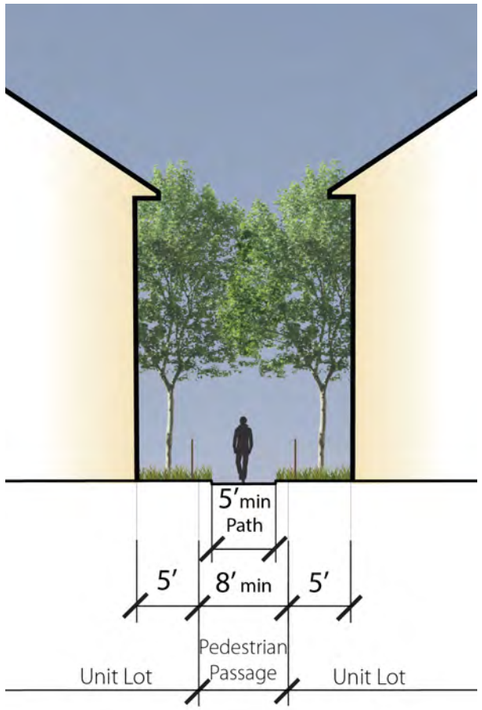
Precedent: Micro-bioretention - Baltimore, MD
Source: Design Collective

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.

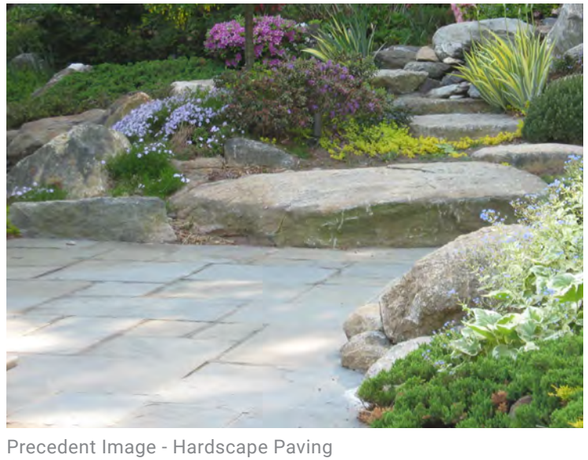
Details:
Hardscape paving materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the open space areas.



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 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 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 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.

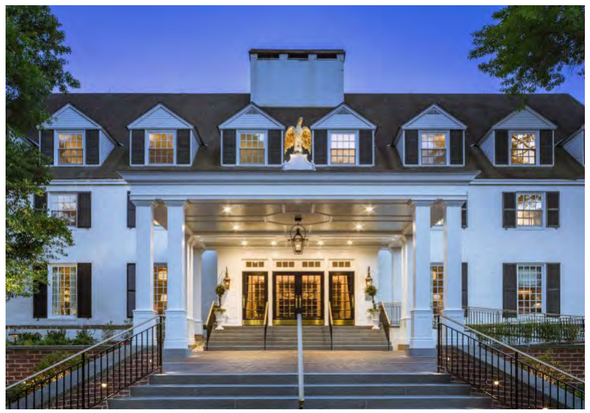
Standards:

- 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

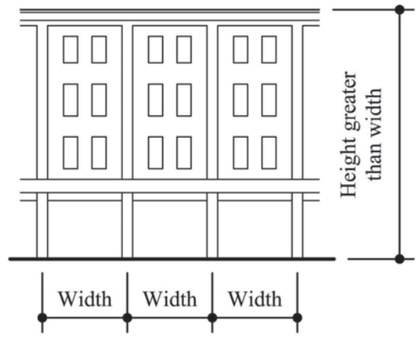
COMMERCIAL / MIXED-USE BUILDING TYPES

GENERAL PROVISIONS

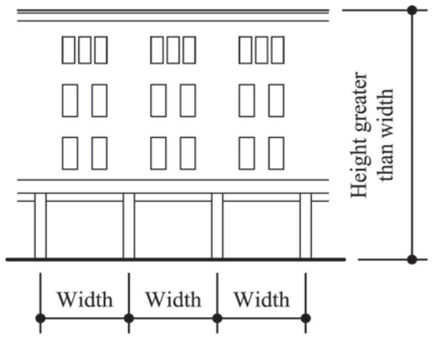
The Following General Provisions apply to all Commercial/ Mixed-Use Building Types:

- 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.

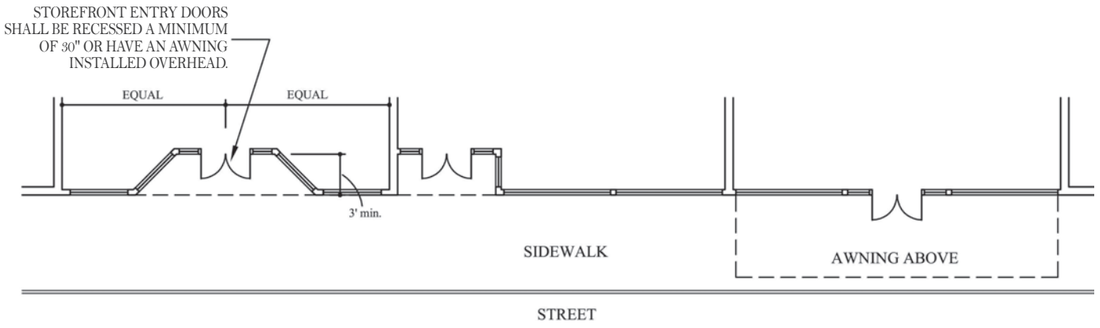


Figure 2

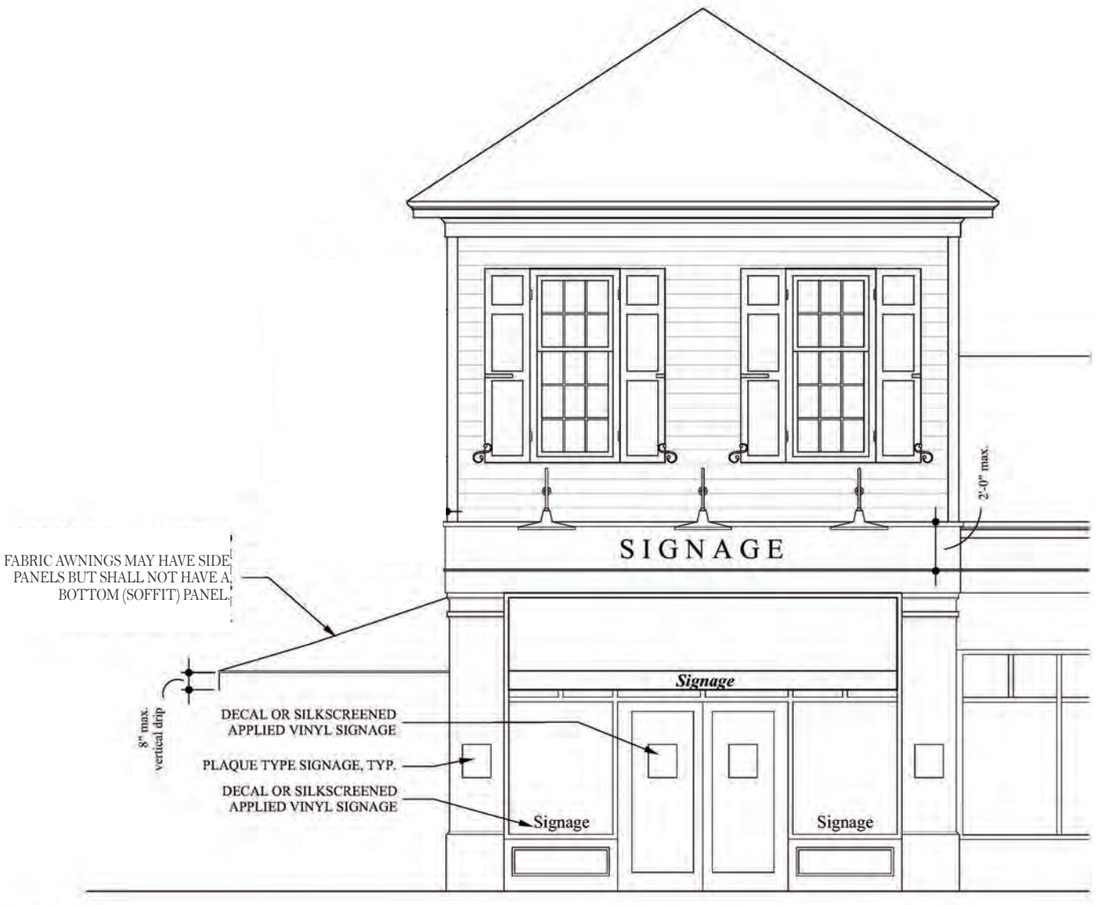


Figure 3

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

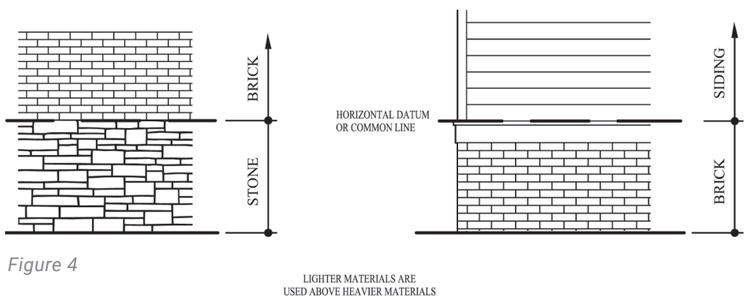
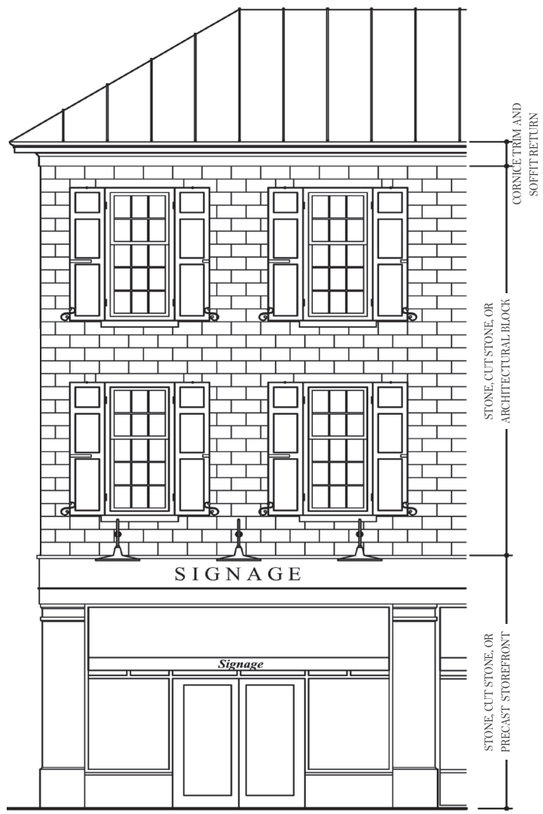


Figure 4



Figure 5



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

COMMERCIAL / MIXED-USE BUILDING TYPES

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.

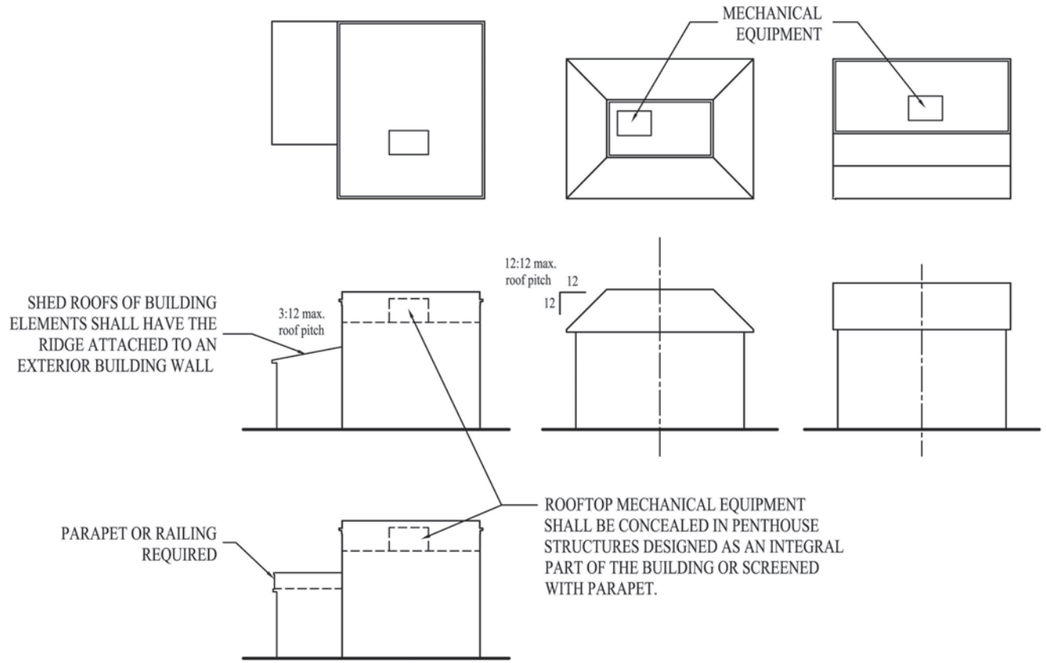


Figure 6

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

COMMERCIAL / MIXED-USE BUILDING TYPES

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.

