

**4.8 VILLAGE NEIGHBORHOOD
CONDITIONAL ZONING DISTRICT**

The Village Neighborhood Conditional Zoning District (VN-CZ) option is intended to provide an opportunity for the development of land in a manner consistent with the historic and timeless principles of existing neighborhoods within Sanford and the surrounding areas. The Village Neighborhood Conditional Zoning District combines a variety of housing types and lot sizes with commercial and civic components to form a compact, walkable neighborhood setting. The Village Neighborhood Conditional Zoning District features a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale. This Conditional Zoning District is intended to help the City of Sanford and the Town of Broadway achieve the following developmental goals:

- To establish growth areas within the community where existing and planned infrastructure will support higher density and more intense growth and development (Plan SanLee Objective 1)
- Preserve and protect the character of existing residential neighborhoods, historic districts, and similar community assets from encroachment by incompatible development while promoting ongoing investment and development around such areas (Plan SanLee Objective 4)
- Promote the long-term sustainability of Lee County’s rich rural and agricultural heritage by directing growth away from productive farming areas and concentrating development in the urbanized portions of Lee County (Plan SanLee Objective 6)
- Enhance the functionality of the local and regional transportation network by aligning land use patterns with the existing and planned capacity of the region’s streets and highways, promoting connectivity, and developing in a manner that encourages alternative modes of transportation (Plan SanLee Objective 5)
- Enhance the aesthetic character of legacy commercial corridors and business districts by promoting reinvestment, redevelopment, and retrofitting that matches the urban form and quality standards promoted by the Plan SanLee (Objective 3)
- Protect and preserve the environmental quality of Lee County through reasonable environmental

regulations and context-sensitive development standards to prevent negative effects of development on flood plains, ground water, air quality, forests, wetlands, and wildlife habitat (Plan SanLee Objective 7)

- To adopt and implement land use regulations that support development patterns that are consistent with the overall strategic objectives of the plan and conform to the land use vision promoted by the long-range plan (Plan SanLee Objective 10)

The VN-CZ concept is particularly well-suited to the Plan SanLee’s emphasis on identifiable neighborhoods and community. By providing compact residential development linked with pedestrian facilities, commercial and civic components within walkable distances of residential areas, dispersed and functional open space accessible to all residents, and an identifiable edge, a Village Neighborhood Conditional Zoning District provides a sense of community.

4.8.1 APPLICABILITY

The Village Neighborhood Conditional Zoning District is recommended for large-scale residential major subdivisions that exceed 125 total lots/units. For proposed developments that exceed 375 total lots/units, a non-residential component (either commercial or civic in nature) shall be required in proportions referenced in Table 4.8-1 of this Section.

The provisions of this Section apply to any application for a VN-CZ as provided in § 4.8.2 hereto. Furthermore, it is understood that the standards as set forth in the remainder of this § 4.8.2 are intended as general guidelines for the creation of a conditional zoning district in which the subdivider/developer has the flexibility to create a distinct sense of place. A proposed Village Neighborhood Conditional Zoning District may deviate from the standards as set forth in this section if it can be demonstrated to the satisfaction of the Zoning Administrator that the alternative approach is in keeping with the spirit of a traditional neighborhood.

4.8.2 PROCESSING PROCEDURES

A Village Neighborhood Conditional Zoning District shall be considered a conditional zoning district and shall be processed in accordance with § 3.4 of this Ordinance. Applicants for the VN-CZ have two

development will not be modified or subject to further review.

4.8.3 SUBAREAS

The total site to be developed for a VN-CZ shall consist of a minimum of ten (10) acres in size. The development site may be divided into the following subareas:

- A) Residential single-family areas which shall consist of a variety of housing choices (attached and detached single-family dwellings), a variety of lot sizes (ranging between large lots, mid-size lots, and small lots), and architectural diversity.

Larger lots intended for single-family dwellings shall be located along the exterior perimeter of each Neighborhood that abuts existing subdivisions, while smaller, more dense single-family lots shall be concentrated further towards the focal point or Non-Residential component of the neighborhood and towards larger, undeveloped abutting tracts of land that could be developed in the future.

