

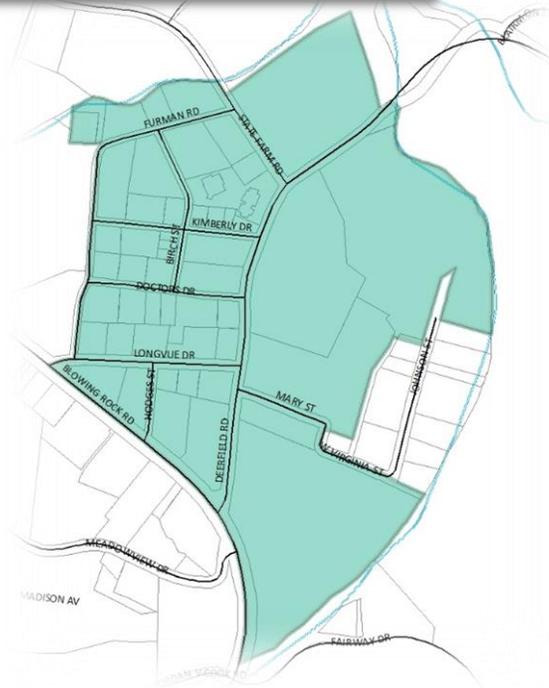
# Article 17 WELLNESS DISTRICT STANDARDS

## 17.01 Applicability

**17.01.01** The Wellness District (WD) is guided by the goals, objectives, policies and standards of the Wellness District Small Area Plan.

**17.01.02** Figure 17-1 below shows the boundaries of the WD.

Figure 17-1 Wellness District Boundaries



**17.01.03** No provision in this article shall be applicable to any property lying outside the boundaries of the WD.

**17.01.04** Except as provided herein, development within the WD shall comply with all standards as set forth in this Ordinance.

**17.01.05** This article shall govern in the event of conflicts with other regulations of this Ordinance.

## 17.02 District Use Requirements

**17.02.01** Except as provided herein, all principal, accessory and temporary uses within the WD shall comply with Article 15 District Uses.

**17.02.02** Except for educational uses and medical uses, development containing more than 20,000 square feet or having building footprints greater than half an acres shall provide for a mix or two or more (2+) principal uses.

**17.02.03** The permitted uses allowed within the Wellness District are those permitted under the Town of Boone, Unified Development Ordinance, Article 15, District Use Requirements as of the date of the approved Wellness District Small Area Plan and are further limited herein.

A. Table of Principal Uses

Use #	Specific Use	Reference
<b>3.0 Transient Living</b>		
3.07	Hotel	
<b>4.0 Institutional Uses</b>		
4.05	Post Office	
<b>5.0 Government Uses</b>		
5.12	Police Substation	
<b>7.0 Telecommunication</b>		
7.11	Emergency Response Communications	
<b>8.0 Assembly</b>		
8.01	Religious Assembly, Category 1	
<b>9.0 Education</b>		
9.01	Appalachian State University (no residential uses allowed)	
9.02	Caldwell Community College & Technical Institute (no residential uses allowed)	
9.03	Other Public Colleges & Universities (no residential uses allowed)	
9.04	Other Private Colleges & Universities (no residential uses allowed)	
<b>10.0 Daycare</b>		
10.01	Child Daycare, Large	15.25
10.02	Child Daycare Center	
10.04	Adult Daycare Center	
<b>11.0 General Sales and Service:</b>		
11.04	Financial Institution ≤ 5,000 ft <sup>2</sup>	
11.05	Financial Institution > 5,000 ft <sup>2</sup>	
11.06	Restaurant ≤ 2,500 ft <sup>2</sup> open to the public during 10 pm – 6 am	
11.07	Other Restaurants ≤ 2,500 ft <sup>2</sup>	
11.08	Restaurant > 2,500 ft <sup>2</sup> open to the public during 10 pm – 6 am	
11.09	Other Restaurants > 2,500 ft <sup>2</sup>	
11.13	Other Personal Service Establishments	
11.14	Retail Store up to 5,000 ft <sup>2</sup>	
11.15	Retail Store more than 5,000 but less than 25,000 ft <sup>2</sup>	
11.16	Retail Store 25,000 ft <sup>2</sup> and greater	17.02.05
11.18	Business/Professional Office open to the public during 10 pm–6 am	
11.19	Other Business or Professional Office	
11.20	Medical Office, Category 1	
11.21	Medical Office, Category 2	
11.22	Medical Office, Category 3	
11.23	Medical Office, Category 4	
11.24	Hospital	
11.25	Medical Emergency Response	
11.35	Therapy Farm	
<b>12.0 Recreation</b>		
12.10	Recreation Facility, Category 1	
<b>15.0 Parking</b>		
15.01	Parking Structure	17.02.06