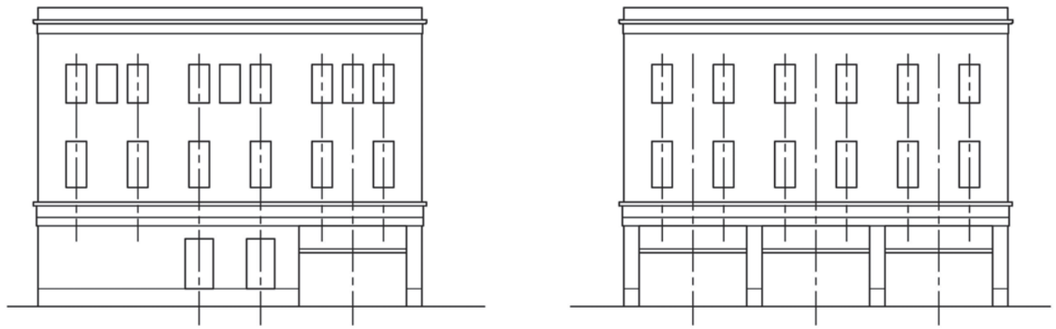


Figure 7



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.

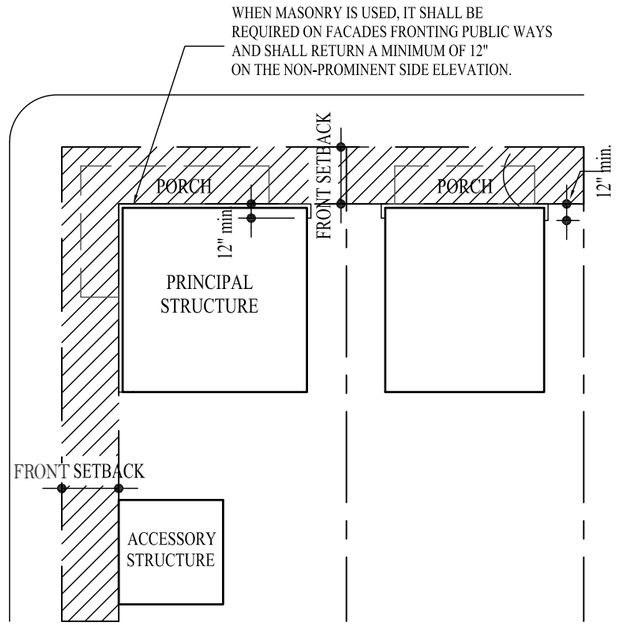


Figure 9

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

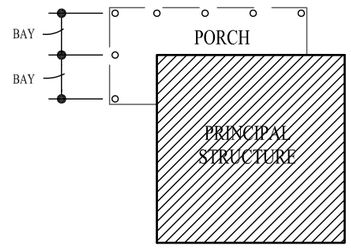


Figure 10

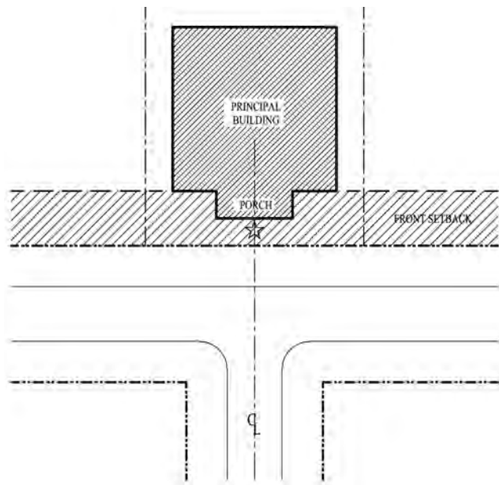


Figure 11

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

RESIDENTIAL BUILDING TYPES

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

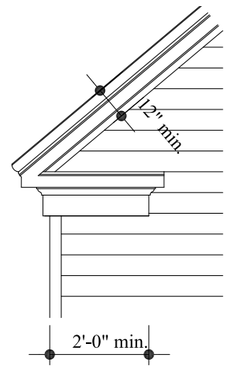


Figure 12b

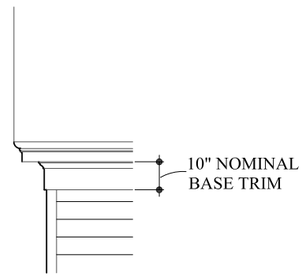


Figure 13

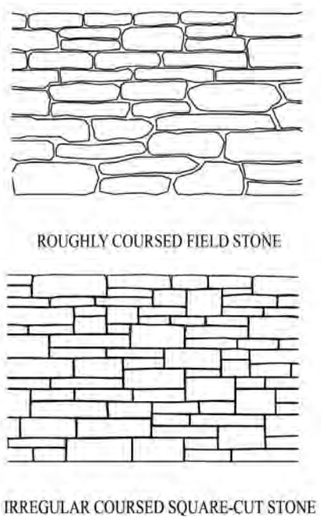


Figure 14

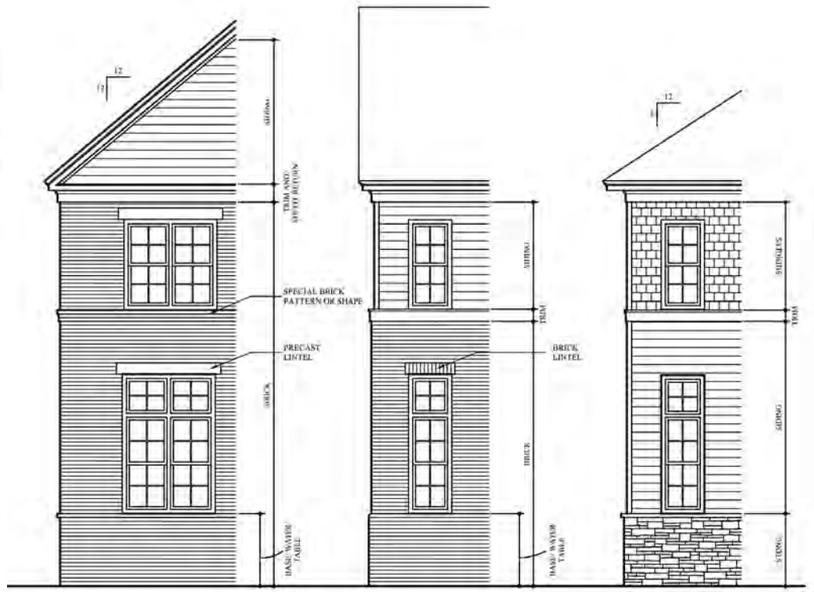


Figure 15

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.

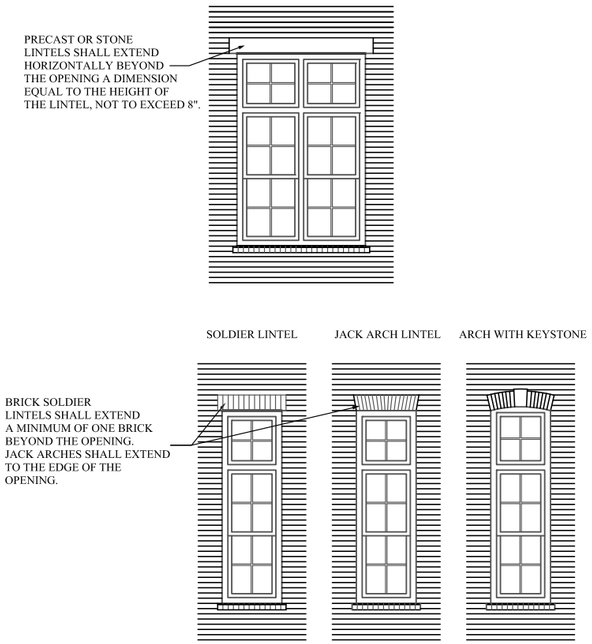


Figure 16

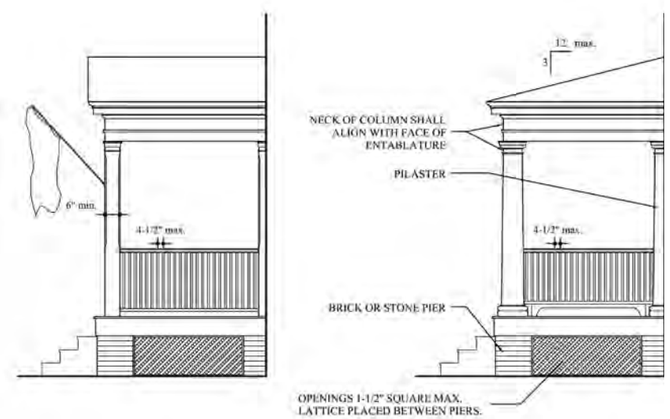


Figure 17

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

RESIDENTIAL 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. 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.

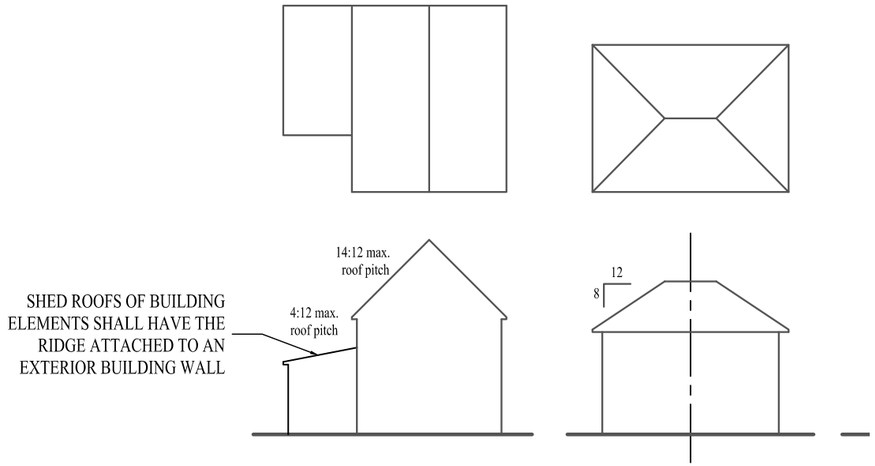


Figure 18

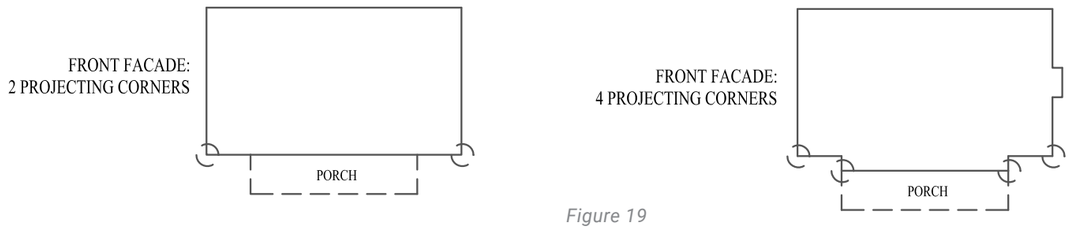


Figure 19

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

RESIDENTIAL BUILDING TYPES

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.