- B) A Village Main Street area which shall consist of a focal point of non-single-family residential (either civic, institutional, or light commercial development). Multi-family residential uses may also be incorporated into the design as the Village Main Street area.

Mixed-use developments are encouraged. Retail and service uses may designate the entire building area above the ground floor or the second floor for residential use, so long as adequate off-street parking exists in accordance with Article 8 of this Ordinance. The Non-Residential area shall consist of designations for Light Commercial (C-1), Neighborhood Commercial (NC), or Office & Institutional (O&I), or Multi-Family (MF-12), and uses permitted within those zoning districts.

- C) Parks and Open Space, including a Perimeter Greenbelt (See § 4.8.9.1 of this Ordinance). Parks are intended to provide accentuating focal points and community gathering spaces, while the Perimeter Greenbelt provides a clear edge to the community, open space for community residents, and natural areas for storm water

management.

- D) Multi-Family development shall comply with the standards set forth in § 10.3 of this Ordinance. Multi-Family development shall comprise no greater than 25% of the total site’s land area.

4.8.4.2 LOT SIZE DIVERSITY STANDARDS

A diversity of housing types is encouraged. Each VN-CZ development shall have a variety of housing choices.

TABLE 4.8-1 LOT SIZE CATEGORIES

1. Single-family detached dwellings on large lots (> 11,999 sq. ft.)
2. Single-family detached dwellings on mid-size lots (9,000 - 11,999 sq. ft.)
3. Single-family detached dwellings on small lots (6,000 – 8,999 sq. ft.)
4. Single-family attached or zero lot-line dwellings; including Duplexes or Townhomes (2,000 – 6,000 sq. ft.) (Minimum lot size 2,000 sq. ft.)

4.8.4.2.1 For every 125 units of single-family residential dwellings proposed within the project, another lot size must be available as shown in Table 4.8-1. If a proposal exceeds 125 units, the ratio of similar-sized lots must be approximately 1:1. For example, if a subdivider proposes a 150-lot development, 75 lots should be of one particular lot size put forth in Table 4.8-1, and 75 lots should be of another size. Dwelling units associated with multi-family residential shall not count towards the 125-unit threshold.

4.8.4.2.2 Mid-size and small lots shall be located in close proximity and along perimeters that abut large, undeveloped, rural parcels that could be developed in the future.

4.8.4.2.3 New development associated with a Village Neighborhood Conditional Zoning District that abuts existing residential subdivisions shall be of a comparable lot size, or no more than one Housing Lot Size category removed from the existing development. Refer to Table 4-1.2 regarding Housing Lot Size categories.

4.8.4.3 ACCESSORY DWELLINGS

Accessory dwellings shall be permitted within a Village Neighborhood Conditional Zoning District on any lot designated for single-family detached dwellings, consistent with § 5.1 of this Ordinance.

4.8.5 VILLAGE NEIGHBORHOOD CONDITIONAL ZONING DISTRICT DESIGN STANDARDS & SPECIFICATIONS

4.8.5.1 LOT ARRANGEMENT & DIMENSIONS

4.8.5.1.1 The area of the VN-CZ district shall be divided into blocks, streets, lots, and open space. Grading of blocks shall not produce abrupt “V” ditches, swales, or other disruptions to the landscape between dwellings on either individual lots or the same lot. The use of either a crawl space and/or stem-wall design is required to meet the characteristics of site development.

4.8.5.1.2 All buildings (excluding accessory buildings) shall have an entrance which opens to a public street, a public sidewalk, a square, or a plaza. This façade shall be considered the front of the building, and the façade facing the rear lot line shall be considered the rear of the building.

4.8.5.1.3 The minimum lot dimensions, setbacks, and development intensities for principal buildings shall be as set forth in Table 4.7-1 of this Ordinance. Setbacks for accessory structures and accessory dwellings shall comply with § 5.1 of this Ordinance. The frontage and setback requirements shall not apply to Parks and Open Space.