**B. Table of Accessory Uses**

Use #	Specific Use	Reference
A-2	Home Occupation	15.53
A-4	Limited Non-Restaurant Drive-Through	
A-7	Outdoor Dining	15.58
A-8	Automated Teller Machine (ATM)	
A-9	Automated Teller Machine (ATM), Freestanding	15.59
A-19	Helistop	
A-20	Swimming pools, spas and hot tubs	15.66

**C. Table of Temporary Uses**

Use #	Specific Use	Reference
T-3	Temporary Construction Trailer	15.69
T-4	Temporary Mobile Medical Unit	
T-5	Temporary Classroom	
T-8	Temporary Non-Fixed Site Event Venue	
T-9	Temporary Carrier on Wheels (COW)	
T-11	Temporary Iterant Merchant/Peddler	

**17.02.04 WD Supplemental Regulations for Retail Store 25,000 ft<sup>2</sup> and greater**

- A. Use 11.16 is only permitted on properties located within the Corridor Overlay District and which border Blowing Rock Road.
- B. Use 11.16 within the WD area must meet all additional requirements as set forth in Section 15.27.

**17.03 District Standards**

- 17.03.01** Only the density standards set forth in this Article apply to development within the WD.
- 17.03.02** **Minimum Gross Land Area:** 10,000 square feet
- 17.03.03** **Minimum Landscaped Area:** Twenty percent (20%) of gross land area excluding street right(s)-of-way which meets the requirements of Section 17.06.

**17.04 Building Form**

- 17.04.01** **Building Orientation:** Buildings and their principal entry points, should be oriented toward the public street with the primary façade, architectural elements and entrances clearly identifiable and directly accessible.

**17.04.02 Building Siting**

- A. Setbacks**
  - 1. Build-to-lines are 0-foot minimum/20-foot maximum from the edge of the public realm and/or any public space.
  - 2. If the required public walkway encroaches onto private property, the build-to-zone will be measured from the walkway edge.

3. Interior setbacks shall be based on minimum fire separation required between buildings.

B. Buildings along the public rights-of-way shall be a minimum of 60% of the primary property frontage.

**17.04.03 Building Height**

A. Minimum building height shall be two (2) stories.

B. Maximum building height shall be six (6) stories.

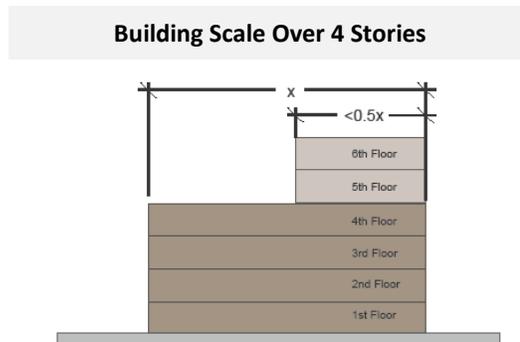
C. Building height shall be measured by the number of stories from the first floor (defined as the street level floor).

1. Equipment penthouses or building parapets are exempt from building height measurements.

D. Corner buildings may exceed the maximum building height by 15% for 20% of the building frontage along each corresponding street as measured from the corner of the building.

**17.04.04 Building Scale:** Buildings greater than four (4) stories must adhere to at least one of the following design standards:

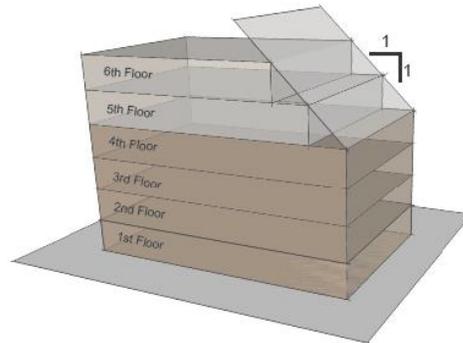
A. Building planes extending above four (4) stories shall be less than 50% of the total building facade along the street,



Or

- B.** Buildings greater than four (4) stories shall step back the building plane at a 1:1 ratio along the street façade. For every foot above the maximum permitted building height, the building plane may extend upward one foot for every additional foot setback.