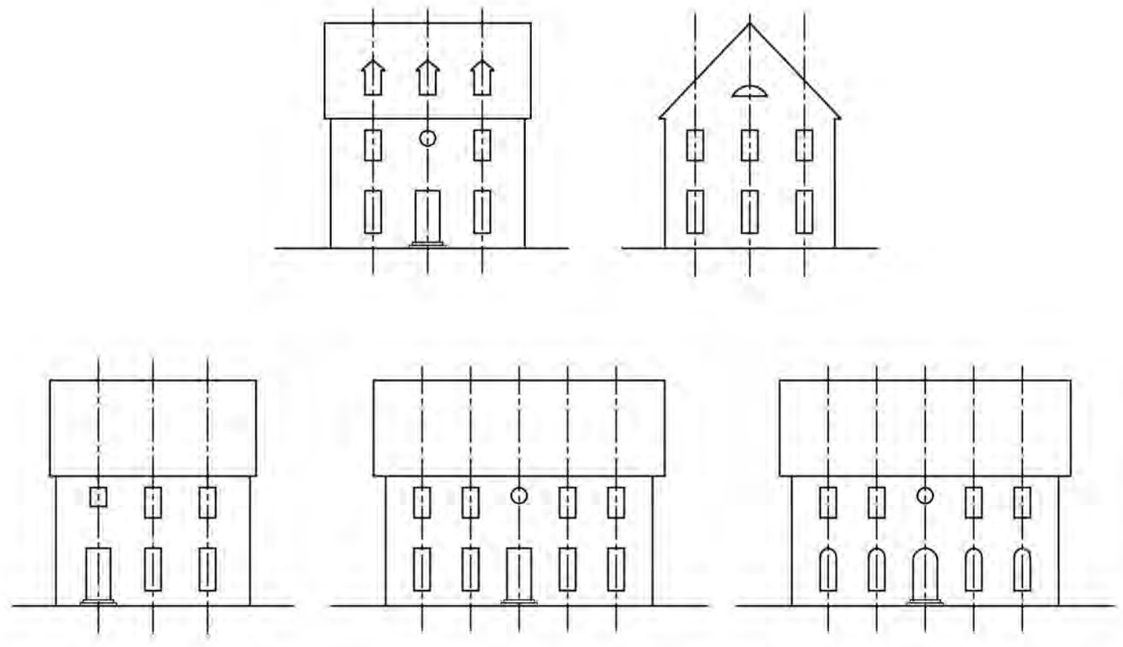


Figure 20

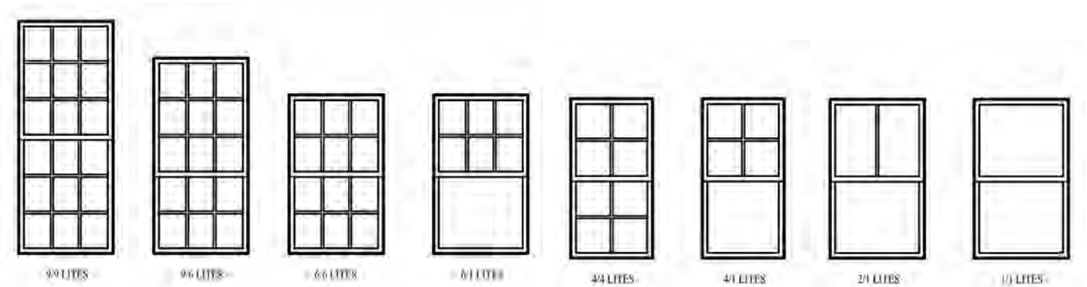


Figure 21

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

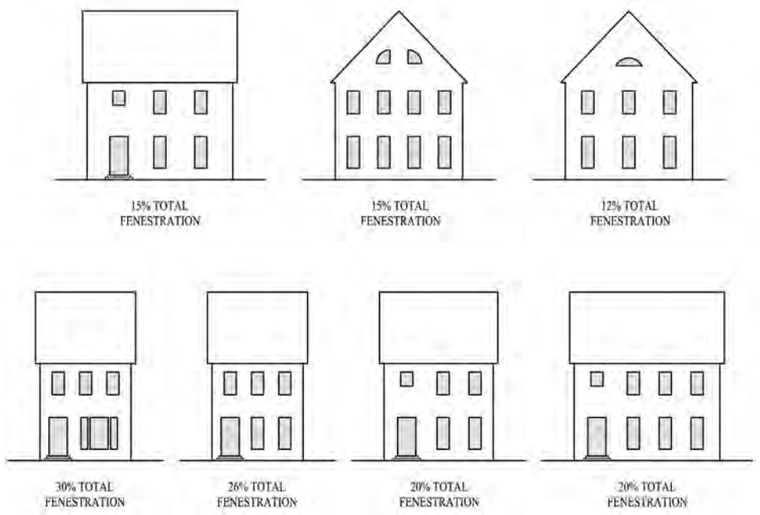


Figure 22

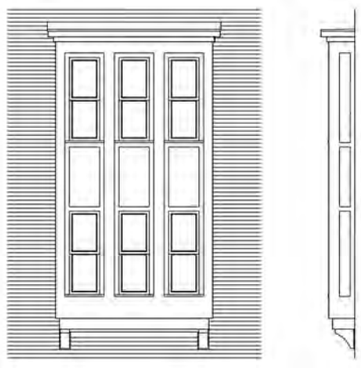


Figure 23

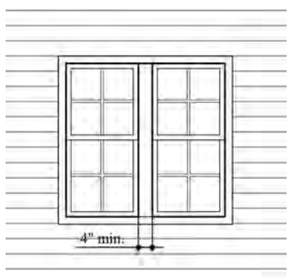


Figure 24

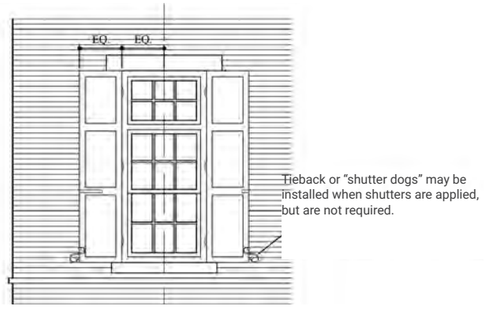


Figure 25

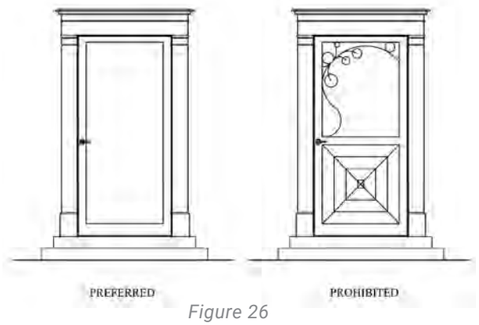


Figure 26

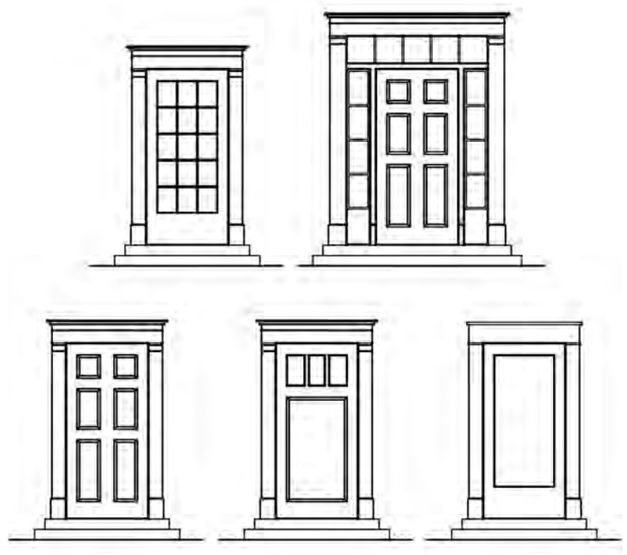


Figure 27

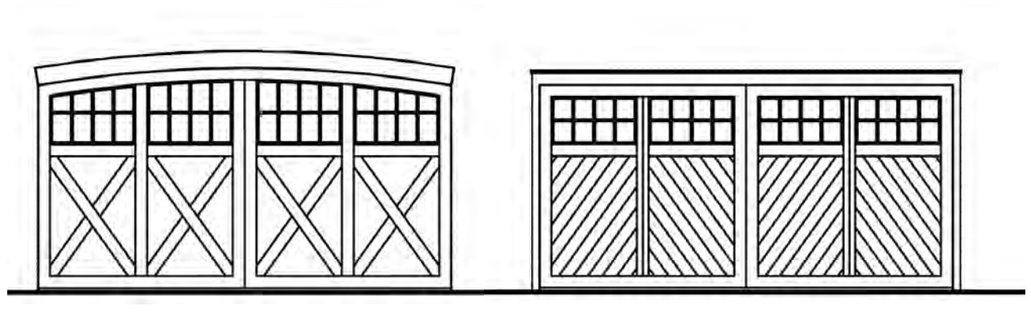


Figure 28

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

RESIDENTIAL BUILDING TYPES

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.

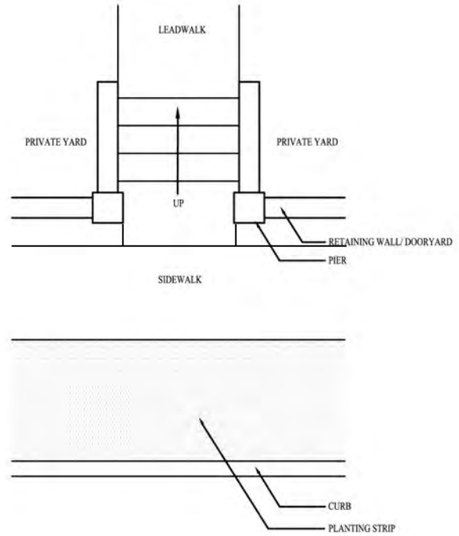


Figure 30

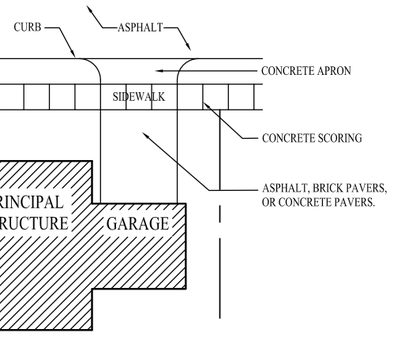


Figure 31

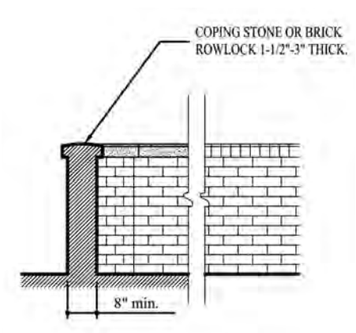


Figure 32

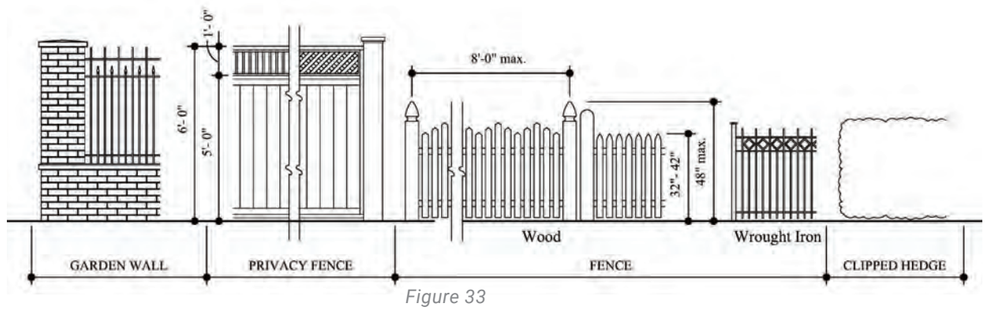


Figure 33

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

6.0 SIGNAGE DESIGN

6.1 OVERVIEW
6.2 MATERIAL AND ELEMENT 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.

DISCUSS FY24 SOP CAPITAL PROJECT PRIORITIZATION
ADDITIONAL AGENDA DETAILS:

FROM:
Jeff Sanborn

DATE OF MEMO:
4/6/2023

MEMO DETAILS:
Staff has prepared two viable 5-year operating plan scenarios for Council consideration. One scenario includes the construction of a downtown parking facility and the other does not. Staff believes that the scenario without a downtown parking facility is only appropriate if Council chooses to split library and archives services with the archives remaining in the current building and the library moving to a new location. Staff seeks Council's decision on whether to split library and archives service locations so that we can complete our 5-year SOP development.

