



**Agenda**  
**UDO Steering Committee**  
**Thursday, October 29, 2020**  
**12:00 PM**

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<b>Item</b>	<b>Topic</b>
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Join Zoom Meeting

<https://us02web.zoom.us/j/84604556118?pwd=Mm8rRmJoYWFDVUdVTl1SVHpTK0ZDZz09> Meeting ID: 846 0455 6118 Passcode: 844937

1. Call to order
2. Introductions of members
3. Review the October 9, 2020, committee meeting minutes
4. Committee expectations
5. Set meeting schedule
  - a. Last Thursday at Noon
6. Review Sections 6.5 and 6.6
7. Town Center Zoning District amendment update
8. Adjournment

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.



## Memorandum

**TO:** UDO Steering Committee  
**FROM:** Julie Spriggs, GISP, CFM, CZO, Planner II  
**DATE:** October 26, 2020  
**RE:** Item 2 Introductions of members

Thank you for your participation in the Unified Development Ordinance Steering Committee (UDO-SC). You will likely see some familiar faces during our meetings. Our current membership is comprised of Board of Commissioner members, Planning Board members, Parks and Recreation Advisory Board members, Chamber of Commerce members, and members of our community. Staff and consultants are also included on the list; however, staff and consultants will not participate in any voting procedures.

	<b>Member</b>
1	Mayor Ronnie Currin
2	Mayor Pro Tem Michelle Medley
3	Jacky Wilson
4	Davion Cross
5	Mike Moss
6	Andy Ammons
7	Tim Nau
8	Derek Versteegen
9	Brad Walker
10	Jeff Wolhueter
Staff	Kelly Arnold
Staff	Danny Johnson
Staff	Mical McFarland
Staff	Shelly Raby
Staff	Julie Spriggs
Consultant	Kelley Klepper - Kimley-Horn
Consultant	James Ehrmann – Kimley-Horn

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## Steering Committee Meeting Minutes

Date: Friday, October 09, 2020

Time: 3:09 p.m.

### In Attendance

Mayor Ronnie Currin

Planning Board Vice-Chair Mike Moss

Econ. Dev. Mgr. Mical McFarland

Planner II Julie Spriggs

Mayor Pro Tem Michelle Medley

Town Manager Kelly Arnold

Planning Director Danny Johnson

Planning Dev. Spec. Shelly Raby

### Absent

Planning Board Member Davion Cross

### Membership

The committee collectively discussed future membership opportunities and the need for who should be invited to participate to create the most diverse committee.

2 Town Board members (possibly 1 more)

2 Planning Board members

1 Board of Adjustment member

1 Citizen at large

1 Greenway interest party

1 Chamber of Commerce member (TBD)

3 Planning Staff (1 non-voter, administrative only)

1 Town Manager

1 Economic Development Manager

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## **Important Notes**

- Transparency is of the most importance.
- Clear explanations of why or why not actions were or were not taken and how items were decided upon.
- Input from board members not in attendance shall be taken into consideration.
- Meetings will continue to be virtual, minutes and video recording of the meeting will be placed on the town UDO website as quickly as possible.

## **Next Meeting**

Date and Time | To be determined. (possibly a lunch work session the week of October 26 – October 29). More information to follow.

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## Memorandum

**TO:** UDO Steering Committee  
**FROM:** Julie Spriggs, GISP, CFM, CZO, Planner II  
**DATE:** October 26, 2020  
**RE:** Item 4 Committee Expectations

The Town has undertaken the process of rewriting the Unified Development Ordinance. We have collaborated with Kimley-Horn to complete this project. The project involves reviewing best practices in planning principles, compliance with state statutes, and encompassing the Town's vision for future planning and growth. As members of the committee, you will review sections of the new ordinance, discuss key topics, and provide valuable feedback as we move through the process. The Unified Development Ordinance – Steering Committee (UDO-SC) will be comprised of members of the community. Staff will be facilitating conversations and asking for guidance on key issues to ensure the new ordinance is easy to read, understand, and enforce.