**Building Setback Over 4 Stories**



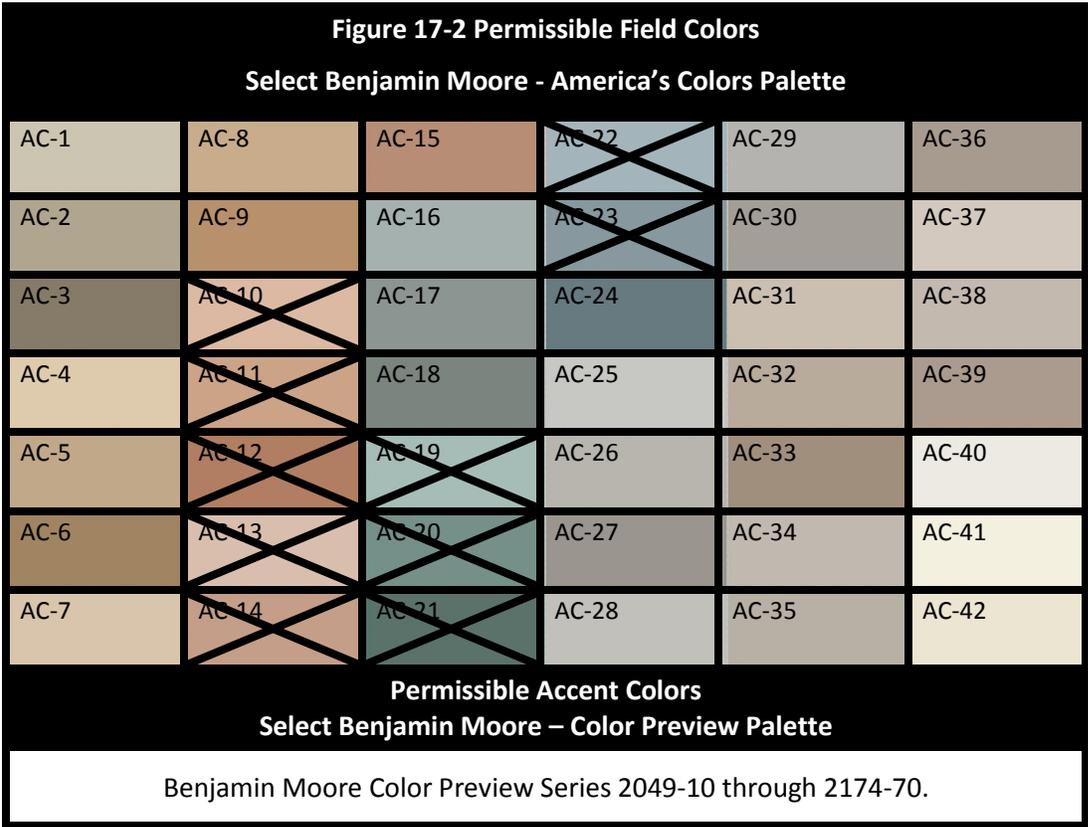
**17.05 Architectural Standards**

**17.05.01 Façades:** Building façades facing a publically accessible street or other public space shall incorporate the following design standards:

- A.** Buildings may have up to 3 different types of façades:
1. The primary façade is the side of the building which faces the public street and which contains the building's primary pedestrian entrance.
  2. The secondary façade is the side of the building which faces a public street and which may contain additional pedestrian entrances.
  3. All other façades are those which do not face a public street.
- B. Façade Variation:** Buildings shall have architectural features and patterns that provide visual interest while supporting a clear and unified image throughout the development and include:
1. Building façades shall be constructed parallel to the street frontage to the greatest extent possible.
  2. Secondary façades shall be treated with the same design and materials as the primary façade.
  3. Purposeful variation or accents in materials, textures and colors are required.
  4. Horizontal and vertical divisions such as banding and repetitive window patterns.
  5. Primary and secondary façades shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, awning, balcony, arcade or other architectural feature.

6. The mass of the building shall be reduced by changing building planes through offsets and recesses, changing the building heights and varying the parapet or roof heights.
  7. All building façades shall have perceivable, repetitive features and patterns such as windows, columns or other vertical features.
  8. All building façades shall avoid long and monotonous wall and roof planes. Windows and doors are to front onto the street, with direct pedestrian access to the street front sidewalk.
  9. Blank walls and non-transparent windows are prohibited along pedestrian areas and public spaces to help provide for pedestrian comfort, security and points of interest.
  10. For large projects, each sequential block of new construction shall contain unique building facades so as to encourage architectural variety within large projects. While the use of similar architectural elements on multiple buildings is acceptable, large visually monotonous projects with repeating exterior building design(s) does not contribute to visual diversity and human-scale character and therefore is inappropriate.
- C. Building Materials:** Building materials shall be in harmony with the rest of the development to create a sense of place and attraction with the surrounding community. The following material standards apply to all structures, including parking structures, in the district:
1. Permitted building façade materials include: brick, natural stone, cast stone architectural precast stone, glazed curtain wall and window wall systems, architectural precast concrete and architectural- grade metal panels (galvanized, painted or ornamental).
  2. Wood: Porches, balconies, breezeways, pergolas, deep eaves, eyebrows, corbels, trellis and other features are encouraged to be made of wood with a natural finish which generally should not exceed 10% of the major façade.
  3. All other materials not mentioned in 17.05.01(C)(1) and (2) above shall be a compliment or an accent application not to exceed 10% of building facade.
  4. The use of clear or lightly tinted colored glass (30% maximum tint) is required.
  5. Large uninterrupted expanses of a single material are prohibited.
  6. Spandrel glass is permissible only to hide the structural features between the floors of a building.
  7. Vinyl or aluminum siding and colored or mirrored/reflective glass is prohibited.
- D. Building Color:** Building colors shall be in harmony with the rest of the development to create a sense of place and attraction with the surrounding community. The following color standards apply to all structures, including parking structures:

1. Building materials colors (brick, stone, tile, precast stone) shall be subtle, neutral and nature blending.
2. Colors for other manufactured building materials shall be subtle and neutral and shall be compatible with the colors identified in Figure 17-2.
  - a. Stark white and black are prohibited as field colors. (place in table)
3. Building accent colors, including awning and canopy colors, should complement the primary materials and colors used on the building. Accent colors are limited to no more than 10% of each separate façade and shall be compatible with the colors identified in Figure 17-2.
4. Generally no more than four colors are allowed per building (including all materials).
5. Corporate branding colors are permitted on logos and signage.



- E. Building Fenestration:** Fenestrations (windows and doors) should maximize the views and allowable daylight into spaces.
1. For all street level/ground floor uses located along public streets and other public spaces, 60-90% of all wall area between two (2) and twelve (12) feet shall consist of transparent glazing (clear windows and doors). Upper floors fronting public rights- of-way shall consist of 30-70% windows.

2. Fenestrations shall be spaced thirty (30) linear feet maximum between features.
3. Ground floor restaurants are encouraged to provide windows and doors that can be opened to provide direct access to the sidewalk when weather permits.

**F. Pedestrian Entrances:**

1. All buildings shall have their main pedestrian entrance opening to a street, courtyard garden or square. When street level uses have entries from more than one street or from other public spaces, the primary entrance will be from the street.
2. A pedestrian entrance is required to access public spaces which adjoin the building.
3. Retail uses with exterior ground level visibility along a street or public space shall have individual public entries from the street or public space in addition to internal entries.
4. Street level retail uses located on building corners shall locate entrances at the corner.
5. Buildings adjacent to existing or planned trails, open spaces or parks shall provide public entries along the façade fronting these amenities.
6. Entrances shall provide shelter from inclement weather.

**G. Roofs:** Roof lines should have visual interest and features complementing the overall character of the building and the development.

1. Rooftop penthouse enclosures should be architecturally compatible and predominantly of the same material as the building.
2. Single-sloped shed roofs, mansard or vaulted/arched roofs are prohibited.
3. Flat roofs shall be concealed from pedestrian view with a parapet wall.
4. Publically visible roof materials shall be standing seam metal, asphalt shingles, shakes or tile.
5. Publically visible plumbing vent stacks shall be colored to match the roofing material.
6. "Green" roofs utilizing plants to absorb rainwater and reduce ambient air temperatures are strongly encouraged.
7. Rooftop amenities such as sun decks are encouraged.

**H. Mechanical/ Service Equipment & Solid Waste Enclosure Screening:** All properties shall minimize the visual impact of mechanical/ service equipment and solid waste facilities from the public right-of-way.

1. Service areas, storage areas, restaurant grease receptacles and refuse enclosures should be oriented away from public view and screened from public areas.
2. Service and refuse areas are encouraged to be clustered together where feasible

at the rear of the building.

3. Solid waste and recycling enclosures and all other waste storage or containers, other than streetscape and site furnishing trash receptacles, shall be designed into a structure or building, or shall be screened from adjacent public streets by an opaque enclosed structure (see detail in UDO Subsection 22.13.03 ) compatible with the building architecture.
  - a. Additional landscape plantings compatible with the overall landscape plan may be required outside of the enclosures to soften the appearance from public view.
4. Utility cabinets and pedestals should not be located within parking lot landscape islands or the public right-of-way where they cannot be screened, are exposed to damage from vehicles and/or present a hazardous visual obstruction to drivers or pedestrians.
5. Meter boxes shall not be located along the front of buildings and screened if located on the side of a building.
6. Ground level mechanical equipment shall be screened by a structure that complements the design of the building through the use of similar materials, colors, finishes and architectural details. Additional landscape plantings compatible with the overall landscape plan shall be required outside of the structure to soften the appearance from public view.
7. All rooftop mechanical equipment should be screened from view from adjacent properties and adjacent right-of-way by use of parapet walls or screens designed to be compatible with the building architecture.
8. Elevator penthouses shall be screened by a structure that is architecturally compatible with the design of the building through the use of similar materials, colors, finishes and architectural details used on the primary building façade.

## **17.06 Landscape Standards**

**17.06.01** Landscaping promotes sustainable development, minimizing negative impacts on natural resources and is vital to softening the harshness of paved areas and buildings while enhancing a sense of place.