ATTACHMENTS:

	Description
🗋	FY 24 Budget Outlook

FY24 Budget Outlook



Two Budget Options:

- With Parking Deck
- Without Parking Deck

Budget Scenario Similarities:

Tax rate:

	FY23	FY24	FY25	FY26	FY27	FY28
Tax Rate	$0.31	$0.235	$0.235	$0.245	$0.245	$0.245
Rate $ Change		($0.075)		$0.01		

IAPs and Major Capital Projects:

- $4.6m library expansion in FY25
- $700k synthetic turf in FY25
- $1.7m fire ladder truck in FY27
- $400k Fire Station 93 design in FY28
- $1m synthetic turf in FY28

Budget Scenario Differences:

With Parking:

- $4m parking facility in FY26
- $6m public services complex in FY27
  - 100% installment financing; debt payment of $633k starting in FY29
- $1m West Pinehurst park removed from five-year plan

Without Parking:

- No parking facility construction
- $6m public services complex in FY26
  - 50% installment financing; debt payment of $317k starting in FY28
- $1m West Pinehurst park in FY28

Housing Library and Archives in separate facilities will alleviate the need for a parking facility

Benefits of Separating Library and Archives and Eliminating Parking Facility

Pro:

- $4.5m savings (design & construction)
- Less impact to the Village Green/NPS & neighbors
- Relieve parking pressure by removing current library patrons
- New construction cheaper than renovation
- Library closer to community center for collaborative activities
- More space for library programming
- More space to create history of Pinehurst exhibits at Archives
- Combine Welcome Center in Archives building

Con:

- One less draw to the downtown area
- Potential add'l staffing needs. (Add'l 3 FTE currently budgeted in 5-yr plan)

Existing Space:

150 Cherokee Rd	Library SF	Tufts Archives SF	Total SF
1st Floor	3,825	2,475	6,300
Basement	-	2,100	2,100
Percent of Total	45.5%	54.5%	100%
TOTAL	**3,825**	**4,575**	**8,400**

Recommended Library Space:

	Square Footage (sf) Range		
Estimation Method	Low	Mid	High
Programmatic Analysis: Tier 1	10,100	12,370	14,600
Programmatic Analysis: Tier 2	11,500	14,250	17,000
Best Practice Standard for Library Size	17,000	18,500	20,000

Tier	Library Service	Low SF	Mid-Point SF	High SF	Mid-Point %
1	Book, Magazine, & Digital Media Collection				40%
	Adult - 60% (4,916 lf of shelves; 4-5 ft high)	2,800	3,250	3,700	
	Children's - 35% (1,587 lf of shelves; 3-4 ft high)	1,200	1,400	1,600	
	Teens - 5% (410 lf of shelves; 4-5 ft high)	250	275	300	
	SUBTOTAL - Collection	4,250	4,925	5,600	
	Children's Programs/Classes	700	750	800	14%
	Digital Learning Lab w/ Printer, Scanner, & Copier [1]	190	265	340	
	Flex space for book clubs & discussion groups	500	750	1,000	
	SUBTOTAL - Program Space	1,390	1,765	2,140	
	Entry/Circulation Desk/Public Restrooms	1,200	1,350	1,500	25%
	Admin/Office Space (Break room, restroom)	900	1,000	1,100	
	Service/Support (Mechanical, Storage, Data, etc.)	700	800	900	
	SUBTOTAL - Admin/Storage Space	2,800	3,150	3,500	
	+/- 20% - 30% Circulation - Tier 1	1,688	2,530	3,372	20%
	TOTAL - TIER 1	**10,128**	**12,370**	**14,612**	100%
2	Flex Space for Adult/Young Adult Programs	300	500	700	
	Connected Conference & Meeting Space [2]	150	175	200	
	Individual Quiet Study/Work/Relaxation Space	600	700	800	
	Incremental Admin/Storage Space (10% - 15%)	105	180	255	
	+/- 20% - 30% Circulation - Tier 2	231	311	391	
	SUBTOTAL - Incremental Space for Tier 2	1,386	1,866	2,346	
	TOTAL - TIERS 1 & 2	**11,514**	**14,236**	**16,958**	

[1] Assumes 2-4 public computer stations, plus one printer, scanner, & copier

[2] Assumes one 6-8 person conference seating



Low range for Tier 1

Mid range for Tier 1
Low range for Tier 2

+/-8,400 sf RENOVATED One-Story (inc +/-4,575sf Archives) + Basement

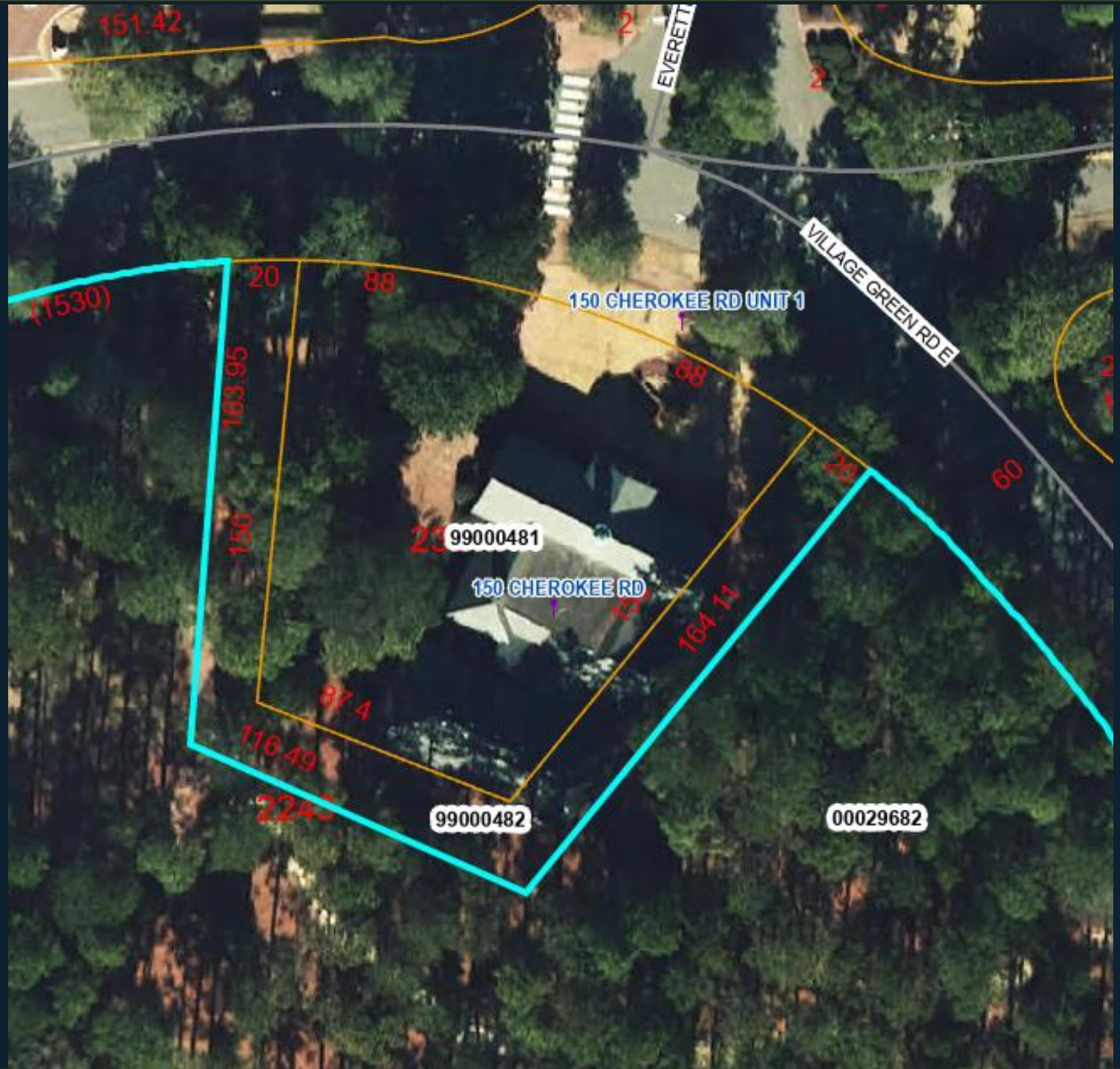
+/-6,175 sf NEW One-Story
Configuration of Addition T.B.D. based on Conditions Assessment

+/-8,175 sf NEW Expanded One-Story

PINEHURST LIBRARY

SITE OPTION 1

EXPAND AT THE CURRENT LOCATION


151.42
EVERETT
VILLAGE GREEN RD E
150 CHEROKEE RD UNIT 1
150 CHEROKEE RD
20
88
88
163.95
150
60
164.11
87.4
116.49
99000481
99000482
00029682



Low range for Tier 1

Mid range for Tier 1
Low range for Tier 2

+/-10,000 sf NEW Two-Story

+/-12,000 sf NEW Expanded Two-Story / Potential Forest Theater

PINEHURST LIBRARY

SITE OPTION 2

CONSTRUCT A NEW LIBRARY NEAR VILLAGE HALL


Road Map
Photography
3
2
4
00022230
00022229
00023476
20050076
00026177
00019713
00019717
00029688
97001040
00017533
00026350
00026262
00024686
00020088
00029904
00026062
20030326
00014565
20110356
20030327
00026535
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20030328
00026534
00014470
00015754
00022817
00015414
20110357
20030323
00021345
00024685
20030324
20000551
00023528
00030490
20030325
00019728
00030577
20030320
00015753
00018472
00019462
20110257
20030321
00021172
00023895
00023802
00028159
00019460
20030322
00030492
20110259
00028752
00019459
00018482
00022244
00029690
00019034
00021108
00018534
00024268
00030125
00030215
00029689
00021111
00021112
00025962
20160391
00014544
00030006
00018467
00022783
00014377
00017203
00021872
00023107
00018470
00024125
WICKER DR
MAGNOLIA RD
BOARD BRANCH RD
RATTLESNAKE TRL
WOODS RD
MCINTYRE RD
KELLY PD
MEDLIN RD
1 inch = 200 feet

Financial Impact (with Parking)

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Population	**18,074**	**18,314**	**18,621**	**18,928**	**19,235**	**19,542**
Property Tax Rate	0.310	0.235	0.235	0.245	0.245	0.245
Operating Revenues						
Property Tax Revenue	$ 12,262,000	$ 13,935,000	$ 14,082,000	$ 14,831,000	$ 14,983,000	$ 15,137,000
Intergovernmental Revenues	9,011,119	9,362,400	9,587,200	9,819,000	10,058,800	10,304,600
Permits & Fees	947,500	1,290,300	945,000	949,000	953,000	958,000
Sales & Services	796,900	853,100	868,000	895,000	923,000	951,000
Other Operating Revenues	549,077	516,800	523,000	530,000	536,000	543,000
Interest Income	434,000	640,100	669,000	386,000	208,000	186,000
Other Taxes & Licenses	3,800	4,500	4,500	4,500	4,500	4,500
Operating Revenues	24,004,396	26,602,200	26,678,700	27,414,500	27,666,300	28,084,100
Other Financing Sources (OFS)	5,297,720	254,200	-	-	-	-
Total GF Revenues & OFS	$ 29,302,116	$ 26,856,400	$ 26,678,700	$ 27,414,500	$ 27,666,300	$ 28,084,100
Operating Expenditures						
Personnel in FTEs	158.6	161.9	163.4	166.4	166.4	166.4
Salaries and Benefits	$ 13,201,700	$ 15,235,300	$ 16,124,800	$ 17,078,500	$ 17,725,500	$ 18,343,600
Operating	8,894,004	8,797,500	8,869,120	9,253,543	9,385,080	9,594,437
Debt Service	12,500	19,100	13,000	9,000	300,000	300,000
Operating Expenditures	22,108,204	24,051,900	25,006,920	26,341,043	27,410,580	28,238,037
Operating Income	1,896,192	2,550,300	1,671,780	1,073,457	255,720	(153,937)
Other Financing Uses (OFU)	-	-	4,130,000	4,450,000	-	-
Capital Expenditures in GF	6,423,033	2,804,500	3,600,500	2,467,000	3,806,500	2,981,000
Total GF Expenditures & OFU	$ 28,531,237	$ 26,856,400	$ 32,737,420	$ 33,258,043	$ 31,217,080	$ 31,219,037
Revenues Over (Under) Exp	$ 770,879	$ -	$ (6,058,720)	$ (5,843,543)	$ (3,550,780)	$ (3,134,937)