The UDO-SC will meet at least once a month, and meetings will be at least an hour long. Most meetings will be on Zoom. The agenda packet will go out a few days to a week before the meeting to give you time to review the included materials. Please feel free to contact staff before the meetings with any questions you may have, and be prepared to discuss the materials at the meeting with the committee. Meeting topics will build upon each other, and discussions from previous meetings will likely be referenced, as sections will connect throughout the document. The time commitment expected at this time is around 5-10 hours a month.

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## Memorandum

**TO:** UDO Steering Committee  
**FROM:** Julie Spriggs, GISP, CFM, CZO, Planner II  
**DATE:** October 26, 2020  
**RE:** Item 6 Review of Sections 6.5 and 6.6

Included in your packet is the Table of Contents for the draft Unified Development Ordinance. This is to help guide you as we review different sections. We will not be reviewing the sections in order, rather, we are reviewing sections by topic. We will start with fences and lighting. These sections are smaller and will give you a general idea of what to expect as we begin to gain momentum on our reviews.

Section 6.5 Fences and Walls is the proposed new regulations for fences and walls. This short section includes the purpose and intent for the section, and general standards such as materials, placement, and prohibited items.

Section 6.6 Lighting is a section on the lighting specifications that will be required for all development in the town. There are provisions for non-conformities, prohibited lighting, details required on a lighting plan, intensity standards, and lighting standards for certain areas such as building exteriors and parking areas.

Please review both sections and be ready to discuss if you were able to understand the sections easily, if there are standards you disagree with or are missing, if there are conflicts or errors, and if there other standards that may need to be proposed.

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# Rolesville Unified Development Ordinance Annotated Table of Contents

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## 1. INTRODUCTION

**Description:** This section includes introductory provisions for the UDO. Examples of subheadings and language to be utilized below.

### 1.1. TITLE

**Previously:** 1.2 (Title)

**Example Language:** This ordinance shall be known and cited as the Unified Development Ordinance of the Town of Rolesville, North Carolina, and will be referred to as “the Unified Development Ordinance”, “this Ordinance”, “UDO” or abbreviated references (“the UDO” or “this UDO”). This UDO is adopted pursuant to the authority contained in §160D-913 G.S., and as amended, and for the purpose or promoting the health, safety, morals, or general welfare of the citizens of the Town of Rolesville.

### 1.2. INTENT

**Previously:** 1.3 (Purpose)

**Example Language:** This UDO is adopted to protect and promote the public health, safety and general welfare of residents and businesses in the Town of Rolesville and implement the goals and recommendations within the adopted 2017 Comprehensive Plan. Specifically, this UDO intends to accomplish the following items:

- A. Provide regulations to support compatible, orderly growth and development within the Town;
- B. Support and encourage economic development;
- C. Promote the safety and well-being of the citizens of Rolesville;
- D. Ensure there exists the adequate provisions of open space;
- E. Improve the built environment and pedestrian considerations, including a policy of complete streets and emphasis on development which retains a walkable scale;
- F. Encourage development patterns that support a variety of housing stock and community forms;
- G. Allow for a mixture of uses in certain areas of the Town and promote compact urban form and walkability;
- H. Ensure sufficient land availability for public rights-of-way and utilities;
- I. Encourage increased densities in areas which can support an increase in dwelling units;
- J. Require for safe, compatible development through the use of development regulations.



### 1.3. AUTHORITY

Previously: 1.8 (Relationship to Existing Ordinances)

Example Language: Pursuant to the authority contained in §160D-913 G.S., and as amended, this UDO contains the Town's zoning, subdivision, flood damage prevention, and supplemental regulations, as authorized by the North Carolina General Statutes. This UDO is adopted in accordance with:

- A. North Carolina General Statutes;
- B. Town of Rolesville Charter;
- C. All other relevant laws including the laws of the State of North Carolina and any special legislation enacted by the General Assembly.

