

# APPENDIX B: LEGACY ZONING DISTRICTS

## Campus Development (CD) District

### Purpose

The CD district is established to provide for a high-quality mixture of employment and/or institutional uses of varying types in a single coordinated development. The district may include light manufacturing, office, warehousing, distribution, institutional and limited retail and service uses in an attractive campus or corporate park setting with architectural design standards, landscaping, screening and buffering. It is not intended that this district be used to accommodate single-use, single building developments which can be located in other zoning classifications. Development within the district shall conform to specific supplemental design standards of Article 11. Further, the district provides significant flexibility in internal arrangement of uses while assuring a satisfactory integration of the district into the surrounding area. Emphasis will be placed on the project's relationship to existing and future public facilities such as roads and greenways. The district is intended for application in select areas of the City primarily for new development on previously undeveloped land. However, the district may also be applied to areas which are appropriate for redevelopment or conversion where it is apparent that all of the development standards may be fulfilled.

### Intensity and Dimensional Standards

#### Minimum Area of Site Plan or Subdivision

Within the CD district, the minimum area for a subdivision or site plan is 20 contiguous acres, except a subdivision or site plan may be approved for a parcel of land that is less than 20 contiguous acres either 1) subject to approval of a special use permit for the proposed development if the parcel is at least one acre in area and was a lot of record on July 1, 2022, or 2) if the parcel was rendered less than 20 acres in area due solely to purchase of part of the land by a government agency (e.g., for a new road or road expansion).

#### Lot Standards

- a) The maximum ratio of impervious surface to undeveloped/pervious surface is 0.8.
- b) The minimum public street frontage is 30 feet.
- c) The minimum lot width is 100 feet, except there is no minimum lot width for the following: 1) multifamily and attached residential dwellings, and 2) lots created for government infrastructure and services.
- d) The minimum lot depth is 100 feet.

#### Building Standards

- a) The maximum building height is 72 feet, except for government infrastructure and services uses.
- b) The minimum front setback is 30 feet. There are no minimum side or rear setbacks.
- c) The minimum separation between buildings is 20 feet, plus one foot for each one foot of building height in excess of 30 feet.

### Density

There is no maximum density in the CD district.

## **Use Standards**

Uses are allowed in the CD district in accordance with Article 4: Use Regulations, and the following standards.

### Utilities and Government Functions

- a) Utilities substations other than individual transformers shall be screened in accordance with Section 5.3: Landscaping and Buffer Standards.
- b) Structures and uses required for operation of a public utility or performance of a governmental function are permitted, provided no uses involving extensive storage, or with storage as the principal purpose shall be permitted.

### Commercial Uses

Commercial uses shall comply with the following requirements:

- a) No retail or commercial service use or establishment may exceed (or occupy) more than 70,000 square feet of gross leasable floor area. Exceptions may be made for developments located within one mile of Interstate 85, whereas up to two retail or commercial uses or establishments may occupy up to 200,000 square feet of gross leasable floor area.
- b) No more than 30 percent of any property or group of properties may be used for retail or commercial service uses or establishments.
- c) Automobile and truck repair and related manufacturing establishments shall be limited exclusively to such activities related to professional auto racing.

### Restaurants with Drive-Through Service

Restaurants with drive-through service shall be permitted as a special use in the CD zoning district. The special use permit will be reviewed by the Board of Adjustment and meet the requirements of Section 2.5.A(5): Special Use Permit, for approval. Additionally, all of the following findings must be made:

- a) The project site includes provisions for pedestrians in accordance with the access and circulation standards in this section, such as outdoor seating areas including benches and/or tables. On-site pedestrian connections are made via sidewalk to the adjacent streets or greenways.
- b) Drive-thru service is not the primary function of the restaurant, but instead secondary to the business. Indoor service and seating provided.
- c) Drive-through service windows and stacking lanes are discouraged in the established front yard of the principle building, or in an established side yard if it abuts a public street. In circumstances such as corner lots where such requirements are determined as not feasible or impractical, the applicant must provide evidence that there are no other feasible alternatives to locating the drive-through window or stacking lanes, as applicable, in the front or side yards.