### **17.06.02 Compliance**

- A.** All plant material must comply with Appendix B, Guide for Landscaping. All plant material must comply with the latest edition of the American Standard for Nursery Stock published by the American Nursery and Landscape Association.
- B.** Plant material must be locally adaptable species and hardy to Zone 6 in accordance with the US Department of Agriculture's Plant Hardiness Zone Map and comply with the Town of Boone Approved Plant List in Appendix B.
  1. Xeriscaping and water conservation landscaping is an encouraged alternative. The practice of Xeriscaping includes the use of native grasses, low-water need plant

material, and the addition of soil amendments and mulching. Refer to the plant list in Appendix B for a list of Xeriscaping compatible plant material.

- C. Necessary pruning and trimming shall be in accordance with UDO Section 31.12.04, Prohibited Pruning, and must be done in strict accordance with the current edition of “Tree, Shrub, and other Woody Plant Maintenance – Standard Practices” of the American National Standard for Tree Care Operations (ANSI 300).
- D. All plants and materials fulfilling the landscape requirements shall meet the following minimum installation sizes and types:
  - 1. Large deciduous shade trees shall be a minimum three inch (3”) caliper with a height of fourteen to sixteen feet (14’ – 16’) at planting.
  - 2. Small to medium sized deciduous ornamental trees shall be a minimum two inch (2”) caliper with a height of ten to twelve feet (10’ – 12’) at planting.
  - 3. Evergreen trees shall be a minimum of eight feet (8’) in height at planting.
  - 4. Shrubs shall be a minimum of twenty-four inches (24”) in height and spread at the time of planting.
  - 5. All sodded or seeded lawn areas must be comprised of a Bluegrass/Fescue blend.
  - 6. Mulch shall be dark hardwood three inches (3”) in thickness.
  - 7. Landscaping shall not obstruct the views of motorists using any street, driveway or parking aisle and comply with a ten feet (10’) by seventy feet (70’) sight distance triangle.

**17.06.03 Street Yard Landscaping**

- A. A street yard consists of a landscape area parallel to the public right-of-way, typically between the sidewalk and the development, designed to provide continuity of vegetation along the public realm and soften the impact of the development by providing a pleasing view from the street.
- B. The street yard must contain a combination of the following:
  - 1. An average of one (1) large deciduous tree three inch (3”) minimum caliper (unless subject to overhead power lines) per thirty feet (30’) of street frontage. Innovative design in tree arrangement is encouraged.
  - 2. An average of one (1) low growing small shrub, ornamental grasses per five feet (5’) of street frontage with a minimum of twenty-four inches (24”) in height and spread at the time of planting. A minimum 60% of the shrubs must be evergreen.
  - 3. A minimum twenty percent (20%) of the front street shall be turf and must be sodded. Turf shall be located on the street side of the front street yard.
  - 4. Seasonal color is encouraged in the front street yard with an emphasis on the entrance areas.

- C. Although no street yard setback is required (0' minimum, 20' maximum build-to-zone), where the building is setback, a front street yard is required.
- D. Parking areas fronting a street or side street shall be separated from the sidewalk and/or right-of-way with a ten feet (10') minimum planting yard consisting of a minimum three feet (3') height screen, except where vehicular sight lines may be impaired. Screening should consist of one or more of the following:
  - 1. A decorative, opaque masonry wall (2' minimum/3' maximum height) compatible in composition, appearance, color and architectural detail with the proposed building and landscaping.
  - 2. An undulating earthen berm (3' minimum height) and landscaping not exceed a slope of 3H:1V.
  - 3. A continuous hedge row of evergreen shrubs (3' minimum/4' maximum height), shade trees (1/30lf) and groundcover. Understory ornamental trees, small evergreen trees, flowering shrubs, ornamental grasses, and/or perennials must be supplemented for color and visual interest.
- E. The following trees are required based upon location:

<b>Street Tree Planting Schedule</b>		
Street Tree	Species	District Street
'Allee' Lacebark Elm	<i>Ulmus parvifolia 'Allee'</i>	Deerfield Road
'Hightower' Willow Oak	<i>Quercus phellos 'QPSTA'</i>	State Farm Road/Longvue Road
Bald Cypress	<i>Taxodium distichum</i>	Furman Road
'October Glory' Red Maple	<i>Acer rubrum 'October Glory'</i>	Doctors Drive/Kimberly Drive
'Panache' Shumard Oak	<i>Quercus shumardii 'QSFTC'</i>	Birch Street
<b>Alternate Compliance Ornamental Trees</b>		
<i>(for use only with existing overhead power lines as main street tree with approval from Urban Design Specialist)</i>		
Street Tree	Species	
'Forest Pansy' Redbud	<i>Cercis Canadensis 'Forest Pansy'</i>	
'Kwanzan Cherry	<i>Prunus serrulata 'Kwanzan'</i>	
Kousa Dogwood	<i>Cornus kousa</i>	

**17.06.04 Interior Landscaped Areas**

- A. Landscaped areas other than street yards, must meet the following standards must be met:
  - 1. Areas must be a minimum of eight feet (8) in width.