### 1.4 APPLICABILITY

Previously: 1.5 (Legal Status), Section 1.7 (Statute of Limitations), Section 3.10 (Vested Rights), Section 5.7 (Application of Regulations), Section 5.8 (Interpretation of Regulations)

### 1.5. JURISDICTION

Previously: 1.4 (Jurisdiction)

### 1.6. CONFLICT BETWEEN LAWS

### 1.7. MEANING OF TERMS

### 1.8. GRAPHIC IMAGES

### 1.9. CONFLICTING PROVISIONS

### 1.10 TRANSITIONAL REQUIREMENTS

Description: This section may discuss standards addressing existing applications in process at the time the new UDO is adopted.

### 1.11. ZONING DISTRICTS AND ZONING MAP ESTABLISHED

Previously: Article 4 (Zoning Districts)

### 1.12. SEVERABILITY

### 1.13. EFFECTIVE AND ADOPTION DATE



## 2. ADMINISTRATION

Previously: Article 2 (General Administration) and Article 3 (Development Review and Approval Procedures).

Description: This section includes all development review provisions and will utilize a review authority table charting out all applicable review and decision-making bodies. Recommendation and decision-making powers for each review and decision-making body will be included in each subsection. Review procedures for all UDO processes will be included in this section.

### 2.1. REVIEW AUTHORITY TABLE

Description: Table which charts out all review and decision-making bodies, and the processes in which they either review or make a final decision on.

### 2.2. REVIEW AND DECISION-MAKING BODIES

Previously: Article 2 and Section 7.5.3 (Stormwater Administrator). Any other references to a titled decision maker may also be added into this section.

- 2.2.1. Board of Commissioners
- 2.2.2. Planning Board
- 2.2.3. Board of Adjustment
- 2.2.4. Technical Review Committee
- 2.2.5. Town Manager (2.5)
- 2.2.6. Planning Director
- 2.2.7. Zoning Administrator
- 2.2.8. Subdivision Administrator
- 2.2.9. Stormwater Administrator

### 2.3. REVIEW PROCEDURES

- 2.3.1 Common Review Procedures

Description: Similar to Section 3.6.1 (Procedures), create a new section which condenses any common review procedures for specific procedures.

- 2.3.2. Specific Procedures

Previously: 3.1 (Zoning Permit), Section 3.2 (Certificate of Occupancy), Section 3.6 (Special Uses and Quasi-Judicial Evidentiary Hearings), Section 3.7 (Application to and Hearing by the Board of Adjustment), and any additional processes to be pulled into this section.

### 2.4. ENFORCEMENT



### 3. ZONING DISTRICTS

Description: This section will provide all zoning districts within the Town. The section will establish and define the purpose and intent of each district, and include all applicable development standards for each district. Each district may utilize its own chart/table for development standards to increase readability of the document. Districts will be organized into residential, commercial, industrial, conditional, special, and mixed-use groups for ease of reference and review. Each subsection will borrow from Section 5.2 (Table of Dimensional Requirements).

#### 3.1. GENERAL USE DISTRICTS

Description: All development standards (i.e. height, setbacks, building placement, lots, coverage, frontage, etc.) will be defined in this subheading; including representative graphics defining such terms.

#### 3.2. CONDITIONAL ZONING DISTRICTS

Description: All conditional zoning districts currently approved (and their required development standards?) will be included in this subheading. Define conditional zoning districts and their respective standards, but reference to the procedure of a conditional zoning district to Section 2 (Administration).

#### 3.3. SPECIAL DISTRICTS

Previous Sections: Section 6.1 (Watershed Districts), Section 6.2 (R& PUD District), Section 6.3 (Conservation Subdivision Option).

Description: All special districts such as planned districts, watershed districts, conservation districts and their required development standards will be included in this subheading.

#### 3.4. MIXED-USE DISTRICTS

Description: All mixed-use districts and their required development standards will be included in this subheading.

- Staff has desired the ability to have a downtown mixed-use district that combines the Downtown Commercial Zoning District and Town Center Overlay District into one district with use and design standards.
- To better align with the Comprehensive Plan's Land Use classifications, staff recommends three mixed-use districts. A rural, suburban, and urban mixed-use district.



## 4. OVERLAYS

**Description:** Early recommendations may explore removing duplicative overlays (if no longer serving a warranted purpose), but remaining overlays still in UDO will be placed in this section. For example, Town Center will be relocated to 3.6 above “Mixed Use Districts”. Each subheading will each district overlay district with their specific permitted uses and standards.

