

# **ARTICLE 10**

## **HIGHWAY CORRIDOR OVERLAY DISTRICTS**

### **SECTION 10.1 GENERAL INFORMATION**

#### **10.1.1 Objective and Purpose**

- 10.1.101 In order to protect the rural character and natural environment of the area and to provide attractive highway corridors and gateways to our communities, Highway Corridor Overlay Districts are created.
- 10.1.102 It is the goal of these districts to enhance the attractiveness of the area to visitors and residents alike.
- 10.1.103 In all instances, coordination with the N.C. Department of Transportation (NCDOT) will be encouraged and policies and recommendations of NCDOT will be taken into consideration when administering this Article.

#### **10.1.2 Highway Corridor Designation and Underlying Zoning**

The use and development of any land or structures within a designated Highway Corridor Overlay District shall comply with regulations applicable to the underlying zoning districts, as well as the requirements of this Article.

#### **10.1.3 Exemptions to Highway Corridor Overlay Requirements**

- 10.1.301 Development that results in a one-time building footprint expansion of 250 square feet or less, or exterior building remodeling are exempted from the landscaping requirements of this Article.
- 10.1.302 In cases where the use of a building or land is changing, there may be impediments to compliance with this Article. The Planning Department staff shall determine the level of compliance that is practical in these cases.
- 10.1.303 Single Family Residential and their associated accessory buildings and uses are exempt from the requirements of this section. This does not include major subdivisions (Neighborhood Conservation or Conventional).

#### **10.1.4 Minor Utility Structures**

Minor utility structures are exempt from the requirements of this article subject to the following requirements:

- 10.1.401 Minor utility structures include sewer, water, storm drainage and collection system structures not limited to pump stations and lift stations. Poles, lines, pipes and onsite drainage facilities are allowed without restriction within the setback.
- 10.1.402 Driveways shall be offset such that they do not line up perpendicular to the building frontage.
- 10.1.403 Large shade trees shall be preserved or planted on 35 foot centers along the driveways and within the required setback.
- 10.1.404 Maximum building size is limited to 800 square feet.
- 10.1.405 Buildings shall be no closer than 20 feet to the edge of right-of-way.
- 10.1.406 Existing vegetation shall be incorporated into the setback where possible. In cases where vegetation is missing or has been thinned, a buffer strip shall be planted with 15 shrubs per 100 feet to help shield the building and parking area. The shrubs shall include at least 60% evergreens and be compatible with the surrounding area.
- 10.1.407 Side entrances and pitched roofs are encouraged.

#### **10.1.5 Designation Boundaries**

- 10.1.501 In order to carry out the purposes of this Ordinance, the County designates the following types of Highway Corridor Overlay Districts the boundaries of which are shown on the County Zoning Map(s) and described in §6.5 (Overlay Districts) of this Ordinance.
- 10.1.502 The Highway Corridor Overlay Districts shall be measured from the edge of the highway or other public right of way.

### **SECTION 10.2 LANDSCAPE BUFFER REQUIREMENTS**

#### **10.2.1 Purpose and Application**

- 10.2.101 The standards of this Section provide for the preservation of existing vegetation and for the installation and maintenance of installed vegetation (preservation of existing vegetation is desirable).
- 10.2.102 The purpose of these standards is to improve corridor appearance, allow for the ecological benefits provided by plants, establish vegetation consistent with site conditions and surroundings and enhance the natural beauty and public safety along highway corridors.

- 10.2.103 Additionally the purpose of these landscaping standards is to create the appearance that manmade development is situated within a forest or naturalized setting.
- 10.2.104 Land used for established buildings and support facilities for buildings should be developed in such a way as to maintain and enhance the pre-existing, and/or surrounding natural landscape conditions and appearance along the highway corridor.
- 10.2.105 The landscaping standards of this Section shall apply to all proposed non-single family development, unless specifically exempted by this Article.