2. A minimum of 5 Large Deciduous Trees per one-hundred feet (100') of linear landscaped area length, or more based on the need to provide additional trees to meet tree canopy coverage requirements.
  3. A minimum of 2 Small Deciduous/Ornamental Trees per one-hundred feet (100') of linear landscaped area length, or more based on the need to provide additional trees to meet tree canopy coverage requirements.
  4. A minimum of 8 Large Evergreen Trees per one-hundred feet (100') of linear buffer length.
  5. A minimum of 12 Shrubs per one-hundred feet (100') of linear buffer length.
- B.** Required buffers shall not be disturbed for any reason except for open/public spaces, driveway openings or connectors, pedestrian or bike paths, designated greenways, utilities, drainage ways, bio-retention areas, walls, fences, and other passive or minor uses compatible with the general separation of land uses and provided that the total number of required plantings are still met.

**17.06.05 Foundation Landscaping**

- A.** Vehicular surface areas shall be separated from building facades by both a five feet (5') minimum foundation planting area and pedestrian walks leading to building entrances.
- B.** This area shall contain small ornamental and evergreen trees, low growing shrubs (minimum 60% evergreen), ornamental grasses, ground cover, turf or combination thereof complimentary of the architectural façade and shall sufficiently mass the landscaped area.

**16.06.06 Tree Pit/Plaza Landscaping**

- A.** A minimum six (6) foot by six (6) foot opening, clear of utilities, shall be provided for all trees.
- B.** Root barriers shall be provided for all tree plantings.
- C.** Tree grates or other approved devices shall be provided around all trees in hard surfaced areas to ensure adequate water and air penetration.
- D.** Structural soils are encouraged within tree pit areas.

**17.06.07 Parking Area Landscaping**

- A.** To break up large expanses of parking and to provide shading, landscaping shall be installed in and around parking areas. Required plantings shall be located within or adjacent to parking areas, in parking islands, medians, at the end of parking bays, or between rows of parking.
1. Landscape islands are required so that no parking space is more than fifty feet (50') from the trunk of a large deciduous tree.

2. Shrubs shall be planted at the rate of one (1) eighteen inch (18") minimum height evergreen shrub, deciduous shrub or ornamental grass per every two-hundred-fifty square feet (250 ft<sup>2</sup>) of vehicle surface area.
3. Parking islands shall be planted as to facilitate safe sight distances.
4. Shrubs shall not be planted within six feet (6') of a trunk of a new tree, nor within the drip line of a protected/preserved tree.
5. Planting islands within parking areas shall be a minimum of ten feet (10') in width and two-hundred-fifty square feet (250 ft<sup>2</sup>) protected by curbs, bollards, wheel stops, walls, etc.

**17.06.08 Tree Canopy Preservation and Planting Requirements**

- A.** Preserving trees and the overall tree canopy can improve the aesthetic quality of the site and Town as a whole, provide environmental benefits, and mitigate the impacts of development on the community. In addition to compliance with UDO Section 31.13, a Tree Canopy Preservation Plan must be provided demonstrating the following requirements:
1. Every parcel shall retain existing trees or provide new trees to equal thirty percent (30%) tree canopy coverage.
  2. The plan must show pre and post development canopy calculations and trees by common and botanical name, size, quantity, and health of tree(s) and tree canopy coverage provided by each tree. Canopy coverage is the area beneath the drip line of the existing trees on the lot/parcel. For onsite trees if the canopy extends into a neighboring property, credit for that portion of the canopy may also be taken. Canopy coverage can only be credited from healthy trees or stands of trees.
  3. Credit for newly planted trees shall be calculated as follows:
    - a. Large Deciduous Tree – 620 square feet of canopy coverage
    - b. Small Deciduous Tree – 225 square feet of canopy coverage
    - c. Large Evergreen Tree – 250 square feet of canopy coverage
    - d. Small Evergreen Tree – 100 square feet of canopy coverage
  4. When calculating how much existing tree canopy coverage is already present on the parcel, you may multiply this by 1.25. This additional credit is to encourage the preservation of existing tree canopy.

**17.07 Parking Standards**

- 17.07.01** Except as provided herein, development within the WD district shall meet the standards in Article 24 Parking.

