

Topic: Overlay District
Resource Type: Regulations
State: North Carolina
Jurisdiction Type: Municipal
Municipality: City of Greensboro
Year (adopted, written, etc.): 2000
Community Type - applicable to: Urban; Suburban
Title: City of Greensboro Pedestrian Scale
Overlay District
Document Last Updated in Database: April 18, 2017

Abstract

The Pedestrian Scale Overlay District encourages infill, mixed-use and urban revitalization; features reduced setbacks and reduced parking requirements; and sidewalks and trails.

Resource

ARTICLE I. PURPOSE AND AUTHORITY

30-1-3. PURPOSE

30-1-3.17. Pedestrian scale overlay purposes.

The pedestrian scale overlay regulations, adopted and prescribed in this Ordinance, are found by the City Council to be necessary and appropriate to accommodate commercial, residential, office, and neighborhood business uses as infill development;

(A) Encourage consistency between new development and existing development within currently built up areas;

(B) Provide safe, walkable, attractive, pedestrian-oriented areas.
(Ord. No. 00-60, § 1, 4-18-00)

ARTICLE IV. ZONING

30-4-1.3. Overlay districts.

Overlay Districts establish regulations for certain areas in addition to the regulations of the underlying General Use or Conditional Use District(s).

(A) HD Historic District. The HD, Historic Overlay District establishes regulations which will help maintain the historic integrity of certain areas within the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(B) SR Scenic Corridor District. The SR, Scenic Corridor Overlay District establishes regulations which will enhance the attractiveness of certain major thoroughfares within the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(C) AR Airport District. The AR Airport Overlay District establishes very low residential densities near the Piedmont Triad International Airport and prohibits certain public assembly uses in the runway approach areas so as to minimize negative public safety and noise impacts. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(D) MH Manufactured Housing District. The MH, Manufactured Housing Overlay District establishes regulations governing the development of manufactured housing on individual lots in certain areas of the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(E) WCA Watershed Critical Area District. The WCA, Watershed Critical Area Overlay District establishes regulations for protecting the portion of a water supply watershed adjacent to a water supply intake or reservoir. These regulations are specified in Section 30-7-1 (Water Supply Watershed Districts) and Section 30-7-3 (Watershed Critical Areas).

(F) GWA General Watershed Area District. The GWA, General Watershed Area Overlay District establishes regulations for protecting the portion of a water supply watershed outside the WCA. These regulations are specified in Section 30-7-1 (Water Supply Watershed Districts) and Section 30-7-2 (General Watershed Areas).

(Ord. No. 91-145, § 1, 11-27-91; Ord. No. 93-55, §§ 11, 12, 6-7-93; Ord. No. 99-26, § 9, 3-2-99)

30-4-4.7. Pedestrian Scale Overlay Districts.

(A) Overlay District Based on Area Plan: Before a pedestrian scale overlay district is established for any particular area, a plan shall be adopted by the City Council describing the conditions, boundaries, and requirements for the proposed pedestrian scale district. The plan shall, at a minimum, address the following issues:

(1) The physical qualities of the area that make it a unique location for pedestrian-oriented businesses and residences and the conditions which require special consideration (e.g. setbacks, building height, lot coverage, street width, parking, etc);

(2) Standards of the underlying zoning district that require alteration in order to maintain the pedestrian scale character of the area (e.g. off-street parking requirements, landscaping requirements, signage regulations); and

(3) Affected transportation systems that provide access to the area (e.g. vehicular access, public transit.)

(B) Ordinance Adopting District: The ordinance adopting a Pedestrian Scale Overlay District shall define the boundaries of the district, establish standards by which development within the overlay district can support pedestrian scale business activities, including the potential modification of underlying district standards for building location, building bulk, on or off-street parking requirements, landscape requirements, sign standards, lighting standards, and other site improvement standards.

(C) East Market Street Pedestrian Scale Overlay District Established: The East Market Street Pedestrian Scale Overlay District is hereby established as a Pedestrian Scale Overlay District.