Fund Balance (with Parking)

Projected Impact on Fund Balance in the General Fund:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Beginning Fund Balance	$ 15,239,959	$ 16,706,724	$ 18,655,042	$ 14,612,683	$ 10,886,529	$ 9,510,152
Revenues Over (Under) Exp	770,879	-	(6,058,720)	(5,843,543)	(3,550,780)	(3,134,937)
Budget to Actual Variance [1]	695,886	1,948,318	2,016,361	2,117,388	2,174,404	2,236,504
Projected Actual Gain/(Loss)	1,466,765	1,948,318	(4,042,359)	(3,726,155)	(1,376,377)	(898,433)
Projected Ending GF Bal	$ 16,706,724	$ 18,655,042	$ 14,612,683	$ 10,886,529	$ 9,510,152	$ 8,611,719
% of Total Budget	58.6%	69.5%	44.6%	32.7%	30.5%	27.6%

[1] Assumes actual revenues of 101% of budget and actual expenditures of 93% of budget

Estimated Operating Margin	0.85	0.83	0.86	0.88	0.91	0.93

Capital Plan (with Parking)

	Description of Item	Inception To-date Amount	2024-2028 Requested Amount	Year 2024	2025	2026	2027	2028	Total 2024-2028 Cost
Capital Projects by Year									
	Library Expansion	$ 400,000	$ 4,600,000	$ -	$ 4,600,000	$ -	$ -	$ -	$ 4,600,000
	Carriage House Parking Facility	-	4,500,000	-	450,000	4,050,000	-	-	4,500,000
	Public Services Relocation	-	6,480,000	-	80,000	400,000	6,000,000	-	6,480,000
	Fire Station 93	-	400,000	-	-	-	-	400,000	400,000
	Total	$ 400,000	$ 15,980,000	$ -	$ 5,130,000	$ 4,450,000	$ 6,000,000	$ 400,000	$ 15,980,000
Capital Projects by Funding Source									
Cash	Library Expansion	400,000	4,600,000	-	4,600,000	-	-	-	4,600,000
	Carriage House Parking Facility	-	4,500,000	-	450,000	4,050,000	-	-	4,500,000
	Public Services Relocation	-	480,000	-	80,000	400,000	-	-	480,000
	Fire Station 93	-	-	-	-	-	-	-	-
	Total Cash	$ 400,000	$ 9,580,000	$ -	$ 5,130,000	$ 4,450,000	$ -	$ -	$ 9,580,000
Installment Financing	Library Expansion	-	-	-	-	-	-	-	-
	Carriage House Parking Facility	-	-	-	-	-	-	-	-
	Public Services Relocation	-	6,000,000	-	-	-	6,000,000	-	6,000,000
	Fire Station 93	-	400,000	-	-	-	-	400,000	400,000
	Total Installment Financing	$ -	$ 6,400,000	$ -	$ -	$ -	$ 6,000,000	$ 400,000	$ 6,400,000
	Total	$ 400,000	$ 15,980,000	$ -	$ 5,130,000	$ 4,450,000	$ 6,000,000	$ 400,000	$ 15,980,000

Financial Impact (without Parking)

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Population	**18,074**	**18,314**	**18,621**	**18,928**	**19,235**	**19,542**
Property Tax Rate	0.310	0.235	0.235	0.245	0.245	0.245
Operating Revenues						
Property Tax Revenue	$ 12,262,000	$ 13,935,000	$ 14,082,000	$ 14,831,000	$ 14,983,000	$ 15,137,000
Intergovernmental Revenues	9,011,119	9,362,400	9,587,200	9,819,000	10,058,800	10,304,600
Permits & Fees	947,500	1,290,300	945,000	949,000	953,000	958,000
Sales & Services	796,900	853,100	868,000	895,000	923,000	951,000
Other Operating Revenues	549,077	516,800	523,000	530,000	536,000	1,043,000
Interest Income	434,000	640,100	671,000	410,000	240,000	214,000
Other Taxes & Licenses	3,800	4,500	4,500	4,500	4,500	4,500
Operating Revenues	24,004,396	26,602,200	26,680,700	27,438,500	27,698,300	28,612,100
Other Financing Sources (OFS)	5,297,720	334,200	-	-	-	-
Total GF Revenues & OFS	$ 29,302,116	$ 26,936,400	$ 26,680,700	$ 27,438,500	$ 27,698,300	$ 28,612,100
Operating Expenditures						
Personnel in FTEs	158.6	161.9	163.4	166.4	166.4	166.4
Salaries and Benefits	$ 13,201,700	$ 15,235,300	$ 16,124,800	$ 17,078,500	$ 17,725,500	$ 18,343,600
Operating	8,894,004	8,797,500	8,869,120	9,233,543	9,364,580	9,573,427
Debt Service	12,500	19,100	13,000	159,000	150,000	317,000
Operating Expenditures	22,108,204	24,051,900	25,006,920	26,471,043	27,240,080	28,234,027
Operating Income	1,896,192	2,550,300	1,673,780	967,457	458,220	378,073
Other Financing Uses (OFU)	-	80,000	4,000,000	3,000,000	-	-
Capital Expenditures in GF	6,423,033	2,804,500	3,600,500	2,467,000	3,806,500	3,981,000
Total GF Expenditures & OFU	$ 28,531,237	$ 26,936,400	$ 32,607,420	$ 31,938,043	$ 31,046,580	$ 32,215,027
Revenues Over (Under) Exp	$ 770,879	$ -	$ (5,926,720)	$ (4,499,543)	$ (3,348,280)	$ (3,602,927)

Fund Balance (without Parking)

Projected Impact on Fund Balance in the General Fund:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Beginning Fund Balance	$ 15,239,959	$ 16,706,724	$ 18,655,042	$ 14,744,703	$ 12,361,389	$ 11,186,397
Revenues Over (Under) Exp	770,879	-	(5,926,720)	(4,499,543)	(3,348,280)	(3,602,927)
Budget to Actual Variance [1]	695,886	1,948,318	2,016,381	2,116,228	2,173,289	2,240,313
Projected Actual Gain/(Loss)	1,466,765	1,948,318	(3,910,339)	(2,383,315)	(1,174,992)	(1,362,614)
Projected Ending GF Bal	$ 16,706,724	$ 18,655,042	$ 14,744,703	$ 12,361,389	$ 11,186,397	$ 9,823,783
% of Total Budget	58.6%	69.3%	45.2%	38.7%	36.0%	30.5%

[1] Assumes actual revenues of 101% of budget and actual expenditures of 93% of budget

Estimated Operating Margin	0.85	0.83	0.86	0.89	0.91	0.91

Capital Plan (without Parking)

	Description of Item	Inception To-date Amount	2024-2028 Requested Amount	Year 2024	2025	2026	2027	2028	Total 2024-2028 Cost
Capital Projects by Year									
	Library Expansion	$ 400,000	$ 4,600,000	$ -	$ 4,600,000	$ -	$ -	$ -	$ 4,600,000
	Carriage House Parking Facility	-	-	-	-	-	-	-	-
	Public Services Relocation	-	6,480,000	80,000	400,000	6,000,000	-	-	6,480,000
	Fire Station 93	-	400,000	-	-	-	-	400,000	400,000
	Total	$ 400,000	$ 11,480,000	$ 80,000	$ 5,000,000	$ 6,000,000	$ -	$ 400,000	$ 11,480,000
Capital Projects by Funding Source									
Cash	Library Expansion	400,000	4,600,000	-	4,600,000	-	-	-	4,600,000
	Carriage House Parking Facility	-	-	-	-	-	-	-	-
	Public Services Relocation	-	3,480,000	80,000	400,000	3,000,000	-	-	3,480,000
	Fire Station 93	-	-	-	-	-	-	-	-
	Total Cash	$ 400,000	$ 8,080,000	$ 80,000	$ 5,000,000	$ 3,000,000	$ -	$ -	$ 8,080,000
Installment Financing	Library Expansion	-	-	-	-	-	-	-	-
	Carriage House Parking Facility	-	-	-	-	-	-	-	-
	Public Services Relocation	-	3,000,000	-	-	3,000,000	-	-	3,000,000
	Fire Station 93	-	400,000	-	-	-	-	400,000	400,000
	Total Installment Financing	$ -	$ 3,400,000	$ -	$ -	$ 3,000,000	$ -	$ 400,000	$ 3,400,000
	Total	$ 400,000	$ 11,480,000	$ 80,000	$ 5,000,000	$ 6,000,000	$ -	$ 400,000	$ 11,480,000

DISCUSS DEVELOPMENT RELATED BILLS BEING CONSIDERED BY THE GENERAL ASSEMBLY

ADDITIONAL AGENDA DETAILS:

FROM:
Jeff Sanborn

CC:
Councilmembers

DATE OF MEMO:
4/10/2023

MEMO DETAILS:
S290: A BILL TO BE ENTITLED 2 AN ACT TO IMPROVE THE SAFE RENTAL OF CERTAIN PROPERTIES BY REQUIRING 3 COMPLIANCE WITH LOCAL ORDINANCES AND CODES AND ESTABLISHING A 4 MAXIMUM OCCUPANCY LIMITATION.

S667: A BILL TO BE ENTITLED 2 AN ACT TO LIMIT THE REGULATION OF SHORT-TERM RENTALS BY LOCAL 3 GOVERNMENTS TO PROTECT PRIVATE PROPERTY RIGHTS AND TO ESTABLISH 4 GUIDELINES FOR REGULATING SHORT-TERM RENTALS.

S317: A BILL TO BE ENTITLED 2 AN ACT TO ESTABLISH WORKFORCE HOUSING DEVELOPMENTS TO ADDRESS 3 CRITICAL HOUSING SHORTAGES FOR FIREFIGHTERS, LAW ENFORCEMENT 4 OFFICERS, TEACHERS, NURSES, FIRST RESPONDERS, AND OTHER VITAL 5 WORKERS AND FIRST-TIME HOMEBUYERS.

H409: A BILL TO BE ENTITLED 2 AN ACT TO INCREASE AFFORDABLE HOUSING BY ALLOWING FOR THE 3 CONSTRUCTION OR SITING OF ACCESSORY DWELLING UNITS.

H474: A BILL TO BE ENTITLED 2 AN ACT TO PROVIDE AFFORDABLE HOUSING OPTIONS BY ALLOWING FOR THE 3 SITING OF SMALL HOUSING IN AREAS ZONED FOR RESIDENTIAL USE.

H294: A BILL TO BE ENTITLED 2 AN ACT TO ESTABLISH THE NORTH CAROLINA HOUSING CHOICE GRANT TO 3 EMPOWER AND ENCOURAGE LOCAL GOVERNMENTS TO ADDRESS THE 4 CRITICAL HOUSING NEEDS IN THEIR COMMUNITIES.

ATTACHMENTS:

Description

- NC House Bill 294
- NC House Bill 409
- NC House Bill 474
- NC Senate Bill 290
- NC Senate Bill 317
- NC Senate Bill 667

HOUSE BILL 294

Short Title:	NC Housing Choice Incentive.	(Public)
Sponsors:	Representatives Alston, G. Brown, and Hardister (Primary Sponsors). *For a complete list of sponsors, refer to the North Carolina General Assembly web site.*	
Referred to:	Appropriations, if favorable, Rules, Calendar, and Operations of the House	

March 8, 2023

A BILL TO BE ENTITLED

AN ACT TO ESTABLISH THE NORTH CAROLINA HOUSING CHOICE GRANT TO EMPOWER AND ENCOURAGE LOCAL GOVERNMENTS TO ADDRESS THE CRITICAL HOUSING NEEDS IN THEIR COMMUNITIES.