### Bona Fide Farms

Existing bona fide farms or agri-businesses in the CD zoning district may be operated on property so designated by Cabarrus County or Rowan County as of the time of the effective date of this ordinance. Such farms or agri-businesses may continue in their current state and with their existing level of activity.

Such farms or agri-businesses shall be permitted to expand to the maximum extent permitted under the requirements of this district on the same property or adjacent property (also having the bona fide farm designations). New or expanded agri-business operations on property not having a bona fide farm designation shall not be permitted. Agri-business operations include agricultural products, materials, and equipment servicing and sales; storage and/or processing of agricultural products and/or animals; medical and/or technical support services; and similar activities. Bona-fide farms which cease to qualify as such may return to active farming and may continue as farms as if they had never ceased operating. However, once a bona fide farm ceases to qualify as such, and the property is developed for other non-farm uses permitted in the CD District, it may not be re-established as a bona fide farm.

## **Open Space**

Common, accessible open space shall be required for all CD district sites, whether subdivided, or not. The open space shall be pedestrian oriented and include such amenities as park benches, walking trails and gazebos. Parking or vehicular access within these areas shall be prohibited. The open space must comprise at least eight percent of the gross project area which may include buffer requirements. No additional open space shall be required for individual building sites within a Campus Development project other than the required buffers and setbacks.

## **Access and Circulation**

### Site Access

All CD projects shall have access to at least one major or minor thoroughfare or connection to an existing approved site having such access where Site Plan and/or Subdivision approval has been previously granted.

### Interior Streets and Alleys

- a) Sites in CD Districts may be divided by streets, alleys, rights-of-way, or easements, but shall be so located and arranged as to permit a unified design for the overall development.
- b) All new interior streets shall be built in conformance with the standards in this Ordinance. Where practical, all such roads shall be designed to ultimately connect to adjacent, undeveloped property that is also zoned CD to allow for a connected, continuous street system when the adjacent property develops.
- c) All building sites and/or buildings within any Campus Development project classified in the Business Services or Retail Sales and Services use category (see Article 4: Use Regulations) shall be accessed on interior streets, not on thoroughfares or collectors. All other permitted uses within any Campus Development Project may have access on interior streets, thoroughfares or collectors.

### Pedestrian Facilities

In general, the plan shall provide a unified and well organized arrangement of buildings, service areas, parking, pedestrian, and landscaped common areas providing for maximum comfort and convenience of visitors and employees with a minimum of conflicts with vehicles. More specifically, the following pedestrian design requirements shall apply to all development in the CD District:

- a) Minimum five-foot-wide sidewalks shall be included on both sides of all new interior access streets and parking area designs. Sidewalks may be constructed at the time of development or may be phased in over a period of several years as portions of a project are developed.

- b) All buildings or building clusters within the development shall be connected with linkages other than roads (sidewalks, bikeways and walking paths). Unless topographic or other physical constraints exist, these linkages shall be provided between adjacent sites whether developed or undeveloped. Pedestrian access may be provided at any suitable locations within the district, but shall, where practicable, be separated from vehicular access points in order to reduce congestion, marginal friction, and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movements safely.
- c) Individual building sites within CD developments shall include provisions for pedestrian-scale amenities such as benches, picnic tables, courtyards, plazas, water attractions and trash receptacles. These enhancements are essential to creating an efficient and functional environment as well as promoting a "sense of place." Such area(s) may include covered malls for general pedestrian use, exterior walkways, outdoor seating areas, and the like where the facilities are available for common use by employees and visitors. Required open space, buffer areas and setback yards as well as improved deck, patio and roof areas may be used to meet this requirement.
- d) Paving materials in pedestrian areas (including crosswalks and sidewalks) shall only include brick, concrete (aggregate exposed finish), concrete pavers, brick pavers and similar materials

#### Loading and Maintenance Areas

Loading and maintenance areas shall be so located and arranged as to prevent interference with pedestrian movement within the site. All loading shall be from the rear or side of the building, but not facing a public street.