### 4.1 NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

**Previously:** Section 7.1.

Section 4.1.1. District Defined

Section 4.1.2. District Regulating Map

Section 4.1.3. District Development Standards

### 4.2. FLOOD DAMAGE PREVENTION OVERLAY DISTRICT

**Previously:** Section 7.2.

**Description:** Define authorization, finding of fact, purpose, objectives, definitions and general provisions for any property subject to flood damage prevention.

### 4.3. SPECIAL HIGHWAY OVERLAY DISTRICT

**Previously:** Section 7.6

Section 4.4.1. District Defined

Section 4.4.2. District Regulating Map

Section 4.4.3. District Development Standards



## 5. USES

Description: This section will contain the master allowable use table for all zoning districts. The master use table will have defined terms below, defining each use via characteristics, permitted accessory uses, examples, exceptions, and use standards.

Previously: Include Sections 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.8, 8.3.9, 8.3.10 (?), 8.3.11 (?) 9.2, 9.3, 9.4, 9.5, 9.9, 9.13 (?), 9.15, 9.16.

### 5.1. PRINCIPAL USES

### 5.2. ACCESSORY USES, STRUCTURES AND HOME OCCUPATIONS

Section 5.2.1. Introduction to Allowable Uses

Section 5.2.2. Use Determination

### 5.3. MISCELLANEOUS USES AND STRUCTURES

### 5.4. TEMPORARY USES AND STRUCTURES

### 5.5. USE TABLE

## 6. DESIGN AND DEVELOPMENT STANDARDS

### 6.1. MEASUREMENT STANDARDS

### 6.2. SIGNS

Description: All applicable sign regulations will be placed here.

Previously: Article 11

### 6.3. LANDSCAPING AND BUFFERING

Description: All applicable landscaping and buffering regulations will be placed here, including stream protection buffers.

Previously: Article 14

### 6.4. PARKING AND LOADING

Description: All parking and loading regulations will be placed here.

Previously: Article 10

### 6.5. FENCES AND WALLS

Description: All fence and wall related regulations will be placed here.

Previously: Section 14.6.9.



## 6.6. LIGHTING

Description: All lighting related regulations (footcandles, height, arrangement, special uses, etc.) will be placed here.

Previously: 14.8

## 6.7. ACCESS AND CIRCULATION

Description: All access management and circulation related items (access to lots, driveways, sight distance triangles, etc.) will be placed here.

## 6.8. COMPLETE STREETS

Description: New proposed complete street section and all required components will be placed here.

# 7. SPECIAL STANDARDS AND SPECIFIC CONDITIONS

## 7.1. TELECOMMUNICATION

Description: Telecommunication towers and small cell wireless facility standards will be placed here.

Previously: 8.3.11.

## 7.2. ELECTRONIC GAMING OPERATIONS

Description: Current ordinance language on electronic gaming operations will be contained here.

Previously: 8.3.10

## 7.3. DESIGN STANDARDS

Description: A new proposed design standard section which may remove the need for duplicative standards throughout the code will be placed here. Requirements for active use areas, limitations on blank walls, requirements for transparency and building articles, and more will be defined here.

Previously: Any previous design standards for particular uses, 14.2.2.

## 7.4. WATER TOWERS

Description: Existing standards will be placed here.

Previously: 9.8





## 8. STORMWATER MANAGEMENT STANDARDS

Previously: Section 7.5. and any desired changes will be placed here in the format below.

### 8.1. General Provisions

### 8.2. Definitions

### 8.3. Administration and Procedures

### 8.4. Standards

## 9. UTILITIES

Previously: Sections 9.6 and 9.7 and requested changes will be placed here.

## 10. TRAFFIC IMPACT

Previously: Section 9.11 and requested changes will be placed here. May explore connecting in some way to Complete Streets section.

## 11. SUBDIVISION STANDARDS

Previously: Article 15 will be placed here.