4.8.5.1.4 The impervious surface standards set forth in Table 4.7-1 shall apply to all Non-Residential development within a Village Neighborhood Conditional Zoning District.

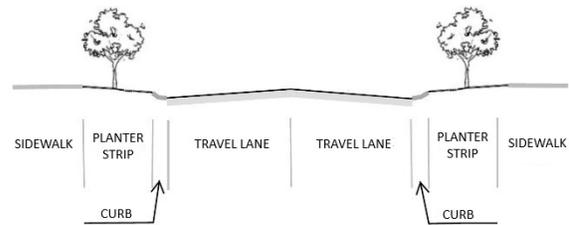
4.8.5.1.5 Impervious surface standards set forth in the Watershed Conservation Overlay District standards found in § 4.84 of this Ordinance shall take precedence over the standards found in Table 4.7-1 for any development

4.8.5.2 STREET & ALLEY DESIGN

4.8.5.2.1 All proposed internal streets within a Village Neighborhood Conditional Zoning District development shall be proposed for public maintenance by the appropriate municipal jurisdiction.

4.8.5.2.2 All public streets proposed within a Village Neighborhood Conditional Zoning District shall include street types described in either the City of Sanford’s or Town of Broadway’s *Technical Standards & Specifications Manual*.

Figure 2: VN-CZ Street Cross-Section Example



4.8.5.2.3 All proposed streets within a Village Neighborhood Conditional Zoning District shall include pedestrian sidewalks on both sides. The pedestrian sidewalk shall be a width of at least 5 feet.

4.8.5.2.4 All proposed streets within a Village Neighborhood Conditional Zoning District shall include curb & gutter on both sides.

4.8.5.2.5 All proposed streets within a Village Neighborhood Conditional Zoning District shall include a planting strip of at least 7 feet in width.

4.8.5.2.6 Proposed streets within a Village Neighborhood Conditional Zoning District shall conform to either the City of Sanford’s or the Town of Broadway’s Technical Specifications.

4.8.5.2.7 Internal streets providing access to the Village Neighborhood Conditional Zoning development shall be aligned perpendicular to Collector or higher order streets, unless otherwise approved by the North Carolina Department of Transportation or the appropriate municipality’s Public Works Department.

4.8.5.2.8 All lots created within a Village Neighborhood Conditional Zoning District shall have access to a proposed or existing public street. Vehicular access may be provided by proposed or existing alleys.

4.8.5.2.9 Public streets and alleys shall, whenever practicable, terminate at other public streets proposed within the VN-CZ and connect to existing and projected streets (“stub streets”) outside

of the development. Stub streets shall include a guard rail at or near the property line. Signage shall be posted indicating that a street is intended to be constructed for future development.

4.8.5.2.10 A permanent access and utility easement shall be required for the full length of all proposed alleys in which utilities may be installed, or in which access may be needed for the provision of public services, such as solid waste collection or utility maintenance.

4.8.5.2.11 An array of elements that are combined to meet the purposes of a Village Neighborhood Conditional Zoning District include:

- building placement line,
- right-of-way line,
- operational utility location,
- sidewalks,
- planting strips,
- curb & gutter,
- travel lanes,
- optional parallel on-street parking.

Alternative methods of assembling the required street elements shall be considered by the Public Works Department in order to allow the neighborhood street designs that are most appropriate to setting and use.

4.8.5.2.12 Block lengths within VN-CZ districts shall measure at least 250 linear feet and shall not exceed 900 linear feet. The Zoning Administrator will have discretion to allow block lengths that exceed 900 linear feet for lots along the exterior of development sites.

4.8.5.2.13 Blocks proposed within the VN-CZ district shall include a paved pedestrian walkway of either concrete or asphalt perpendicular to the street when block lengths exceed 600 linear feet. This walkway shall provide pedestrian access links to parallel streets on either side of the block. A pedestrian crosswalk of at least eight (8) feet in width at mid-block alignment with the aforementioned pedestrian walkway shall also be provided.