### **Landscaping, Buffering, and Screening**

Developments in the CD district shall comply with Section 5.3, Landscaping and Buffer Standards, and the following requirements:

- a) All CD projects must provide for the installation of a median-type entranceway for all entrances on major or minor thoroughfares. The median shall be grassed and suitably landscaped and conform to the standards in this Ordinance.
- b) Developments shall utilize existing topography such as hills, ridges and berms to screen parking and maintenance areas to the maximum extent possible.
- c) Developments with outdoor storage, as permitted in Article 4: Use Regulations, shall comply with the standards in Section 4.3.D(16), Outdoor Storage.

### **Utilities**

### **Architectural Standards**

These criteria are not intended to restrict imagination, innovation or variety, but rather to help focus on design principles that will result in creative and cohesive approaches to architecture and building design.

#### General

- a) Building designs in the CD District shall promote a diversity in style while striving to define a distinct character and maintain a high quality development standard. New buildings shall be built sensitive to the scale, form and proportion of other buildings in the same project. A human scale

shall be achieved at entrances to all buildings through the creative use of windows, doors, canopies and columns. In the application of provisions of this Section, the Administrator may require the submittal of photographs and/or architectural renderings. If several entrances are located in one building, similar treatment of each entrance, materials and windows should be provided.

- b) The use of unusual shapes, colors or other characteristics that would cause a building to create aesthetically unpleasant visual disharmony with other buildings in a CD district development, shall be avoided.

### Unifying Elements

Buildings shall include similar architectural styles but should not be identical throughout the development. All sides of an individual building shall be treated in an architecturally similar manner. More specifically, at least two of the following three “unifying elements” must be presented in each building (including accessory buildings and those buildings located on outparcels) and to the greatest extent practical, in other architectural features of the development (walls, fences, signs, etc.):

- a) Building Materials. If selected, the dominant material (and its color) must be stated in writing with the Site Plan submittal. Such materials shall apply to at least 30 percent of each ground mounted sign as well.
- b) Colors. If selected, the dominant color or pattern of colors must be stated in writing with the Site Plan submittal. A maximum of three colors may be designated as the unifying element but the maximum number of colors throughout the development are not limited.
- c) Architectural Features. If selected, the dominant architectural feature(s) must be stated in writing with the Site Plan submittal. These features include but are not limited to: roof treatment (style, color and material), façade treatments or building form (overhangs, canopies, arcades, protected walkways, entrance treatments).

### Building Materials

- a) Building materials shall be of a high quality. No building elevation may be covered (exposed) with sheet or corrugated aluminum, iron or steel, plain concrete, plain concrete block, exterior panelized plywood, including foundation materials. Except, however, such materials may be used as secondary exterior finish materials if they cover no more than 10 percent of the surface area. The buildings may consist of any of the following materials: utility brick, standard brick, stucco, synthetic stucco, colored split-faced block, glass, stone, tile or other similar high quality materials. Buildings designed for planned expansion may use architectural metal panels on the wall(s) to be removed for expansion of the building. Awnings should be constructed of canvas or a similar material.
- b) Where there is an exterior alteration to an existing building, the exterior finish materials on the portion of the building being altered or added must visually match the appearance of those on the existing building. In such cases, the requirements of § 11.6.5.3 shall not apply. However, if the exterior finishes and materials on the existing building do not meet the above standards, any material that meets the above standards may be used.

### Building Façade Design

To avoid the visual monotony created by large, blank building elevations, the elevation must be separated by a projection or structural relief such as:

- a) Constructing a porch with a roof,

- b) Incorporating fascias, canopies, arcades, or other multidimensional design features to break up large wall surfaces on their street facing elevations,
- c) Setting part of the facade back at least three feet from the rest of the façade
- d) Creating a visually distinct ground floor,
- e) Providing for changes in material or texture,
- f) Installing a row of windows on the building's street facing elevation.