(1) Purposes of the Overlay District: The East Market Street Pedestrian Scale Overlay District regulations, adopted and prescribed in this Ordinance, are found by the City Council to be necessary and appropriate to:

(a) Revitalize a commercial corridor so as to serve the needs of the community, including the adjacent university and college communities;

(b) Modify the image of the corridor, moving away from the existing vehicular-oriented thoroughfare to an image which is attractive to pedestrian access and use;

(c) Encourage a desirable and mutually supportive mix of uses in close proximity to each other;

(d) Provide commercial and employment opportunities which are easily accessible to neighborhood residents;

(e) Create a corridor with a distinct sense of place and character;

(f) Encourage high quality building and site design;

(g) Encourage uses of a specific character, type; and market;

(h) Encourage a corridor character that is both attractive and compatible between public and private spaces; and

(i) Implement the East Market Street Corridor Development Plan.

(2) Use Limitations:

(a) First Floor Uses: Uses on the first floor shall be limited to those Retail Trade uses; Business, Professional, & Personal Services uses; Educational & Institutional uses; and Manufacturing and Industrial uses permitted by right, with development standards, or with Special Use Permits in the underlying zoning district.

(b) Upper Floor Uses: Uses on all floors above the first floor shall be limited to those uses permitted by right, with development standards, or with Special Use Permits on the first floor, or any residential use listed under the Residential Uses subsection of Table 30-4-5-1.

(3) Building Setback and Set-to Lines:

(a) Street Setbacks: Minimum building setback from the public right-of-way shall be not less than one (1) foot. Where existing buildings along a block face between two (2) intersecting streets establish a uniform building setback line, new buildings shall conform to that established setback.

(b) Rear Setbacks: Minimum building setback from the rear property line shall be not less than forty-five (45) feet.

(c) Other Interior Setbacks: Minimum building setback from other interior property lines shall be zero (0) feet. Where buildings are set back from interior property lines, not less than ten (10) feet shall separate buildings on adjacent lots. Where buildings are set back less than five (5) feet from interior property lines, permanent easements over five (5) feet of the adjacent property must be obtained and recorded in the Office of the County Register of Deeds so as to permit maintenance.

(4) Building Height:

(a) The maximum building height shall not exceed fifty-five (55) feet.

(b) Where existing structures within the block face between two (2) intersecting streets establish a uniform building height of less than fifty-five (55) feet, the maximum building height shall not exceed that uniform building height by more than fifty (50) percent of that uniform building height, nor fifty-five (55) feet.

(5) Building Materials:

(a) Neither concrete block (with the exception of architectural split face block) nor corrugated metal shall be used as a primary material for the exterior walls or surfaces of a building.

(b) Primary materials for walls and facades visible from the right-of-way shall be limited to brick, masonry units, glass, and metal accents.

(6) Signs: Except as provided below, signs shall meet the requirements of Section 30-5-5.

(a) Freestanding Signs: Freestanding signage requiring a permit shall be limited to monument signs. No sign exceeding one hundred fifty (150) square feet shall be permitted within the Pedestrian Scale Overlay District.

(b) Projecting Signs: No more than one (1) right-angle sign is allowed for each business entrance. The bottom of a projecting sign shall be at least eight (8) feet above any sidewalk, parking area, or other paved area. The area of a projecting sign will be calculated in the overall attached signage and shall not exceed twenty-four (24) square feet maximum area on each side.

(c) Wall Signs: Horizontal wall signs are encouraged. No wall sign shall project more than six (6) inches into the public right-of-way.

(7) Building Lighting:

(a) Property owners and managers are encouraged to safely illuminate building entry/exit locations; however, such areas shall only be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from off the property.

(b) Building walls may be illuminated.

(c) No building illumination shall cause the site to exceed maximum site lighting limitations.

(8) Parking:

(a) Minimum Parking Requirements: In those portions of the Overlay District with underlying zoning of GB, GO-H and HB, a minimum of one (1) space for each three hundred (300) square feet of retail or office gross floor area shall be provided on site, except as modified below.