### **10.2.2 Permitted Uses Within Buffer Area**

- 10.2.201 The intent of buffer areas is to provide a space to separate differing uses, reduce the visual impact of development and provide for the retention or re-establishment of existing landscape conditions.
- 10.2.202 Buffers shall be left in an undisturbed natural vegetative state or provided with supplemental plantings.
- 10.2.203 Selective thinning of vegetation and removal of dead vegetation shall be permitted as long as the intent of the buffer requirement is maintained.
- 10.2.204 Driveways or walkways shall cross a buffer at approximately a perpendicular angle, if practical.
- 10.2.205 Grading in the designated buffer may be allowed with site plan approval, if the re-vegetation plan is determined to meet the intent of this Section.
- 10.2.206 Signs, light poles, and flagpoles as permitted by this Ordinance may be placed in front yard buffers.

### **10.2.3 Location of Buffers**

Required buffers shall be provided along the perimeter of any lot or development unless alternate locations are approved. Buffers shall be designated and dimensioned on all site plans.

### **10.2.4 Application of Buffer Areas**

- 10.2.401 When non-single family uses submit a site plan for locations next to property zoned or developed for residential uses, including multi-family, buffers shall be provided near the perimeter of the property which is submitting the site plan.
- 10.2.402 These buffer requirements shall not apply when a non-corridor public street or railroad right-of-way separates a non-single family use from a residential property.
- 10.2.403 The required buffer width is dependent on the type of Highway Corridor Overlay District. (see §6.5 Highway Corridor Overlay Districts)

10.2.404 If the adjacent property is zoned for residential use but is vacant at the time of the proposed development, the required buffer shall be installed just as if the adjacent property were developed.

**10.2.5 Existing and Planted Vegetation**

10.2.501 Buffers require provision of both physical separation and landscape elements to meet the intent of this Ordinance.

10.2.502 Existing vegetation shall be used to meet all or part of the requirements of this Section, wherever possible, if it provides the same level of obscurity as the planted buffers required below.

10.2.503 Vegetation to be saved shall be identified on site plans along with protection measures to be used during grading and construction.

10.2.504 Required plantings allow for a mix of larger shade trees, pine trees, understory trees/large shrubs, and smaller shrubs to provide a naturalized planting closely matched to the ecosystem conditions of the site or surroundings.

10.2.505 The mix is designed to create a buffer which will give a satisfactory screen within three (3) years of planting, under normal maintenance, while allowing room for the various plants to mature naturally.

10.2.506 In calculating buffer planting requirements, areas of driveways and sight distance triangles are excluded.

**10.2.6 Required Vegetative Plantings in the Buffer**

10.2.601 The existing and/or planted vegetative buffer must be in a quantity that meets the following requirements:

Required Shade Trees per 100 Linear feet of property along the highway	6 trees
Required Shrubs per 100 linear feet of property along the highway.	15 shrubs
Refer to <b>Appendix A</b> (Recommended Landscaping Materials) for a list of recommended landscaping materials for Moore County.	

10.2.602 Large trees (pines and/or hardwoods) must be of a minimum size of 2 inches caliper, measured at breast height at planting.

10.2.603 Trees and shrubs shall be distributed along the entire length and width of the buffer.

10.2.604 Shrubs shall be a minimum container size of 3 gallons or balled with burlap, with minimum dimensions of 18 inch spread and 24 inch height, of a variety that can be expected to reach 4 feet in height within 3 years of planting.

- 10.2.605 A minimum of sixty percent (60%) of required shrubs shall be evergreen.
- 10.2.606 Shrubs shall not normally be planted closer than 6 feet to planted trees, nor within the drip line of existing, protected trees.

## SECTION 10.3 PARKING AREA LANDSCAPING

### 10.3.1 Purpose

To reduce reflected sunlight and headlight glare from vehicles, as well as to maintain separation between vehicles and other uses, and to reduce the effects on the environment of vehicle use areas, including loading areas and gas pump areas.