4.8.5.2.14 A separate pedestrian walkway connection, measuring no less than 4 feet in width, shall be provided to connect the primary front entryway of each dwelling to either the dwelling's private driveway or a public sidewalk.

4.8.5.3 STREET TREES

4.8.5.3.1 Street trees are required for all proposed internal public streets within a Village Neighborhood Conditional Zoning District and shall comply with the following standards:

A) One (1) large tree shall be required for every eighty (80) linear feet of public street. If overhead utilities are present, planting one (1) small maturing tree for every forty (40) linear feet of public street shall be permitted. Tree species must conform to the size standards found in UDO § 7.8.1. A variety of tree species are encouraged, but a single species of street tree should be used on each block.

Street tree species must be selected from the following list:

- Bosque Elm (*Ulmus Parvifolia*)
- Japanese Zelkova (*Zelkova Serrata*)
- Lacebark Elm (*Ulmus Parvifolia*)
- Little-leaf linden (*Tilia cordata*)
- Red Maple (*Acer rubrum*)
- Maidenhair Tree (*Ginko Billoba*)
- Tupelo (*Nyssa Sylvatica*)
- Pin Oak (*Quercus Nutallii*)
- Honey Locust
- American Sweetgum (fruitless) (*Liquidambar Styraciflua*)
- London Planetree (*Platanus x Acerifolia*)
- American Elm (*Ulmus Americana*)

B) Street trees shall be a minimum of fifteen (15) feet apart and a maximum of ninety (90) feet apart. Street trees may be evenly spaced or spaced to accommodate existing site features.

C) Street trees must be planted within the 7-foot planting strip required along all proposed public streets.

D) Street trees should avoid encroaching in sight distance triangles at intersections.

E) Street tree species must be identified on site plans for *Review Option 2*, along with a planting species table and associated information.

4.8.5.4 STREET LIGHTS

4.8.5.4.8 All proposed internal public streets within a Village Neighborhood Conditional Zoning District shall include streetlights. Streetlights shall also be provided at all intersections.

4.8.5.4.2 Streetlights shall be located within planting strips in accordance with standards set forth in each municipal jurisdiction's *Technical Standards and Specifications Manual*.

4.8.5.4.3 Spacing along public rights-of-way shall be determined by the appropriate utility provider.

4.8.5.4.4 The height of streetlight fixtures shall be 14 vertical feet within residential areas.

4.8.5.4.5 Streetlight fixtures shall not produce direct light into adjacent properties at a height above four (4) vertical feet at the building setback line of residential districts. Streetlights within non-residential areas shall not produce direct light into adjacent residential properties at a height above six (6) vertical feet at the property line.

4.8.5.4.6 Streetlights along residential streets shall utilize "Open Traditional" design on a black finished, Type "A" fiberglass pole as provided by Duke Energy or an equivalent utility provider.

4.8.5.5 CUL-DE-SAC STREETS

4.8.5.5.1 Cul-de-sac streets within a Village Neighborhood Conditional Zoning District shall not exceed 400 feet in length and shall only be utilized where topography makes a street connection impractical. The radius for the circular terminus, or turnaround, shall be no less than 45 feet. If the radius exceeds fifty (50) feet, an island may be planted in the center of the turnaround. The island shall have a minimum radius of ten (10) feet.

4.8.5.6 LEGALLY RESPONSIBLE ORGANIZATIONS

4.8.5.6.1 A legally responsible organization (i.e., a homeowners' association, a property owners' association, a special district, etc.) shall be established to maintain any private streets (where permitted), private driveways, residential alleys, open space, or other features and amenities not dedicated or accepted for public maintenance by the appropriate jurisdiction. Documents to assure private responsibility of future maintenance and repair by a homeowners' or property owners' association or a

special district shall be provided to the Department of Community Development.

4.8.6 UTILITIES

All off-street utility easements not contiguous and parallel to the public right-of-way shall be located in or on areas dedicated as Common Open Space. Off-street utility easements shall be dedicated to pedestrian use by the public in accordance with Article 6.