**17.07.02 Vehicular Parking:**

- A.** All parking serving the site and counted toward minimum parking requirements shall be located on the site or within 1,200 feet of the building entrance if located off-site.
- B.** Parking between the public street and the building is not permissible.
  - 1. Exceptions: no more than one bay of parking is to be permitted to avoid large expanses of parking separating the building from the sidewalk.
- C.** Wellness District Education Use Minimum Parking Requirements:
  - 1. Instructional Labs / Classrooms: 4 spaces/classroom
  - 2. Lecture Halls: 1 space/3 seats
- D.** Parking Reductions: In order to promote a pedestrian-oriented, human-scale, urban form and multi-modal access, parking reductions are allowed as provided below. The permit issuing authority may adjust the minimum/ maximum number of parking spaces required when one or more of the following is applicable:
  - 1. The Planning Administrator may approve parking reductions for live-work developments or residential units specifically designated for Wellness District business.
  - 2. A 10% reduction in the number of required parking spaces for businesses oriented to pedestrian traffic.
  - 3. A 10% reduction in the number of required parking spaces for developments located adjacent to a public greenway system with pedestrian/ bike linkages and designated bicycle parking areas.
  - 4. A 20% reduction in the number of required parking spaces is permitted for developments located along a public transit line with designated transit stops located within a walking distance of 1,320 feet and operating service from 6:00 AM to 6:00 PM where service intervals are no longer than 15 minutes during peak commute hours.
  - 5. To limit the amount of impervious surfaces dedicated to parking on each lot, shared parking is encouraged. A shared parking analysis prepared by a registered licensed professional transportation engineer in North Carolina using the Urban Land Institute (ULI) Shared Parking Model (latest edition) or a study showing excessive, unused parking by one owner to be shared with another owner must be submitted. A written agreement between property owners acknowledging the number of shared parking spaces must be submitted and agreed to by the permit issuing authority.
  - 6. A parking study, prepared by a licensed professional engineer, illustrating that the required parking ratios do not accurately apply to a specific development.

7. If the number of required off-street parking spaces cannot be reasonably provided on the property associated with the principal use, then spaces may be provided on adjacent or nearby lots, satellite parking lots may be located up to a half-mile (0.5 mi) from the principal use building if served by a transit line, shuttle, or located along a dedicated pedestrian sidewalk or greenway trail. Written permission from the owner/person responsible for the satellite parking spaces must be provided. The applicant shall provide written acknowledgement that continuing the validity of his permit depends on his continuing ability to provide the requisite number of parking spaces.
- E. Parking Structures:** Parking structures are strongly encouraged to consolidate parking, and to encourage walking and better utilization of the land.
1. Parking structures are encouraged to be located at the interior of a block or under buildings, not visible from the public right-of-way. Ground floor commercial uses, or space adaptable for future commercial use, are encouraged to be integrated into the structure located along the public street.
  2. Parking structures shall not have exposed structured parking at the ground floor level along street frontages.
  3. If parking structures are located along the public right-of-way, building setbacks, scale, height requirements and architectural design standards are applicable with trees and foundation plantings installed to soften the parking structure façade.
  4. Parking structures should be designed so ramps are hidden from view of the street or public right-of-way.
  5. Structures should be constructed of the same building materials as the district buildings.
- F. Drive-Through Facilities:**
1. Non-restaurant drive-through are allowed but shall be approved by the Community Appearance Commission.
  2. Drive-through and stacking lanes shall not be located along facades facing a public street.
  3. Drive-through and pick up windows shall be placed to the side or rear of buildings and screened.
  4. Architectural elements, landscaping and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility.
  5. Screening shall be a minimum four (4) foot height wall compatible with the building architecture, material, color and details or a continuous compact evergreen hedge (36" minimum height at the time of planting reaching 48" minimum height within three years).
  6. The design and location of the facility shall not impede vehicular flow or pedestrian

movement and safety.

7. Drive-through and pick-up window canopy materials, design and color shall be the same as the primary building.

**G. Loading/ Unloading Areas:**

1. Loading and unloading areas are regulated by Section 24.08.
2. Loading and unloading activities are not permitted in the public right-of-way unless specifically designated by the Town.
3. All loading/unloading areas shall be located to the side or rear of buildings and shall be screened from public view.
4. Screening shall be a minimum four (4) foot height wall compatible with the building architecture, material, color and details or a continuous compact evergreen hedge (36" minimum height at the time of planting reaching 48" minimum height within three years).
5. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, stacking spaces or parking areas.

**17.08 Streets, Driveways, Sidewalks and Greenways**

**17.08.01** Except as provided herein, streets, driveways and sidewalks shall meet the standards set forth in Article 23.

**17.08.02 Driveways**

- A. Site access drives shall be consolidated and located across from intersections for the safety of motorists and pedestrians.
- B. Developments are required to provide drive aisles to the edge of the property in order to provide for future cross-access between sites.
- C. Sites are required to provide cross-access easements between properties for circulation.
- D. Driveway crossing should maintain the same elevation of the sidewalk. The appearance of the sidewalk (scoring pattern or special paving) should be maintained across the driveway to indicate that though a vehicle may cross, the area traversed by a vehicle remains part of the pedestrian travel way.

**17.08.03 Sidewalks**

- A. Sidewalks meeting the requirements of UDO Section 23.08 are required along the entire length of any abutting street.
- B. The fee-in-lieu provisions contained in Section 23.08.05 shall not apply.