The General Assembly of North Carolina enacts:

SECTION 1.(a) As used in this section, the following definitions apply:

(1) Accessory dwelling unit. – An attached or detached residential structure that is used in connection with or that is accessory to a single family dwelling that conforms to the North Carolina Residential Code for One- and Two-Family Dwellings, including applicable provisions from State fire prevention code.

(2) Middle housing. – A residential dwelling that is one of the following:
   a. A duplex.
   b. A triplex.
   c. A quadplex.
   d. A townhouse.

(3) Multifamily housing. – A residential dwelling comprised of four or more units, each intended to be occupied by a person or family for use as a residence. The term also includes accessory dwelling units and middle housing.

SECTION 1.(b) The Department of Commerce shall establish the North Carolina Housing Choice Grant and shall award grant funds annually to counties and municipalities in accordance with the criteria provided in this section to be used by the grant recipients for local water, sewer, or transportation infrastructure projects.

SECTION 1.(c) A county or municipality shall be eligible for grant funds under this section if the county or municipality (i) has a population of 100,000 or less, as of the most recent decennial census, and has designated at least five zoning districts of reasonable size in which multifamily housing is a permitted use or (ii) has a population of more than 100,000, as of the most recent decennial census, and has designated at least 10 zoning districts of reasonable size in which multifamily housing is a permitted use and at least four of the following criteria apply to the designated multifamily zoning districts:

(1) There is a minimum gross density of 15 units per acre.
(2) The districts contain no age restrictions.
(3) The districts contain no parking minimums.
(4) The districts allow for setback waivers.
(5) The districts allow for accessory dwelling units.

(6) The districts have permissive building height requirements.

(7) The districts allow residential development in areas not zoned for residential use.

SECTION 1.(d) Eligible counties and municipalities shall apply for funding under this section no later than April 1 of each year. The Department of Commerce may award up to one million dollars ($1,000,000) per grant to counties or municipalities meeting the criteria in subsection (c) of this section that have produced a significant number of housing units via the designated multifamily zoning districts. In the event that eligible grantees exceed available funds in any year, the Department of Commerce shall distribute the grant funds on a per capita basis according to the population of the grant recipient. Unawarded grant funds shall not revert and are available to the Department of Commerce to award in future years. A county or municipality may only receive one grant award under this section every five years. Funds awarded under this section shall be used by the grant recipient for local water, sewer, or transportation infrastructure projects.

SECTION 1.(e) There is appropriated from the General Fund to the Department of Commerce the sum of thirty million dollars ($30,000,000) in recurring funds for the 2024-2025 fiscal year to be used for the North Carolina Housing Choice Grant program established in this section.

SECTION 2. This act becomes effective July 1, 2023.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

HOUSE BILL 409

Short Title:	Regulation of Accessory Dwelling Units.	(Public)
Sponsors:	Representatives Winslow, Alston, Tyson, and G. Brown (Primary Sponsors). *For a complete list of sponsors, refer to the North Carolina General Assembly web site.*	
Referred to:	Local Government - Land Use, Planning and Development, if favorable, Rules, Calendar, and Operations of the House	

March 20, 2023

A BILL TO BE ENTITLED

AN ACT TO INCREASE AFFORDABLE HOUSING BY ALLOWING FOR THE CONSTRUCTION OR SITING OF ACCESSORY DWELLING UNITS.

The General Assembly of North Carolina enacts:

SECTION 1.(a) Part 1 of Article 9 of Chapter 160D of the General Statutes is amended by adding a new section to read:

"**§ 160D-917. Accessory dwelling units.**

(a) A local government shall allow the development of at least one accessory dwelling unit which conforms to the North Carolina Residential Code for One- and Two-Family Dwellings, including applicable provisions from State fire prevention code, for each detached single-family dwelling in areas zoned for residential use that allow for development of detached single-family dwellings. An accessory dwelling unit may be built or sited at any time before, concurrently, or after the primary dwelling has been constructed or sited. Nothing in this section shall prohibit a local government from permitting accessory dwelling units in any area not otherwise required under this section. For the purposes of this section, the term "accessory dwelling unit" means an attached or detached residential structure that is used in connection with or that is accessory to a primary single-family dwelling and that has less total square footage than the primary single-family dwelling.

(b) Development and permitting of an accessory dwelling unit shall not be subject to any of the following requirements:

(1) Owner-occupancy of any dwelling unit, including an accessory unit.

(2) Minimum parking requirements or other parking restrictions, including the imposition of additional parking requirements where an existing structure is converted for use as an accessory dwelling unit.

(3) Conditional use zoning.

(c) In permitting accessory dwelling units under this section, a local government shall not do any of the following:

(1) Prohibit the connection of the accessory dwelling unit to existing utilities serving the primary dwelling unit.

(2) Charge any fee other than a building permit that does not exceed the amount charged for any single-family dwelling unit similar in nature.

(d) Except as otherwise provided in this section, a local government may regulate accessory dwelling units pursuant to this Chapter, provided that the regulations do not act to discourage development or siting of accessory dwelling units through unreasonable costs or

delay. Nothing in this section shall affect the validity or enforceability of private covenants or other contractual agreements among property owners relating to dwelling type restrictions.

(e) A local government may impose a setback minimum for accessory dwelling units of 5 feet or the setback minimum imposed generally upon lots in the same zoning classification, whichever is less."

SECTION 1.(b) This section becomes effective October 1, 2023.

SECTION 2. Local governments shall adopt land use ordinances and regulations or amend their comprehensive plans to implement the provisions in this act no later than October 1, 2023.

SECTION 3. Except as otherwise provided, this act is effective when it becomes law.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

HOUSE BILL 474

Short Title:	Facilitate Small Housing.	(Public)
Sponsors:	Representatives Price, Brody, and Dahle (Primary Sponsors). *For a complete list of sponsors, refer to the North Carolina General Assembly web site.*	
Referred to:	Rules, Calendar, and Operations of the House	

March 27, 2023

A BILL TO BE ENTITLED

AN ACT TO PROVIDE AFFORDABLE HOUSING OPTIONS BY ALLOWING FOR THE SITING OF SMALL HOUSING IN AREAS ZONED FOR RESIDENTIAL USE.

The General Assembly of North Carolina enacts:

SECTION 1. Article 7 of Chapter 160D of the General Statutes is amended by adding a new section to read:

"**§ 160D-707. Small housing in residential areas.**

(a) Definitions. – As used in this section, the term "small housing" means a detached single-family dwelling unit that is no greater than 800 square feet, built to standards applicable to the North Carolina Residential Code for One- and Two-Family Dwellings, and is either constructed or mounted on a foundation and is connected to utilities. The term also includes "tiny house," "cottage home," "accessory dwelling unit," or similar residential structure. The term does not include a recreational vehicle or manufactured home that has not been affixed to real property.

(b) Small Housing in Residential Zones. – A local government shall allow small housing in areas zoned for residential or mixed-use residential, including those that allow for the development of detached single-family dwellings.

(c) Regulation and Scope. – Nothing in this section affects the validity or enforceability of private covenants or other contractual agreements among property owners relating to dwelling type restrictions. Any regulation adopted pursuant to this section shall not apply to an area designated as a local historic district (i) pursuant to Part 4 of Article 9 of this Chapter or (ii) on the National Register of Historic Places, unless approved by the local historic preservation authority. A local government shall allow for attachment to existing water and sewer systems and shall not require additional fees, meters, or approvals for connection. For septic systems, a local government may require a new system or an upgrade to an existing system if it is determined that the existing system is incapable of handling extra capacity."

SECTION 2. This act is effective when it becomes law.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

SENATE BILL 290

Short Title:	Short Term Rentals.	(Public)
Sponsors:	Senator Sawyer (Primary Sponsor).	
Referred to:	Rules and Operations of the Senate	

March 13, 2023

A BILL TO BE ENTITLED

AN ACT TO IMPROVE THE SAFE RENTAL OF CERTAIN PROPERTIES BY REQUIRING COMPLIANCE WITH LOCAL ORDINANCES AND CODES AND ESTABLISHING A MAXIMUM OCCUPANCY LIMITATION.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 160D-1207 reads as rewritten:

"**§ 160D-1207. Periodic inspections.**

(a) Except as provided in subsection (b) of this section, the inspection department may make periodic inspections only when there is reasonable cause to believe that unsafe, unsanitary, or otherwise hazardous or unlawful conditions may exist in a residential building or structure. However, when the inspection department determines that a safety hazard exists in one of the dwelling units within a multifamily building, which in the opinion of the inspector poses an immediate threat to the occupant, the inspection department may inspect, in the absence of a specific complaint and actual knowledge of the unsafe condition, additional dwelling units in the multifamily building to determine if that same safety hazard exists. For purposes of this section, the term "reasonable cause" means any of the following: (i) the landlord or owner has a history of more than two verified violations of the housing ordinances or codes within a 12-month period, (ii) there has been a complaint that substandard conditions exist within the building or there has been a request that the building be inspected, (iii) the inspection department has actual knowledge of an unsafe condition within the building, or (iv) violations of the local ordinances or codes are visible from the outside of the property. In conducting inspections authorized under this section, the inspection department shall not discriminate between single-family and multifamily buildings or between owner-occupied and tenant-occupied buildings. In exercising this power, members of the department shall have a right to enter on any premises within the jurisdiction of the department at all reasonable hours for the purposes of inspection or other enforcement action, upon presentation of proper credentials. Nothing in this section shall be construed to prohibit periodic inspections in accordance with State fire prevention code or as otherwise required by State law.

(b) A local government may require periodic inspections as part of a targeted effort to respond to blighted or potentially blighted conditions within a geographic area that has been designated by the governing board. However, the total aggregate of targeted areas in the local government jurisdiction at any one time shall not be greater than 1 square mile or five percent (5%) of the area within the local government jurisdiction, whichever is greater. A targeted area designated by the local government shall reflect the local government's stated neighborhood revitalization strategy and shall consist of property that meets the definition of a "blighted area" or "blighted parcel" as those terms are defined in G.S. 160A-503(2) and G.S. 160A-503(2a),

respectively, except that for purposes of this subsection, the planning board is not required to make a determination as to the property. The local government shall not discriminate in its selection of areas or housing types to be targeted and shall (i) provide notice to all owners and residents of properties in the affected area about the periodic inspections plan and information regarding a legislative hearing regarding the plan, (ii) hold a legislative hearing regarding the plan, and (iii) establish a plan to address the ability of low-income residential property owners to comply with minimum housing code standards.

(c) In no event may a local government do any of the following: (i) adopt or enforce any ordinance that would require any owner or manager of rental property to obtain any permit or permission under Article 11 or Article 12 of this Chapter from the local government to lease or rent residential real property or to register rental property with the local government, except for those individual properties that have more than four verified violations in a rolling 12-month period or two or more verified violations in a rolling 30-day period, or upon the property being identified within the top ten percent (10%) of properties with crime or disorder problems as set forth in a local ordinance, (ii) require that an owner or manager of residential rental property enroll or participate in any governmental program as a condition of obtaining a certificate of occupancy, (iii) levy a special fee or tax on residential rental property that is not also levied against other commercial and residential properties, unless expressly authorized by general law or applicable only to an individual rental unit or property described in clause (i) of this subsection and the fee does not exceed five hundred dollars ($500.00) in any 12-month period in which the unit or property is found to have verified violations, (iv) provide that any violation of a rental registration ordinance is punishable as a criminal offense, or (v) require any owner or manager of rental property to submit to an inspection before receiving any utility service provided by the local government. Nothing in this subsection shall be deemed to prevent a local government from enforcing ordinances related to maximum occupancy, as that term is defined in G.S. 42A-4, for a vacation rental property that is subject to the provisions of Chapter 42A of the General Statutes. For purposes of this section, the term "verified violation" means all of the following:

(1) The aggregate of all violations of housing ordinances or codes found in an individual rental unit of residential real property during a 72-hour period.

(2) Any violations that have not been corrected by the owner or manager within 21 days of receipt of written notice from the local government of the violations. Should the same violation occur more than two times in a 12-month period, the owner or manager may not have the option of correcting the violation. If the housing code provides that any form of prohibited tenant behavior constitutes a violation by the owner or manager of the rental property, it shall be deemed a correction of the tenant-related violation if the owner or manager, within 30 days of receipt of written notice of the tenant-related violation, brings a summary ejectment action to have the tenant evicted.