4.8.7 PARKS & OPEN SPACE

4.8.7.1 Village Neighborhood Conditional Zoning District open space shall comply with the standards and proportions of Table 4.8-2. Village Neighborhood Conditional Zoning District open space shall also comply with § 6.5 of this Ordinance.

4.8.7.2 Parks and open space shall be no less than 500 square feet in area.

Open space areas utilized for school bus stops or mail kiosks may be counted towards the open space minimum land allocation percentages. Areas proposed for school bus stops or mail kiosks may be exempted from the minimum open space area requirement of 500 square feet.

4.8.7.3 All parks and open space within a Village Neighborhood Conditional Zoning District shall be located within 1,500 linear feet of at least ninety percent (90%) of all dwelling units, as measured along the rights-of-way of streets.

4.8.7.4 Smaller segments of active open space disbursed throughout residential areas of the VN-CZ are encouraged. "Pocket parks," also known as *parkettes* and *mini-parks* are encouraged.

4.8.7.5 A distinction shall be made between *active* open space and *passive* open space. Active open space shall be planned and improved, accessible and usable by persons living nearby. Improved shall mean cleared of underbrush and debris, and enhanced with functional elements for residents' recreation.

4.8.7.6 Dedicated active open space shall have multi-functional or recreational features for residents' use and enjoyment.

Each individual section of dedicated active open space shall have at least one (1) of the following elements:

- Recreational structure (gazebo, pergola, sheltered picnic tables, etc.)
- Community garden
- Statue / Fountain
- Improved walking path
- Demarked and fenced-in athletic field
- Dog Park
- Tot Lot
- Splash pad
- Swimming pool
- Exercise or playground equipment
- Other amenities or features approved by the Zoning Administrator

4.8.7.6 All designated active open spaces must contain at least one (1) park bench and one (1) permanent trash receptacle.

4.10.7.7 All designated open spaces must be clearly labeled on concept sketches, site plans, and preliminary plats. Prior to the approval and recordation of the final plat, the developer must submit architectural renderings of all proposed active open space to the Department of Community Development for review and approval.

4.10.7.8 Dedicated active open space within Village Neighborhood Conditional Zoning Districts must contain at least four (4) separate elements from the aforementioned list. Dedicated active open space must be delineated and labeled on site plans for

Review Option 2, with site renderings of each open space section.

OPEN SPACE TYPE	MINIMUM LAND ALLOCATION
<i>Total Open Space</i>	15% of total site
<i>Passive Open Space</i>	No minimum
<i>Active Open Space</i>	7.5% of total site
<i>Greenways or Greenbelts</i>	No minimum acreage requirement. Greenways or greenbelts shall be located within natural areas such as steep slopes, floodplains, or significant stands of trees.

4.8.8 VILLAGE NEIGHBORHOOD CONDITIONAL ZONING DISTRICT LANDSCAPING BUFFERS & TREE PRESERVATION

4.8.8.1 Uses within the Village Neighborhood Conditional Zoning District shall comply with the Landscaping Standards of Article 7 within this Ordinance, except as otherwise provided herein.

In order to provide a continuous pedestrian transition for residential neighborhoods and non-residential areas, Retail, Service, or Civic uses shall not be separated from multi-family or single-family land areas by berms or buffers unless a trail or sidewalk is established which provides a direct connection between the uses.

4.8.8.2 PRESERVED PERIMETER GREENBELT

4.8.8.2.1 The exterior perimeter of a development site established as a Village Neighborhood Conditional Zoning District shall be screened with a minimum 20-foot-wide Perimeter Greenbelt that preserves existing tree stands, shrubbery, and other vegetation.

4.8.8.2.2 The Perimeter Greenbelt shall be incorporated into the Village Neighborhood Conditional Zoning design as non-developable common open space, to be preserved and left in a natural and organic state by the established

responsible organization (homeowners’ association, etc.). Environmentally sensitive areas (floodplains, wetlands, streams, creeks, etc.) located along the perimeter of the project site shall be included within the Perimeter Greenbelt.