(b) Parking Credits and Exceptions:

(i) In all areas, on-street parking spaces on the right-of-way between the two (2) side lot lines of the site may be counted to satisfy the minimum off-street parking requirements.

(ii) Where parking is available off-site within four hundred (400) feet of the front entry to the building, and that parking is owned or controlled under a permanent and recorded parking encumbrance agreement for use by the occupants or employees on the site, said parking may be counted to satisfy the off-street parking requirements.

(iii) In those portions of the Overlay District with underlying zoning of GB, GO-H and HB and which are occupied as a retail use, all parking all parking located behind the front setback of the building shall be double-counted so that each such parking space behind the front setback shall be counted as if it were two (2) spaces available to satisfy the off-street parking requirements for such retail use.

(iv) Where it can be demonstrated through a documented parking study that the demand for parking of the combined uses of two (2) or more buildings can be satisfied with the shared and jointly accessible off-street parking available to those buildings, then a special exception to these parking requirements may be granted by the Board of Adjustment to satisfy the minimum parking requirements.

(c) Location: All parking serving the site and counted toward minimum parking requirements shall be located on the site, on the street as allowed in (b)(1) above, and/or within four hundred (400) feet of the site.

(9) Parking Structures:

(a) No parking structure may be designed or installed so as to present to the street or public right-of-way an elevation or facade with openings, fenestrations, and structural elements which are of a slanted or diagonal nature reflecting the incline of ramps.

(b) Any parking structure exceeding twenty-five (25) feet in height shall be set back from the right-of-way a minimum of one (1) horizontal foot for each two (2) vertical feet of height.

(10) Site Landscaping and Lighting:

(a) The standards for site landscaping and site lighting established for the underlying zoning and use shall govern the development and redevelopment of property within the Overlay District.

(b) Exceptions from underlying site landscaping and lighting standards may be approved as part of site plan review by the Technical Review Committee where it is shown that said landscaping and lighting meets the guidelines identified in the East Market Street Pedestrian Scale Overlay Plan.

(11) Screening:

(a) Utility connections and equipment shall be enclosed or screened from view from public areas of the site, including from parking lots.

(b) Trash containers, compactors, dumpsters, and storage areas shall be placed on a concrete pad and surrounded by a fence or wall enclosure (of not less than the

height of trash or storage to be screened) of durable materials compatible in design with the building and building materials.

(c) Loading docks shall be screened from view from the street right-of-way.

(12) Spacing and Number of Vehicular Access Points:

(a) Separation between access points on all state highways shall be in accordance with North Carolina Department of Transportation Access Classification System & Standards.

(b) No more than one (1) vehicular access to East Market Street shall be permitted on any site unless one (1) such access is shared between the subject site and an adjacent site.

(c) Upon review of traffic, circulation, and pedestrian safety issues, the Greensboro Department of Transportation (GDOT) may approve additional driveway access points for a given site.

(13) Cross Access: Each site shall provide cross a cross access point and cross access easement to allow circulation between sites. Property owners shall:

(a) Record an easement in the Office of the County Register of Deeds allowing cross access to and from the adjacent properties;

(b) Agree that any pre-existing driveways, in excess of those permitted herein, shall be closed and eliminated after construction of the joint use driveway; and

(c) Record a joint maintenance agreement in the Office of the County Register of Deeds defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.

(14) Pedestrian Sidewalks:

(a) Whenever a building is set back from the sidewalk or street right-of-way, an uninterrupted, hard surface sidewalk of not less than five (5) feet in width shall be installed and maintained to connect the public sidewalk with the principal entry to the building.

(b) Sidewalks shall be provided along the length of any facade abutting parking areas. Such sidewalks shall be located at least four (4) feet from the facade of the building to provide planting beds for foundation landscaping.

(c) Pedestrian circulation shall be provided between abutting properties through the use of walkways or unidentifiable pathways.

(d) Curb cuts and ramps shall be provided where necessary to meet the Americans with Disabilities Act.

(Ord. No. 00-60, § 2, 4-18-00; Ord. No. 02-74, § 1, 4-2-02)