### 11.1 Introductory Provisions

### 11.2 legal Provisions

### 11.3. Subdivision Plats

### 11.4. Required Improvements and Standards of Design

## 12. NONCONFORMITIES

Previously: 5.10

## 13. GENERAL DEFINITIONS

Description: All general definitions and shortened abbreviations will be placed here.

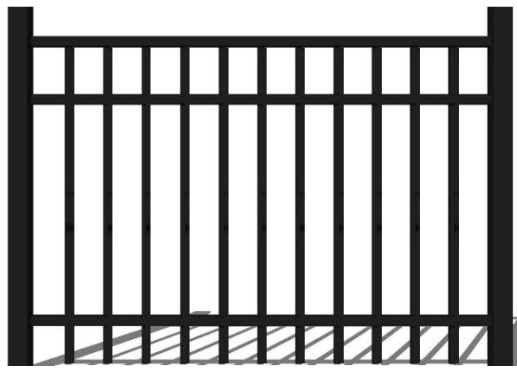
Previously: Article 16



## 6.5. FENCES AND WALLS

- A. **Purpose and Intent.** This purpose of this Section is to establish standards for construction or replacement of all fences, walls, and berms within the Town. The intent of this Section is to ensure for the safe and aesthetically pleasing construction of fences, walls and berms.
- B. **Applicability.** The standards of this Section shall apply to all construction or replacement of fences, walls, and berms unless exempted below:
1. Internal garden areas in residential districts are exempt from these standards.
  2. Bona fide farms and agriculture uses where permitted by the UDO.
  3. Fences for active construction sites (where a permit has been issued by the Town).
- C. **General Standards.**
1. **Material.** Fences and walls must be constructed of high-quality materials including brick and stone, stucco over concrete masonry blocks, treated wood, wrought iron, composite fencing, PVC vinyl, and other similar materials. All other materials are prohibited.

Figure 6.5.1. Wrought Iron Material (Illustrative Example)



2. **Design.**
  - a. All fence support structures must be located on the inside of the fence covering material.

- b. All fences and walls shall be installed with the finished side facing towards the exterior or adjoining properties and rights-of-way
3. **Maintenance.** Fences, walls and berms must be maintained; any missing or deteriorated portions shall be replaced.
4. **Height.**
  - a. The maximum height of a fence or wall shall be eight (8) feet in nonresidential zoning districts. Exceptions may be granted for unique uses such as sports venues, or where required for safety of pedestrians or motorists.
  - b. The maximum height of a fence within required rear and side yards shall be six (6) feet in residential zoning districts and maximum height of a fence within a front yard shall be five (5) feet.
  - c. Subdivision walls along the perimeter of a residential development are permitted to be a maximum eight (8) feet in height and shall have a minimum setback of eight (8) feet.
5. **Colors.** Bright colors including orange, yellow and red are not permitted for permanent fences or walls.
6. **Location.**
  - a. No fence, wall or berm may encroach into a public right-of-way or inhibit motorist visibility or site triangle.
  - b. Fences, walls, and berms shall not block any required ingress or egress point.
  - c. Fences, walls and berms may encroach into required yards.
  - d. Fences, walls and berms may encroach into easements; however the landowner shall remain liable for any repair or replacement if damage occurs while performing activities in the easement.
7. **Setbacks.** Fences, walls and berms are exempt from setback requirements. However, a berm may not be constructed in a manner that any portion of berms slopes extend over the property line.
8. **Drainage.** Fences, walls and berms shall not alter, impede or affect the natural flow of water in any stream, drainage swale, or easement.

## 9. Landscaping.

- a. For any fence or wall in excess of four feet in height, the property owner (or HOA or similar group) shall landscape the area between the street side of the wall or fence and the right-of-way line. Landscaping shall comply with Section 6.3.4: Landscaping Standards.
- b. The required landscaping shall include sufficient quantities, types, heights and densities of materials to provide at least 50 percent opacity within five years of planting, and shall be maintained at 50 percent or greater opacity thereafter.
- c. Required landscape buffers shall be planted within sixty days of the completion of the wall.
- d. Maintenance of the landscaping shall be the responsibility of the owner, HOA or similar group.