(d) If a property is identified by the local government as being in the top ten percent (10%) of properties with crime or disorder problems, the local government shall notify the landlord of any crimes, disorders, or other violations that will be counted against the property to allow the landlord an opportunity to attempt to correct the problems. In addition, the local government and the county sheriff's office or city's police department shall assist the landlord in addressing any criminal activity, which may include testifying in court in a summary ejectment action or other matter to aid in evicting a tenant who has been charged with a crime. If the local government or the county sheriff's office or city's police department does not cooperate in evicting a tenant, the tenant's behavior or activity at issue shall not be counted as a crime or disorder problem as set forth in the local ordinance, and the property may not be included in the top ten percent (10%) of properties as a result of that tenant's behavior or activity.

(e) If the local government takes action against an individual rental unit under this section, the owner of the individual rental unit may appeal the decision to the housing appeals board or the zoning board of adjustment, if operating, or the planning board if created under G.S. 160D-301, or if neither is created, the governing board. The board shall fix a reasonable time for hearing appeals, shall give due notice to the owner of the individual rental unit, and shall render a decision within a reasonable time. The owner may appear in person or by agent or attorney. The board may reverse or affirm the action, wholly or partly, or may modify the action appealed from, and may make any decision and order that in the opinion of the board ought to be made in the matter."

SECTION 2. G.S. 42A-4 reads as rewritten:

"**§ 42A-4. Definitions.**

The following definitions apply in this Chapter:

(1) Advanced payments. – All payments made by a tenant in a vacation rental agreement to a landlord or the landlord's real estate broker prior to occupancy for the purpose of renting a vacation rental property for a future period of time as specified in the vacation rental agreement.

(1a) Landlord. – An owner of residential property offered for lease as a vacation rental with or without the assistance of a real estate broker.

(1b) Maximum occupancy. – The maximum number of persons allowed in a vacation rental. The maximum occupancy is measured as an amount not exceeding four persons per bedroom.

…."

SECTION 3. G.S. 42A-31 reads as rewritten:

"**§ 42A-31. Landlord to provide fit premises.**

A landlord of a residential property used for a vacation rental shall:

(1) Comply with all current applicable local ordinances and codes, including building and housing ~~codes~~ codes, to the extent required by the operation of the ordinances and codes. However, no new requirement is imposed if a structure is exempt from a current building or housing code.

(1a) Comply with all applicable elevator safety requirements in G.S. 143-143.7.

(2) Make all repairs and do whatever is reasonably necessary to put and keep the property in a fit and habitable condition.

(3) Keep all common areas of the property in safe condition.

(3a) Accurately represent the number of bedrooms and bathrooms on the property and prohibit the rental of the property to a tenant if the maximum occupancy will be exceeded. For the purposes of this subdivision, the number of bedrooms and bathrooms on the property shall be determined by the most recent tax records for the subject property.

(4) Maintain in good and safe working order and reasonably and promptly repair all electrical, plumbing, sanitary, heating, ventilating, and other facilities and major appliances supplied by him or her upon written notification from the tenant that repairs are needed.

(5) Provide operable smoke detectors. The landlord shall replace or repair the smoke detectors if the landlord is notified by the tenant in writing that replacement or repair is needed. The landlord shall annually place new batteries in a battery-operated smoke detector, and the tenant shall replace the batteries as needed during the tenancy. Failure of the tenant to replace the batteries as needed shall not be considered negligence on the part of the tenant or landlord.

(6) Provide a minimum of one operable carbon monoxide alarm per rental unit per level, either battery-operated or electrical, that is listed by a nationally

recognized testing laboratory that is OSHA-approved to test and certify to American National Standards Institute/Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075, and install the carbon monoxide alarms in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions, which the landlord shall retain or provide as proof of compliance. A landlord that installs one carbon monoxide alarm per rental unit per level shall be deemed to be in compliance with standards under this subdivision covering the location and number of alarms. The landlord shall replace or repair the carbon monoxide alarms within three days of receipt of notification if the landlord is notified of needed replacement or repairs in writing by the tenant. At least every six months, the landlord shall ensure that a carbon monoxide alarm is operable and in good repair. Unless the landlord and the tenant have a written agreement to the contrary, the landlord shall place new batteries in a battery-operated carbon monoxide alarm annually and the tenant shall replace the batteries as needed during the tenancy. Failure of the tenant to replace the batteries as needed shall not be considered as negligence on the part of the tenant or the landlord. A carbon monoxide alarm may be combined with smoke alarms if the combined alarm does both of the following: (i) complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide alarms and ANSI/UL217 for smoke alarms and (ii) emits an alarm in a manner that clearly differentiates between detecting the presence of carbon monoxide and the presence of smoke. This subdivision applies only to dwelling units having a fossil-fuel burning heater, appliance, or fireplace and in any dwelling unit having an attached garage. Any operable carbon monoxide detector installed before January 1, 2015, shall be deemed to be in compliance with this subdivision.

These duties shall not be waived; however, the landlord and tenant may make additional covenants not inconsistent herewith in the vacation rental agreement."

SECTION 4. G.S. 42A-32 reads as rewritten:

"**§ 42A-32. Tenant to maintain dwelling unit.**

The tenant of a residential property used for a vacation rental shall:

(1) Keep that part of the property which he or she occupies and uses as clean and safe as the conditions of the property permit and cause no unsafe or unsanitary conditions in the common areas and remainder of the property that he or she uses.

(2) Dispose of all ashes, rubbish, garbage, and other waste in a clean and safe manner.

(3) Keep all plumbing fixtures in the property or used by the tenant as clean as their condition permits.

(4) Not deliberately or negligently destroy, deface, damage, or remove any part of the property or render inoperable the smoke detector provided by the landlord or knowingly permit any person to do so.

(5) Comply with all obligations imposed upon the tenant by current applicable <u>local ordinances and codes, including</u> building and housing codes.

(6) Be responsible for all damage, defacement, or removal of any property inside the property that is in his or her exclusive control unless the damage, defacement, or removal was due to ordinary wear and tear, acts of the landlord or his or her agent, defective products supplied or repairs authorized by the landlord, acts of third parties not invitees of the tenant, or natural forces.

(7) Notify the landlord of the need for replacement of or repairs to a smoke detector. The landlord shall annually place new batteries in a battery-operated smoke detector, and the tenant shall replace the batteries as needed during the tenancy. Failure of the tenant to replace the batteries as needed shall not be considered negligence on the part of the tenant or the landlord.

These duties shall not be waived; however, the landlord and tenant may make additional covenants not inconsistent herewith in the vacation rental agreement."

SECTION 5. G.S. 42A-33 reads as rewritten:

"**§ 42A-33. Responsibilities and liability of real estate broker.**

(a) A real estate broker managing a vacation rental property on behalf of a landlord shall do all of the following:

(1) Manage the property in accordance with the terms of the written agency agreement signed by the landlord and real estate broker.

(2) Offer vacation rental property to the public for leasing in compliance with all applicable federal and State laws, regulations, local ordinances and codes, and ethical duties, including, but not limited to, those prohibiting discrimination on the basis of race, color, religion, sex, national origin, handicapping condition, or familial status.

(3) Notify the landlord regarding any necessary repairs to keep the property in a fit and habitable or safe condition and follow the landlord's direction in arranging for any such necessary repairs, including repairs to all electrical, plumbing, sanitary, heating, ventilating, and other facilities and major appliances supplied by the landlord upon written notification from the tenant that repairs are needed.

(4) Verify that the landlord has installed operable smoke detectors and carbon monoxide alarms.

(5) Verify that the landlord has annually placed new batteries in a battery-operated smoke detector or carbon monoxide alarm. Failure of the tenant to replace the batteries as needed shall not be considered negligence on the part of the real estate broker.

(6) Verify that the number of bedrooms and bathrooms advertised for the vacation rental property accurately reflects the most recent tax records for the subject property.

(7) Prohibit the rental of the property to a tenant if the maximum occupancy exceeds four persons per bedroom.

(b) A real estate broker or firm managing a vacation rental property on behalf of a landlord client shall not become personally liable as a party in any civil action between the landlord and tenant solely because the real estate broker or firm fails to identify the landlord of the property in the vacation rental agreement."

SECTION 6. This act is effective when it becomes law.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

SENATE BILL 317

Short Title:	Addressing the Workforce Housing Crisis.	(Public)
Sponsors:	Senators P. Newton, Moffitt, and Lowe (Primary Sponsors).	
Referred to:	Rules and Operations of the Senate	

March 16, 2023

A BILL TO BE ENTITLED

AN ACT TO ESTABLISH WORKFORCE HOUSING DEVELOPMENTS TO ADDRESS CRITICAL HOUSING SHORTAGES FOR FIREFIGHTERS, LAW ENFORCEMENT OFFICERS, TEACHERS, NURSES, FIRST RESPONDERS, AND OTHER VITAL WORKERS AND FIRST-TIME HOMEBUYERS.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 160D-102 reads as rewritten:

"**§ 160D-102. Definitions.**

Unless otherwise specifically provided, or unless otherwise clearly required by the context, the words and phrases defined in this section shall have the following meanings indicated when used in this Chapter:

(1) Administrative decision. – Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this Chapter or local government development regulations. These are sometimes referred to as ministerial decisions or administrative determinations.

…

(33a) Workforce housing development. – A development that meets the criteria for approval established in G.S. 160D-802.1.

(33b) Workforce housing improved lot. – A lot that is subdivided, developed with an owner-occupied dwelling unit, and conveyed to a qualifying person, as specified in G.S. 160D-802.1.

(34) Zoning map amendment or rezoning. – An amendment to a zoning regulation for the purpose of changing the zoning district that is applied to a specified property or properties. The term also includes (i) the initial application of zoning when land is added to the territorial jurisdiction of a local government that has previously adopted zoning regulations and (ii) the application of an overlay zoning district or a conditional zoning district. The term does not include (i) the initial adoption of a zoning map by a local government, (ii) the repeal of a zoning map and readoption of a new zoning map for the entire planning and development regulation jurisdiction, or (iii) updating the zoning map to incorporate amendments to the names of zoning districts made by zoning text amendments where there are no changes in the boundaries of the zoning district or land uses permitted in the district.

(35) Zoning regulation. – A zoning regulation authorized by Article 7 of this Chapter."

SECTION 2. G.S. 160D-702 reads as rewritten:

"**§ 160D-702. Grant of power.**

(a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land. A local government may regulate development, including floating homes, over estuarine waters and over lands covered by navigable waters owned by the State pursuant to G.S. 146-12. A zoning regulation shall provide density credits or severable development rights for dedicated rights-of-way pursuant to G.S. 136-66.10 or G.S. 136-66.11. Where appropriate, a zoning regulation may include requirements that street and utility rights-of-way be dedicated to the public, that provision be made of recreational space and facilities, and that performance guarantees be provided, all to the same extent and with the same limitations as provided for in G.S. 160D-804 and G.S. 160D-804.1.

(b) Any regulation relating to building design elements adopted under this Chapter may not be applied to any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings except under one or more of the following circumstances:

(1) The structures are located in an area designated as a local historic district pursuant to Part 4 of Article 9 of this Chapter.

(2) The structures are located in an area designated as a historic district on the National Register of Historic Places.

(3) The structures are individually designated as local, State, or national historic landmarks.

(4) The regulations are directly and substantially related to the requirements of applicable safety codes adopted under G.S. 143-138.

(5) Where the regulations are applied to manufactured housing in a manner consistent with G.S. 160D-908 and federal law.

(6) Where the regulations are adopted as a condition of participation in the National Flood Insurance Program.

Regulations prohibited by this subsection may not be applied, directly or indirectly, in any zoning district or conditional district unless voluntarily consented to by the owners of all the property to which those regulations may be applied as part of and in the course of the process of seeking and obtaining a zoning amendment or a zoning, subdivision, or development approval, nor may any such regulations be applied indirectly as part of a review pursuant to G.S. 160D-604 or G.S. 160D-605 of any proposed zoning amendment for consistency with an adopted comprehensive plan or other applicable officially adopted plan.