4.8.8.2.3 The Perimeter Greenbelt shall extend along the entire exterior property line of the development site. The Perimeter Greenbelt shall not be required where stub streets, utility easements, neighborhood entryways, or other design elements are necessary or required.

4.8.8.2.4 The Perimeter Greenbelt shall not apply to areas of the Village Neighborhood Conditional Zoning District reserved for commercial development. Within commercial areas of a VN-CZ, the Landscaping Standards of Article 7 shall apply.

4.8.8.2.5 The Perimeter Greenbelt may be considered passive open space. The total calculated area of the Perimeter Greenbelt shall count towards the minimum open space land allocation requirements of Table 4.8-2.

4.8.8.2.6 Single-family lots that abut a proposed Perimeter Greenbelt that encompasses environmentally sensitive areas (flood hazard area, wetlands, etc.) may have lot size standards set forth in Table 4.8-7 reduced as practicably needed, at the discretion of the Zoning Administrator.

4.8.8.2.7 If no substantial vegetation exists within an area that would be dedicated as a Perimeter Greenbelt (a greenfield area, for example), no new plantings or landscaping shall be required. The developer shall establish the 20-foot-wide buffer and allow vegetation therein to mature and fill in organically.

4.8.8.3 DISTURBANCE OF PRESERVED PERIMETER GREENBELT

4.8.8.3.1 Existing trees, shrubs, and other vegetation are intended to be preserved and undisturbed. If such plantings are damaged during site preparation, or during construction of the development, it shall be the developer’s responsibility to replace and replant any displaced or damaged plant species.

4.8.8.3.2 A base fine of \$10.00 per square foot of disturbed area, not to exceed \$50,000 in total, shall be incurred by the developer in the event of the Perimeter Greenbelt being disturbed or plantings within the Greenbelt being damaged or removed during site preparation and development.

For every 300 square feet of area within the Perimeter Greenbelt that is disturbed, the following plant species shall be installed:

- One (1) large deciduous tree of at least a 2-inch caliper and at least 12-feet in height.
- One (1) large evergreen tree of at least a 2-inch caliper and at least 8-feet in height.
- Three (3) medium shrubs of at least 2-feet in height at the time of planting.

4.8.9 PARKING

4.8.9.1 Parking requirements for non-residential uses shall be in accordance with the Parking Standards found in Article 8 of this Ordinance, except as provided below in this subsection.

4.8.9.2 Parking lots for non-residential and civic uses shall be located at the rear or at the side of buildings. Parking lots shall not be permitted along the fronts of buildings. On-street, parallel parking spaces are encouraged along the fronts of lots intended for non-residential and civic uses.

4.8.9.3 Loading areas shall adjoin alleys or parking areas to the rear of the principal building.

4.8.10 OUTDOOR STORAGE

4.8.10.1 The proposed development shall comply with the Outdoor Storage Regulations of § 10.1 of this Ordinance.

4.8.11 VILLAGE NEIGHBORHOOD CONDITIONAL ZONING ARCHITECTURAL & URBAN DESIGN STANDARDS

4.8.11.1 PURPOSE

The purpose of this section is to encourage residential development that maintains a minimum level of enduring and compatible design quality, and foster a unique sense of place within the City of Sanford or the Town of Broadway. The standards found within this section are intended to promote visually appealing and aesthetically distinctive residential neighborhoods.

4.8.11.2 ARCHITECTURAL STANDARDS FOR ALL VILLAGE NEIGHBORHOOD CONDITIONAL ZONING DISTRICTS

A) For single-family dwellings, at least every third home shall vary in architectural elevation within

a residential block. The same front elevation façade shall not be used on lots that are opposite one another on the same street. Where home designs are repeated in a new development, building materials, exterior colors, and detailing shall be varied to distinguish between houses.

B) Applicants for a VN-CZ district shall be required to submit colorized architectural elevations of a “sample block” of the proposed development. These renderings shall depict the applicant’s visualization of how a row of homes within the proposed development would appear at the human scale. Colorized renderings of the sample of homes within the proposed development shall be submitted for review by the appropriate jurisdiction’s Planning Board and Governing Board.