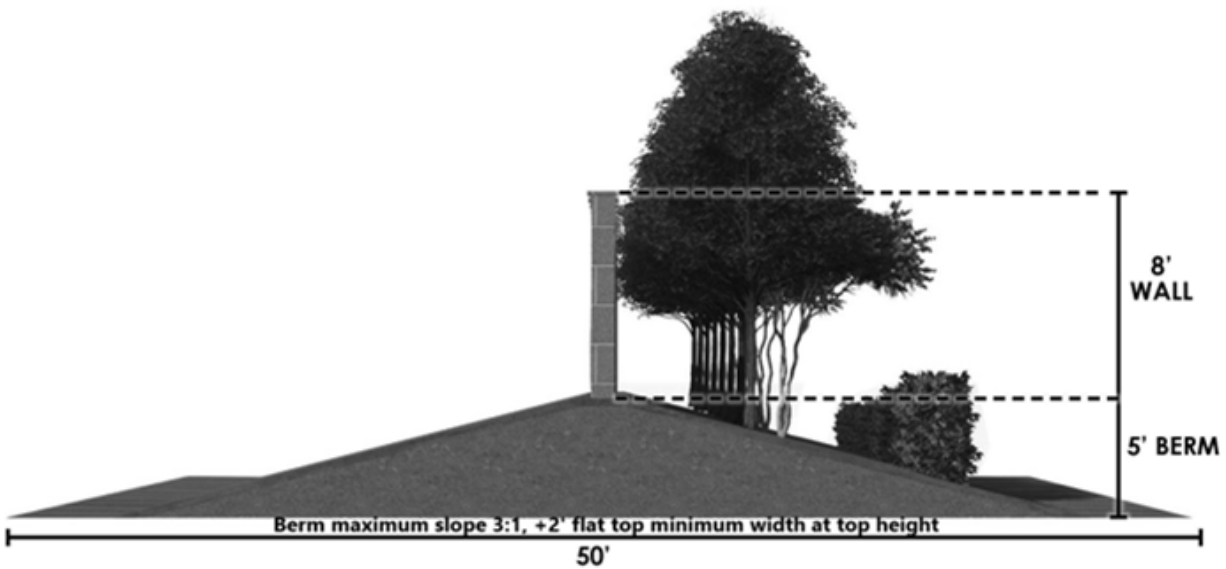
### D. Prohibited Fence and Wall Items.

1. **Electric Fences.** Electric fences are only permitted in conjunction with bona fide agricultural activities.
  - a. Warning signs shall be required on all electric fences and meet all safety and emergency services requirements.
2. **Barbed Wire Fences.** Barbed wire fences are only permitted in conjunction with bona fide agricultural activities. Barbed wire may be approved as part of a site plan permit if deemed necessary to protect the public health and safety in association with utility structures, landfills, airports, law enforcement, or similar civil uses.
3. **Materials.** Fences made of materials including pallets, debris, rolled plastic, sheet metal, untreated plywood, and similar materials are prohibited.
4. **Tarps and Silt Fencing.** Tarps and silt fencing utilized during construction shall not be permitted after completion of construction.
5. **Smooth-Face Concrete.** Smooth-face concrete which has not been stucco treated shall not be permitted for any fence or wall.

E. **Specific Berm Standards.** Berms shall conform to the following standards:

1. **Berms In Required Yards.** Berms may be located in required yards.
2. **Grading of Berms.** Berms shall not exceed a grade of one (1) foot of rise in three (3) feet of length.
3. **Landscaping.** Berms, which may also feature walls as permitted in Section 8.3.4. of this UDO, shall be landscaped and meet all landscape requirements.
4. **Height.** Berms shall not exceed a total of eight (8) feet above the toe of the berm.
5. **Flat Top.** Berms shall have a minimum two (2) foot flat top width at the top of the berm height.
6. **Drainage.** Berms shall not drain onto neighboring yards and cause undue pooling of water. Runoff shall be directed into appropriate drainage easements or facilities.
7. **Fences and Walls.** Fences and walls that comply with the standards of this Section may be permitted on top of a berm.