For the purposes of this subsection, the phrase "building design elements" means exterior building color; type or style of exterior cladding material; style or materials of roof structures or porches; exterior nonstructural architectural ornamentation; location or architectural styling of windows and doors, including garage doors; the number and types of rooms; and the interior layout of rooms. The phrase "building design elements" does not include any of the following: (i) the height, bulk, orientation, or location of a structure on a zoning lot, (ii) the use of buffering or screening to minimize visual impacts, to mitigate the impacts of light and noise, or to protect the privacy of neighbors, or (iii) regulations adopted pursuant to this Article governing the permitted uses of land or structures subject to the North Carolina Residential Code for One- and Two-Family Dwellings.

Nothing in this subsection affects the validity or enforceability of private covenants or other contractual agreements among property owners relating to building design elements.

(c) A zoning or other development regulation shall not do any of the following:

(1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings.

(2) Set a maximum parking space size larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.

(d) Except as provided in G.S. 160D-802.1, a local government may not implement or enforce a zoning regulation for a development that qualifies as a workforce housing development, including, without limitation, development standards regulating lot widths, setbacks, density, or building design elements."

SECTION 3. Article 8 of Chapter 160D of the General Statutes is amended by adding a new section to read:

"**§ 160D-802.1. Workforce housing developments.**

(a) Notwithstanding any provision of law or any ordinance or regulation to the contrary, a development that meets the criteria for a workforce housing development provided in this section shall be permitted in any zoning district and in any territorial area of a local government and made subject only to the land development regulations set forth in this section.

(b) A local government shall, upon submission of an application for development approval by a landowner, issue a development approval as a workforce housing development for a development meeting the following criteria:

(1) The development is at least 10 acres.

(2) No fewer than twenty percent (20%) of the lots in the development will be improved with dwelling units as defined by the North Carolina Residential Code for One- and Two-Family Dwellings and conveyed as workforce housing improved lots. If a building is constructed on the remaining lots in the development, it must (i) conform with the North Carolina Residential Code for One- and Two-Family Dwellings or (ii) be an accessory building or accessory structure, as defined in the North Carolina Uniform Residential Building Code.

(3) At least fifty percent (50%) of the workforce housing improved lots in the development will be conveyed to owner-occupants that qualify for lender financing based upon an income amount that does not exceed eighty percent (80%) of the most recently published area median income (AMI), as provided by the federal Department of Housing and Urban Development. The remaining workforce housing improved lots may be conveyed to owner-occupants that qualify for lender financing based upon an income amount that does not exceed one hundred percent (100%) of the most recently published AMI. For the purposes of this section, the AMI for the area where the majority of the development is situated shall be used.

(4) Workforce housing improved lots will be conveyed subject to the following conditions:

a. The owner-occupant will move into the dwelling within 60 days of the conveyance.

b. The owner-occupant will maintain the dwelling as the principal residence for at least a majority of a calendar year after moving into the dwelling. After the first full year of owner-occupancy, the owner-occupancy requirement is extinguished.

c. The owner-occupant has either of the following:

1. A greater than fifty percent (50%) ownership interest in the lot.

2. A beneficiary of a trust where the primary purpose of the trust is for estate planning and where the settlors of the trust have placed the lot into the trust.

d. The lot will be used solely for single family residential purposes. For the purposes of this sub-subdivision, the term "family" means the person who owns the lot and (i) any persons living together with the owner that are related by blood, adoption, or marriage or (ii) no more than three other persons who are not related to the owner. Single family residential use does not include fractional ownership or timeshares.

(c) Unless geographically impossible, a local government may require that a workforce housing development provide and maintain a vegetative buffer zone not exceeding 20 feet in width, including existing trees and shrubs, along the perimeter of the development between the development and any adjoining properties. A local government may not impose any type of vegetation requirement, including the removal, preservation, or use of trees and shrubs, in any area of the workforce housing development beyond the vegetative buffer described in this subsection.

(d) A local government may require that a workforce housing development be identified on a preliminary site plan or plat and that a permit application be administratively approved by the local government by its planning staff or a planning board subject only to the criteria provided in subsection (b) of this section. Notwithstanding any provision of law to the contrary, a local government receiving a permit application submitted pursuant to this subsection shall approve or deny the application within 45 days of receipt. During the initial 45-day period, the local government shall communicate with the applicant to resolve questions and issues with the application. If the local government requests additional information or requires that the application be resubmitted with changes, the local government shall review the requested information or resubmitted application and issue an approval or denial within 15 days from the receipt of the requested information or resubmitted application. If the local government does not issue a written approval or denial within 60 days of the initial application submission, the application shall be deemed approved. A local government may require a developer to record a declaration describing the limitations imposed upon a workforce housing development described by this section. Nothing in this section shall limit a developer from imposing restrictive covenants or other restrictions upon lots in the development.

(e) A local government may restrict the issuance of certificates of occupancy for the development to ensure that the workforce housing improved lots are constructed in a ratio roughly proportional to the other lots in the development. The local government may require a builder to certify that a purchaser of a workforce housing improved lot qualifies pursuant to this section.

(f) Notwithstanding any provision of law to the contrary, a local government may not require a connection to a public utility operated by the local government, nor may a local government deny an application to serve the workforce housing development with the extension or connection of a public utility operated by the local government, unless (i) the provision of service would exceed capacity limits established pursuant to applicable statutes or (ii) the nearest point of the existing public utility infrastructure is more than 3 miles from the development. If public utility infrastructure is denied due to lack of capacity or if either water or wastewater infrastructure is not contiguous to the workforce housing development, then the developer may provide the unavailable service to the development by private system under applicable law. A local government may not charge a higher rate to residents in a workforce housing development than the local government charges to other residential customers in its territorial area. For the purposes of this subsection, the term "local government" includes a city, county, sanitary district, water and sewer authority, and any applicable interlocal agreement between a city or county and a water and sewer authority.

(g) Nothing in this section shall prohibit a local government from enforcing any of the following:

(1) Article 11 or Article 12 of this Chapter.
(2) With the exception of G.S. 160D-921, any local development regulation described in Part 2 of Article 9 of this Chapter, subject to the limitations in subdivision (h)(1) of this section.
(3) With the exception of dedications under G.S. 136-66.10 or G.S. 136-66.11, any regulations providing for the dedication of rights-of-way or easements for street or utility purposes or road or utility construction performance standards.
(4) G.S. 160D-804.1.

(h) A local government may not do any of the following:
(1) Implement or enforce an ordinance or regulation that is more restrictive than, or that exceeds requirements necessary to comply with, federal or State law.
(2) Impose impact fees or water or wastewater system development fees on workforce housing improved lots.

(i) A person aggrieved by the failure of a local government to comply with this section may apply for an order in superior court compelling compliance by the local government. An action brought pursuant to this subsection, and any subsequent appeals, shall be given preference over other matters on the court's calendar. The provisions of G.S. 6-21.7 shall apply to an action brought pursuant to this subsection. The remedies provided in this subsection shall supplement any other remedy available at law.

(j) Nothing in this section shall be deemed to establish, alter, or expand a local government's authority to enact or enforce owner-occupancy development standards, rent control, or other standards related to affordable housing."

SECTION 4. This act becomes effective October 1, 2023.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

S **1**

SENATE BILL 667

Short Title:	Regulation of Short-Term Rentals.	(Public)
Sponsors:	Senators Moffitt and Hanig (Primary Sponsors).	
Referred to:	Rules and Operations of the Senate	

April 10, 2023

A BILL TO BE ENTITLED

AN ACT TO LIMIT THE REGULATION OF SHORT-TERM RENTALS BY LOCAL GOVERNMENTS TO PROTECT PRIVATE PROPERTY RIGHTS AND TO ESTABLISH GUIDELINES FOR REGULATING SHORT-TERM RENTALS.

Whereas, Section 1 of Article I of the North Carolina Constitution provides that "…all persons are created equal; that they are endowed by their Creator with certain inalienable rights; that among these are life, liberty, the enjoyment of the fruits of their own labor, and the pursuit of happiness."; and

Whereas, Section 19 of Article I of the North Carolina Constitution provides that "[n]o person shall be taken, imprisoned, or disseized of his freehold, liberties, or privileges, or outlawed, or exiled, or in any manner deprived of his life, liberty, or property, but by the law of the land."; and

Whereas, Section 1 of Article VII of the North Carolina Constitution provides that the General Assembly "shall provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."; and

Whereas, North Carolina has 100 counties and 532 municipalities; and

Whereas, short-term rentals are vital to the tourism and marketability of the State; and

Whereas, short-term rentals provide housing options for transitory workers, including nurses, tradespeople, and executives; and

Whereas, local governments often frustrate tourism and infringe on property owners' private property rights by adopting ordinances that inhibit property owners' right to use their property as they see fit; and

Whereas, it is in the best interest of the State to establish uniform guidelines for short-term rentals; Now, therefore,

The General Assembly of North Carolina enacts:

SECTION 1. Article 21 of Chapter 160A of the General Statutes is amended by adding a new section to read:

"**§ 160A-499.6. Regulation of short-term rentals.**

(a) No city may adopt or enforce an ordinance, rule, or regulation that does any of the following:

(1) Prohibits the use of residential property as a short-term rental.

(2) Prohibits the use of accessory dwelling units as short-term rentals.

(3) Limits the number of nights a property can be rented as a short-term rental.

(4) Requires the owner of the short-term rental to occupy the property for any period of time during a rental to an occupant.

(5) Classifies short-term rentals as a commercial use.

(6) Limits the operation of a short-term rental marketplace.

(b) A city may adopt an ordinance, rule, or regulation that regulates short-term rentals by:

(1) Requiring a lodging operator to obtain a permit to operate a short-term rental within the city's corporate limits. The city may revoke the permit if the short-term rental incurs five health and safety violations within a 12-month rolling period; provided, however, the city shall, prior to revoking the permit, give the lodging operator an opportunity to contest the alleged violations and, if found to exist, an opportunity to remedy the violations. The city may charge a one-time fee of not more than twenty-five dollars ($25.00) for each permit issued and may charge an additional fee of not more than twenty-five dollars ($25.00) to reinstate a permit that has expired or been revoked.

(2) As part of the permitting process authorized under subdivision (1) of this subsection, limiting the number of occupants allowed to stay in a short-term rental. The city may consider State and local building code standards and septic tank capacity in determining the number of occupants under this subdivision.

(3) As part of the permitting process authorized under subdivision (1) of this subsection, restricting the number of occupant vehicles to one vehicle per bedroom.

(4) Restricting the location of short-term rentals to areas of the city that have been zoned for residential use, and requiring that the property remains in compliance with all applicable residential zoning requirements.

(5) Requiring that short-term rentals comply with all applicable city ordinances and codes, including building codes and housing codes.

(6) Requiring that all contracts for short-term rentals include a copy of any city ordinances that regulate noise, waste removal, and parking or, in the alternative, that the lodging operator provides to the occupants a written summary of city ordinances that regulate noise, waste removal, and parking.

(7) Prohibiting the use of short-term rentals for any purpose other than that which is allowed in hotels, motels, and inns without the property owner's prior approval, which shall be evidenced by a written agreement between the lodging operator and the occupant.

(8) Requiring a lodging operator or authorized agent of a lodging operator be within a 50-mile radius of a short-term rental during the time that an occupant is staying in a short-term rental.

(c) Unless the context indicates otherwise, the following definitions shall apply in this section:

(1) Lodging operator. – A person who rents a short-term rental to an occupant using a short-term rental marketplace.

(2) Short-term rental. – All of the following that are offered to the public for a fee and for a period of 90 days or less: (i) an individually or collectively owned single-family house or dwelling unit; (ii) a unit in a condominium, timeshare, townhome, or accessory dwelling unit; and (iii) an owner-occupied residential home. The term does not include any of the following:

a. A collective group of units in a complex of condominiums owned by a single owner, corporation, or related owner that is non-owner occupied and is used in a similar manner as a hotel, motel, or an

extended stay inn if the complex of condominiums is not required to adhere to the same building standards and regulations as hotels, motels, and extended stay inns.

b. A unit that is used for a retail business or as a restaurant, banquet space, event center, or a similar purpose.

(3) Short-term rental marketplace. – A platform through which a lodging operator, or the lodging operator's authorized agent, offers a short-term rental to an occupant."

SECTION 2. This act is effective when it becomes law.