### 10.3.2 Parking Area Perimeter Planting Requirements

- 10.3.201 Any new parking area, or expansion of 12 or more parking spaces, or new vehicle use area, including loading areas and gas pumps, with visibility from the highway or adjacent property, shall provide landscaped areas meeting the requirements of this Section.
- 10.3.202 Landscaped area, adjacent to and outside the street right of way and/or property line, equal to 5 square feet per linear foot of parking lot edge less driveways and sight distance triangles, shall be provided.
- 10.3.203 This perimeter planting area shall be a minimum of five (5) feet wide. Plants shall be located to not conflict with vehicle overhangs.
- 10.3.204 Required buffers and/or screens required in this Ordinance and located between parking lots and street and/or adjacent adjoining properties may provide relief from this requirement.

### 10.3.3 Planting Requirements

- 10.3.301 One (1) shade tree per 50 linear feet of right-of-way or property line less driveways and sight distance triangles;
- 10.3.302 One (1) evergreen shrub per 8 linear feet of right-of-way or property line less driveways and sight distance triangles;
- 10.3.303 Two (2) understory trees or pine trees may be substituted for each shade tree.
- 10.3.304 A masonry wall or opaque fence at least 36 inches tall, of a material compatible with the building, may be substituted for the requirements of the shrubs. Tree planting requirements will also apply.
- 10.3.305 A berm may be installed in combination with planting to provide 36 inch height of screening by the shrubs within the perimeter planting area. Tree planting requirements will also apply.

## SECTION 10.4 GENERAL LANDSCAPING REQUIREMENTS

### 10.4.1 Landscape Plan

Prior to land disturbance activity for any non-single family development for which there is a landscape requirement, a landscape plan shall be submitted to the Zoning Administrator. Areas where plant material will be preserved shall be marked on-site prior to beginning land-disturbing activities.

### 10.4.2 Landscape Plan Requirements

- 10.4.201 A North arrow, legend and a location map
- 10.4.202 Zoning and existing land use of adjoining properties
- 10.4.203 Location of flood plains and rock outcroppings
- 10.4.204 Locations, type, size of existing plants to be preserved
- 10.4.205 Methods and details for protecting vegetation to be preserved
- 10.4.206 Proposed plants, size, location, and type
- 10.4.207 Existing buildings and paved areas
- 10.4.208 Proposed buildings, walks and paved areas, drives, loading areas, dumpsters, walls, fences, berms, water features, parking areas, vehicular use areas, lighting, and signs
- 10.4.209 Planting details
- 10.4.210 Underground and above ground utilities
- 10.4.211 Proposed modification to the public street
- 10.4.212 Wall and fence details as applicable
- 10.4.213 Sedimentation and erosion control plan if required.

### 10.4.3 Planting Size Requirements

- 10.4.301 Hardwood Trees – Two (2) inch caliper measured at Diameter Breast Height (DBH) at time of planting.
- 10.4.302 Pine and Evergreen Trees – Two (2) inch caliper measured at Diameter Breast Height (DBH) at time of planting.
- 10.4.303 Evergreen shrub – Three (3) gallon container or 18 inch spread and 24 inch height, depending on species (at time of planting). Additionally, the evergreen shrub shall be a species and size expected to reach 36 inch height and 30 inch spread within two (2) years of planting. A larger shrub may be required to reach the desired size within two (2) years.

10.4.305 Ornamental or understory tree – six (6) foot height at time of planting.

**10.4.4 Landscape Material, Installation and Maintenance**

10.4.401 The developer/owner shall provide and furnish all materials included on the landscape plan.

10.4.402 Plant materials shall conform to requirements in the latest edition of American Standard for Nursery Stock, which is published by the American Association of Nurserymen.

10.4.403 Plant materials shall be from the Recommended Plant Material List or approved at the time the landscape plan is reviewed.

10.4.404 Property owners shall ensure the survival and health of required plant materials. If a required plant dies or is in a deteriorating condition, it shall be replaced by the property owner within 90 days, or at the next appropriate planting season.

10.4.405 Existing trees shall be preserved per the Landscape Plan and these regulations. Plants to be preserved shall be identified on-site prior to any land disturbing activity.