6.5.2. Berm (Illustrative Example)



## 6.6. LIGHTING

- A. **Purpose and Intent.** The purpose of this Section is to regulate the intensity of exterior lighting for buildings, individual lots and developments. This Section shall provide standards to prevent light from non-residential and multifamily developments from excessively illuminating other properties and street rights-of-way, and to minimize adverse impacts from light intensity and glare.
- B. **Applicability.** All new development shall comply with the standards of this Section. The following shall also apply in instances of repairs, renovations or additions:
1. When a site area is improved by up to 25%, lighting is required only for the additional improved site area.
  2. When a site area is improved by greater than 25%, both the additional area and existing area must conform to the lighting standards in this UDO.
- C. **Exemptions.** The following are exempt from the standards of this Section:
1. Residential lighting that is not part of a site plan or subdivision plan, for single-family and double-family dwellings.
  2. Lighting for permitted temporary uses.
  3. Special events and holiday displays.
  4. FAA-required lighting.
  5. Public street lighting.
  6. Temporary lighting for construction work and/or emergency personnel.
  7. Security lighting for public safety purposes.
- D. **Nonconforming Lighting.** Lighting that does not comply with the standards of this Section that was permitted before the adoption date of this UDO shall be considered nonconforming. Any modifications or replacement of such lighting shall conform to this UDO.

**E. Prohibited Lighting.**

1. **Awning/Canopy Lighting.** Awnings and canopies used for building accents, such as over doors and windows, shall not be internally lit, i.e., from underneath or behind the awnings and canopies. Gas stations are exempt from this standard (see Section 6.6.N: Gas Station Lighting).
2. **Flashing Lights.** Lights that flash, move, rotate, blink, flicker, vary in intensity, or color, or use intermittent electrical pulses are prohibited.
3. **Floodlights.** Floodlights, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan.

**F. Lighting Plan.** All development subject to the standards of this Section shall be reviewed for compliance during the site plan and/or subdivision process through a lighting plan. Before a certificate of occupancy is issued, the applicant shall supply the Town with a final letter of certification from the lighting engineer and/or manufacturer verifying that all site lighting is installed according to Town standards, the approved plans, and any applicable conditions. Lighting plans, at minimum, shall comply with the following:

1. The plan must be prepared by a licensed engineer, shall be signed and sealed, and shall be of an engineered scale that is easily legible.
2. The plan must show all proposed and existing buildings on the site, pedestrian and vehicular areas, other above-ground improvements, the horizontal location of all proposed and existing outdoor lighting fixtures including pole and wall-mounted fixtures, mounting heights of each fixture, overall height of each pole above grade, location of externally illuminated signs and associated fixtures, and the location of all architectural and landscape lighting fixtures.
3. The plan must show initial horizontal illuminance values in foot-candles for the area to be illuminated. These values must be calculated at grade and include contributions from all onsite fixtures. The plan must plot foot-candles of

illumination at ground level to the nearest tenth of a foot-candle, and at horizontal grid intervals of no more than ten feet. The plan shall show illumination level at the lot line (or perimeter of a development, if applicable) to ensure maximum illumination levels are not exceeded.

4. The manufacturer's cut sheets (specifications) for each proposed fixture must be submitted.
5. A lighting fixture schedule that presents the following information:
  - a. Fixture type, including the manufacturer's product identification catalog number.
  - b. Lamp type and wattage or LED luminaire wattage.
  - c. Fixture mounting height.

#### **G. Lighting Intensity Standards.**

1. Table 6.6: Specific Lighting Standards, defines specific standards for lighting intensity based upon the use involved.
2. The table is organized by uses and permitted maximum values are presented in allowable foot-candles (FC). Maximum illumination is required to be maintained (measured horizontally) at grade and is to be averaged throughout the site to avoid hot spots and ensure illumination values at the edge of the development area.
3. Illumination shall not exceed the maximum illumination permitted at the edge of any lot line (i.e. property line), unless permitted elsewhere in this UDO.
4. Where a single development occupies multiple lots, the maximum illumination shall be required around the perimeter of the development.