**17.08.04 Greenways**

- A. Applicants are required to provide a greenway in the locations as set forth in the b.Well Section Plan of the Middle Fork Greenway Master Plan.
- B. Greenway construction shall follow the design requirements as set forth in Appendix A of the Town of Boone Pedestrian and Bicycle Plan.

**17.09 Signs**

**17.09.01** Except as provided herein, signs are regulated in Article 26.

**17.09.02** All signs must be shown and approved on a master plan, which shall indicate, sign size, location, lighting and copy (if available). All subsequent sign approvals for the development must be in compliance with the master plan.

**17.09.03** Signs shall be limited to two (2) colors plus the background color. This does not apply to federally registered trademarks.

**17.09.04** Sign copy on two-faced signs shall be identical on both sides.

**17.09.05** Changeable copy is not allowed.

**17.09.06** Sign lighting is limited to .3 foot-candles above ambient lighting.

**17.09.06** Standards set forth in UDO Section 26.12 Shopping Centers and Malls, Section 26.14 Home Occupation Sign, and Section 26.15 Exceptions and Modifications do not apply within the WD.

**17.09.07** Building Identification Signs: Buildings are permitted to have building identification wall signs subject to the regulations below.

- A. Each building is allowed one (1) wall sign per each primary and secondary facade.
- B. Building Identification Signs may not exceed .025% of the entire building façade for which the sign is to be located.
  - 1. Minimum size allowed regardless of building façade area is 24 square feet; and
  - 2. Maximum size allowed regardless of building façade area is 120 square feet.
- C. Sign copy is limited to the name of the building and shall not contain the name or logo of any tenant or business.
- D. Building identification signs are not limited to their location on the building façade.
- E. Lighting for a building identification sign is limited to back-lighting or down-lighting.

**17.09.08 Attached Sign(s):** Each ground floor tenant/business is allowed one attached sign for each primary and secondary façade which contains a pedestrian entrance subject to the regulations below:

- A. Attached signs as permitted herein are not permitted above the ground floor/street level of each building.

- B. An attached sign must be located on the portion of the building which is occupied by the tenant/business the sign is for.
- C. Attached signs which encroach into the public right-of-way are required to obtain an encroachment agreement.
- D. The bottom of an attached sign shall be located at a minimum height of nine feet (9') from the adjacent finished grade.
- E. **Wall**
  - 1. A wall sign shall not project more than twelve inches (12") from the building façade.
  - 2. The size of a wall sign is limited to the tenants'/business' linear building frontage along the primary or secondary façade (as applicable).
    - a. The wall sign is limited to one square foot of sign area per linear foot of building frontage.
    - b. The maximum permitted square-footage of a wall sign is eighty (80) square feet regardless of linear building frontage.
  - 3. Lighting for a wall sign is limited to internal illumination or down-lighting.
- F. **Canopy/Awning**
  - 1. Canopy and awning sign copy shall not exceed twenty-five percent (25%) of the canopy or awning with a maximum of forty-eight (48) square feet of copy area regardless of the size of the awning.
  - 2. Sign copy on a canopy shall be located on the valance.
  - 3. Canopy and awning lighting is limited to down-lighting.
- G. **Projecting**
  - 1. A projecting sign shall be mounted and perpendicular to the building façade.
  - 2. A projecting sign shall not exceed twenty-four square feet (24 ft<sup>2</sup>) in area.
  - 3. Lighting for a projecting sign is limited to internal illumination or down-lighting.

**17.09.09 Monument Sign**

- A. The only freestanding sign other than directional signs allowed within the WD is a monument sign, which can be a two-faced sign that has a base at least seventy-five percent (75%) of the horizontal width of the sign and the base of the sign must be located directly on the ground.
- B. The size of the monument sign shall be twenty-five square feet (25 ft<sup>2</sup>) for the first fifty feet (50 ft.) of street frontage plus .75 square feet for each additional foot of street frontage to a maximum sign face area of 70 square feet.

- C. Monument sign heights are limited to five feet (5') as measured from finished grade to the top of the sign structure.
- D. Copy of the monument sign is limited to the building name/address and/or commercial tenants within the building.
- E. Monument sign lighting is limited to internal illumination or down-lighting.

**17.09.10** Directory Sign(s)

- A. Each building entrance which allows access to a building, not a specific tenant/business, is allowed to display a directory sign.
- B. The directory sign must be building mounted adjacent to the building entrance.
- C. A directory sign is limited to no more than twenty square feet (20 ft<sup>2</sup>).
- D. Directory sign lighting is limited to down-lighting.

**17.09.11** Directional Signs: Directional signs to direct traffic flow and to locate entrances and exits shall be permitted subject to the following:

- A. Directional signs must be shown and approved on all site plans, which shall indicate, sign size, location and copy.
- B. Directional signs shall not exceed four square feet (4 ft<sup>2</sup>) in area and three feet (3') in height above grade.
- C. Logos, names and advertising are not permitted on directional signs.

*(Article 17: 20160295-06162016)*