#### Roof-Mounted Equipment

All roof-mounted equipment, including HVAC systems, satellite dishes and other communication equipment, must be screened from adjacent street or parking area views in one of the following ways (solar heating panels are exempt from this standard):

- a) A parapet as tall as the tallest part of the equipment;
- b) A screen around the equipment that is as tall as the tallest part of the equipment; or
- c) The equipment is set back from the street-facing perimeters of the building three feet for each foot of height of the equipment.

## **Campus Development Residential (CD-R) District**

### **Purpose**

The CD-R District is established to provide small areas within existing CD Developments for high density residential. The district allows compact residential development consisting of condos, townhouses, and apartments, with a maximum of twenty-two (22) dwelling units per acre where adequate public facilities and services are available, except as otherwise provided in this Ordinance. Development within the district shall conform to the specific design controls required for multi-family and/or single-family attached projects set forth in Article 11.2. The CD-R District shall not be approved unless the lot, parcel, or tract subject to the application adjoins an existing CD Campus Development zoning district and is coordinated with the adjacent CD project.

### **Intensity and Dimensional Standards**

#### Minimum Area of Site Plan or Subdivision

- a) Within the CD-R district, the minimum area for a subdivision or site plan is 15 contiguous acres.
- b) The total acreage of the CD-R development shall not exceed 20 percent of the acreage of the accompanying CD Development.

#### Lot Standards

The maximum ratio of impervious surface to undeveloped/pervious surface is 0.8.

#### Building Standards

Multifamily, townhouse, and attached single family development shall comply with the following standards:

- a) The minimum lot size is 6,000 square feet.
- b) The maximum density is 15 units per acre.

- c) The maximum impervious surface ratio is 0.5.
- d) The minimum public street frontage is 15.
- e) The minimum lot width is 60 feet.
- f) The minimum lot depth is 100 feet.
- g) The maximum building height is 35 feet.
- h) The minimum spacing between buildings is 20 feet, plus one foot for each one foot of building height in excess of 30 feet.

### Density

The maximum density allowed is 22 dwelling units per acre, except a lower maximum density shall apply if adequate facilities and services are not available to support a density of 22 dwelling units per acre.

## **Use Standards**

Uses are allowed in the CD district in accordance with Article 4: Use Regulations, and the following standards.

### All Residential Uses

Residential development must accompany an approved CD development which is at least 60 acres or greater.

### Multifamily and Townhouse Dwellings

All multifamily and townhouse dwellings within the CD-R District shall be designed with at least 40 percent of the overall façade consisting of masonry components.

### Utilities

Utilities substations other than individual transformers shall be screened in accordance with Section 5.3: Landscaping and Buffer Standards.

## **Location**

All CD-R projects must be centrally located within a CD development and within one-half mile of Interstate 85.

## **Design Standards**

- a) CD-R projects must be designed and arranged such that they complement the overall CD project.

## **Light Commercial (C-1) District**

### **Purpose**

The C-1 district is established to provide areas for indoor retail, service and office uses. The purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for an orderly transition between uses. C-1 Zones should be located in areas which continue the orderly development and concentration of moderate commercial uses. C-1 zones should be located on or within proximity to major and/or minor

thoroughfares. This shall not apply where an existing building or structure used as permitted within the C-1 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning.

## **Intensity and Dimensional Standards**

### Lot Standards

The maximum ratio of impervious surface to undeveloped/pervious surface is 0.7.

### Building Standards

- a) The maximum building height is 48 feet, except for government infrastructure and services uses.
- b) The minimum front setback is 10 feet. There are no minimum side or rear setbacks.

## **Use Standards**

Uses are allowed in the C-1 district in accordance with Article 4: Use Regulations.