Table 6.6. Specific Lighting Standards

Use	Maximum Illumination At Property Line
Miscellaneous:	
Residential Sidewalks	0.3 FC
Non-Residential Sidewalks	0.8 FC
Vehicle Use Areas	1.0 FC
Single-Family/Double-Family Residential	1.0 FC
Multiple Family Residential	1.5 FC
Mixed-Use	2.5 FC
Non-Residential Uses	5.0 FC

H. **External Building Lighting.** External building lighting shall comply with the following standards:

1. Fixtures that decoratively light a building or wall may not light above the parapet of the building or the top of the wall.
2. Landscape and decorative lights with lamps of 60-watts or less (or the functional equivalent of 60-watts or less) are hereby made exempt from this subsection.
3. Floodlights, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan.
4. On-site lighting may be used to accent architectural elements but not used to illuminate entire portions of building(s) or sign(s).
5. Where accent lighting is used, the maximum illumination on any vertical surface or angular roof surface shall not exceed 5.0 FC.
6. Building façade and accent lighting will not be approved unless the light fixtures are carefully selected, located, aimed, and shielded so that light is directed only onto the building façade and spillover light is negligible.

- I. **Lighting Cutoff Fixtures.** All fixtures, except for streetlighting fixtures, including security lighting, must be cutoff fixtures. Cutoff fixtures shall project all of its light in a downward motion.
- J. **Lighting Height.** Light fixtures shall not exceed 35 feet in height in vehicle use areas (such as rights-of-way and parking areas) and shall be 12 to 15 feet in height in nonvehicular pedestrian areas (such as sidewalks).

Figure 6.6.1. Lighting Height



- K. **Parking Area Lighting Requirements.** Lighting is required within parking areas. The height of light fixtures within a parking area shall comply with the following standards:
  1. Parking area lighting fixtures shall be required to stagger the heights of light fixtures so that the tallest fixtures are in the center of the parking lot, and the lowest heights are at the perimeter of the parking lot.
  2. Light fixtures height shall not exceed 30 feet within the center of a parking area and shall decrease height to 12 to 15 feet at the boundary of the parking area.
  3. To avoid conflict in layout, parking lot lighting must be coordinated with parking

area landscaping.

4. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.

Figure 6.6.2 Parking Area Lighting Requirements



- L. **Location Standards.** All outdoor lighting fixtures not mounted on buildings shall be located a minimum of ten (10) feet from a property line or right-of-way line, and should be no closer than two (2) feet from any required perimeter or streetscape buffer.
- M. **Signs.** All external lighting for signs shall be designed and located to assure there is no spillover light. Sign lighting, including ground mounted stop lights, shall not exceed 5.0 FC. Signs shall be in compliance with Section 6.2: Signs.
- N. **Athletic Fields.** Lighting for athletic fields may be in excess of permitted fixture heights and illumination levels. Recreation lighting levels established by *Illuminating Engineering Society of North America* (IESNA) are to be used as the standard for all athletic field lighting. Higher lighting levels for tournament or high league play are sometimes required and must be approved by the Planning Director or their designee. All sports fields and/or hard courts must meet the following minimum standards:
  1. Fixtures must be fitted with manufacturer's glare control package.

2. Lighting shall be turned off no later than one hour after any event ends.
  3. Fixtures must be designed with a sharp cutoff and aimed so that their beams fall within the primary playing area and the immediate surroundings, so that off-site direct illumination is significantly restricted.
  4. Sports fields may have lighting fixtures a maximum 80 feet in height.
  5. Spillover levels at the field property lines shall not exceed 0.3 foot-candles.
- O. **Gas Station Lighting.** All light fixtures for gas stations that are mounted on the lower surface of canopies must be fully shielded in and of themselves (canopy edges do not qualify as shielding). Light fixtures mounted on canopies may be recessed so that lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to seventy degrees (70°) or less from vertical.
1. The light source shall be metal halide, low pressure sodium or high-pressure sodium (maximum of 150 watts).
  2. Lighting levels shall be no greater than 20.0 FC under the canopy.
  3. Areas outside service station pump island canopy shall be illuminated so that the maximum horizontal luminance at grade level is no more than 10.0 FC.